



**FOX HILL**  
BUSINESS PARK

Milacron Drive  
City of Fountain Inn  
Greenville County, SC

[www.foxhillbusinesspark.com](http://www.foxhillbusinesspark.com)

Delivery Q2 2022

**AVAILABLE**  
**306,600 SF**

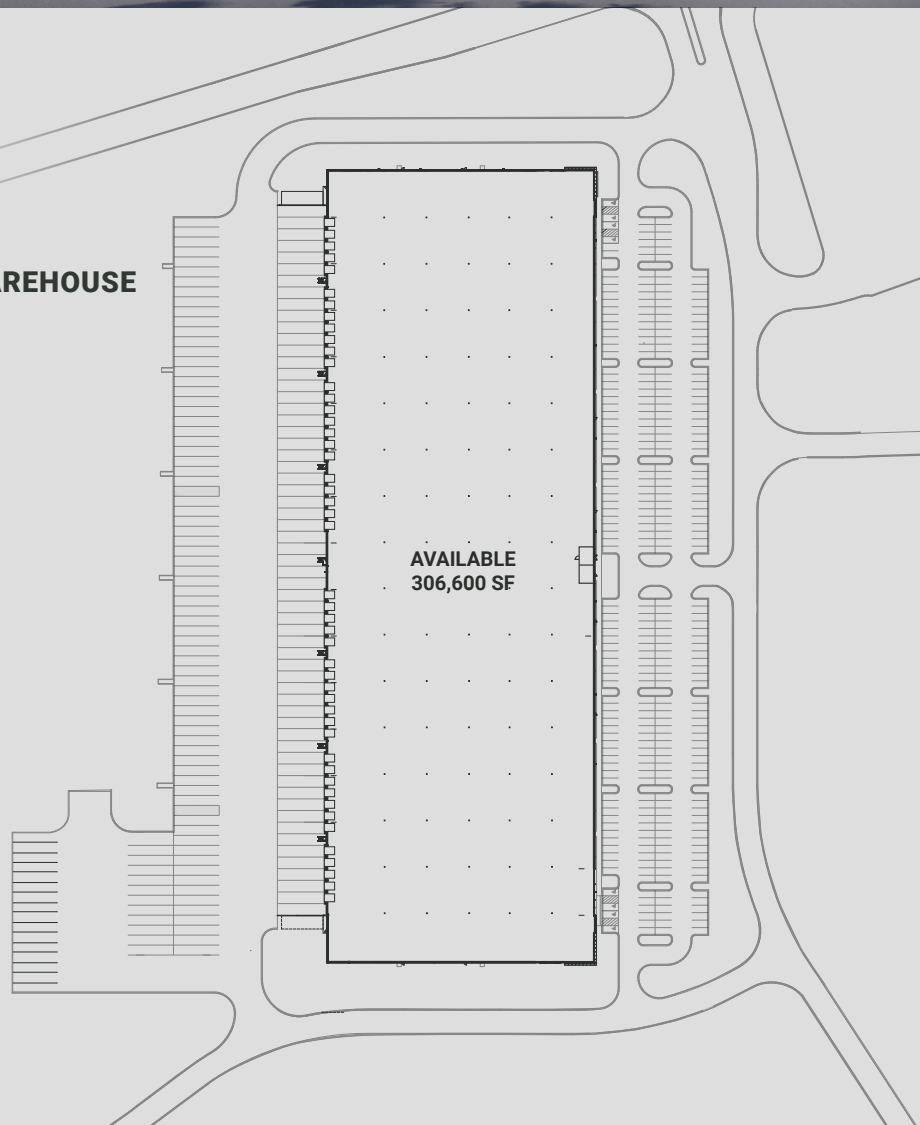


## BLDG 02

### DISTRIBUTION / MANUFACTURING / WAREHOUSE

Direct access to I-385  
Class-A Industrial Park  
Concrete Tilt-Up Panels  
36' Clear Height  
70' Speed Bay  
50 Dock Doors  
LED Site Lighting  
I-1 - Industrial Zoning  
ESFR K-25.2 Sprinkler  
4000 amp, 480v, 3ph

Owned and operated by



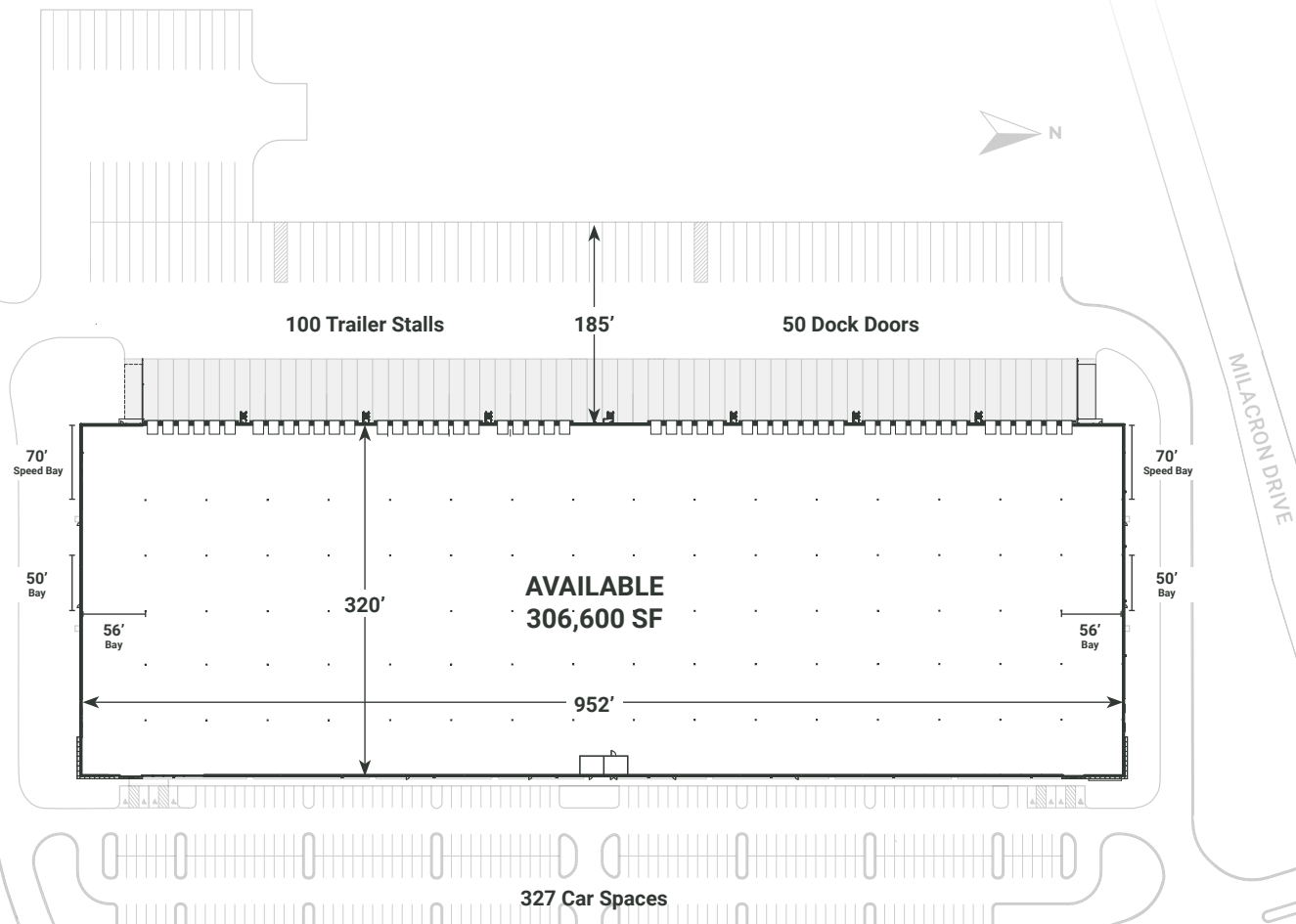


# DELIVERY Q2 2022

## BLDG 02 **306,600 SF**

### Distribution / Manufacturing / Warehouse

BLDG 02 has 306,600 sq ft available of best in class facilities for manufacturing, distribution, or warehousing space that can be custom built and tailored to your specific needs. The Park is served by immediate access to I-385 linked to I-85 with excellent access to the greater Upstate market, major metro markets of Charlotte and Atlanta as well as the Port of Charleston.





## EXTERIOR BUILDING SPECIFICATIONS

|                                  |   |
|----------------------------------|---|
| Car Parking                      | 327 Spaces                                      |
| Trailer Parking Stalls / Storage | 100 spaces with 10' concrete dolly pad          |
| Dock Doors                       | 50  |
| Truck Court Depth                | 185'  |
| Dock Height                      | 48"   |
| Drive-In Doors                   | 2 – 12' X 14' drive-in doors (2 additional KOs) |
| Clerestory Windows Throughout    | 4' 6" X 12' 0" and 4' 6" X 9'-0"                |
| Loading Dock Apron               | 60' Concrete                                    |
| Circulation                      | Counter Clockwise                               |

## INTERIOR BUILDING SPECIFICATIONS

|                 |                                |
|-----------------|--------------------------------|
| Building Length | 952'                           |
| Building Depth  | 320'                           |
| Bay Size        | 56' x 50'                      |
| Speed Bay       | 56' x 70'                      |
| Clear Height    | 36'                            |
| Floor Slab      | 7" - 4,000 PSI                 |
| Fire Sprinkler  | K-25.2 ESFR                    |
| Lighting System | LED                            |
| Roof TPO, R-25  | 60 mil                         |
| Ventilation     | 1.26 ACH (Air Change Per Hour) |







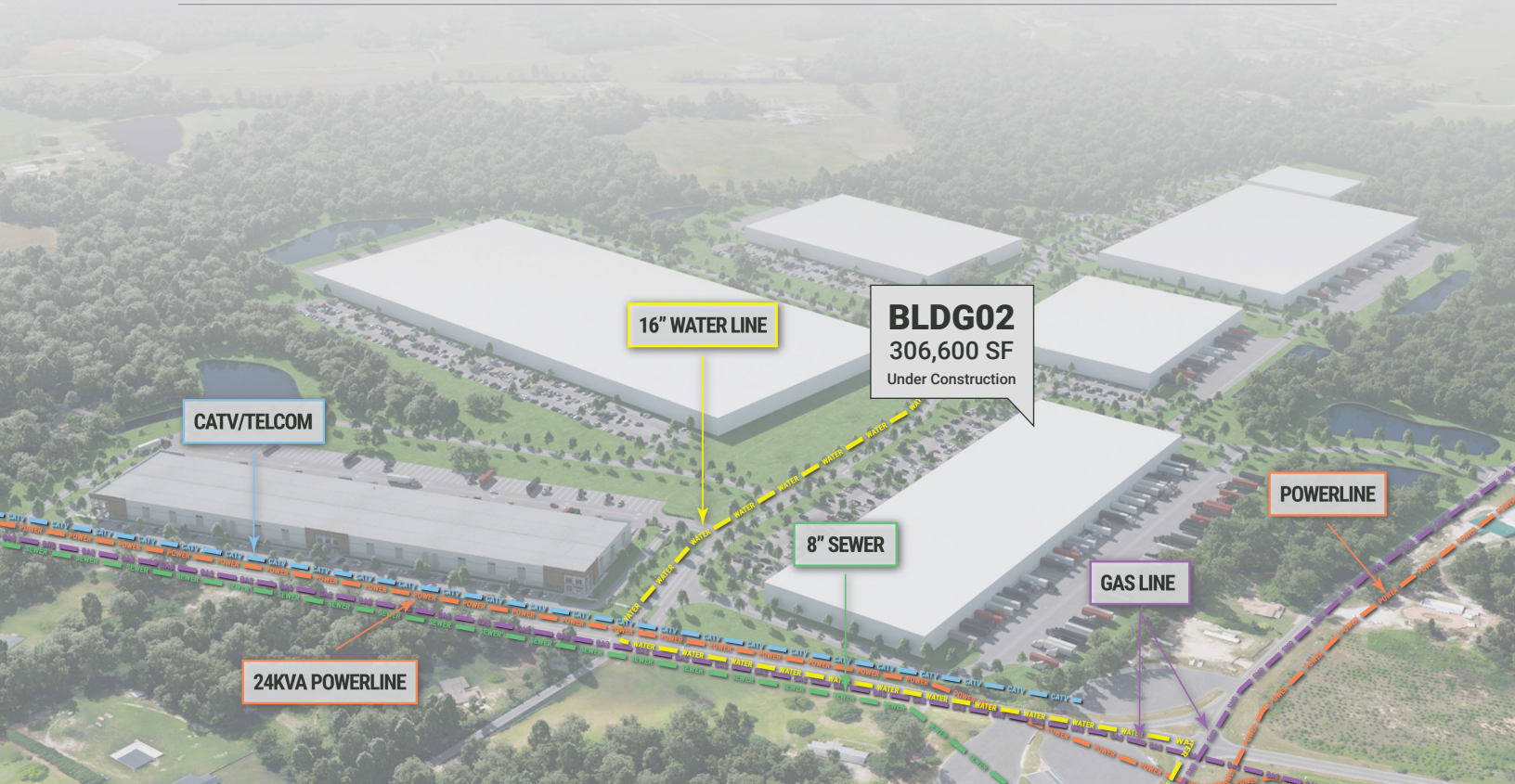
# CONSTRUCTED TO MEET YOUR NEEDS

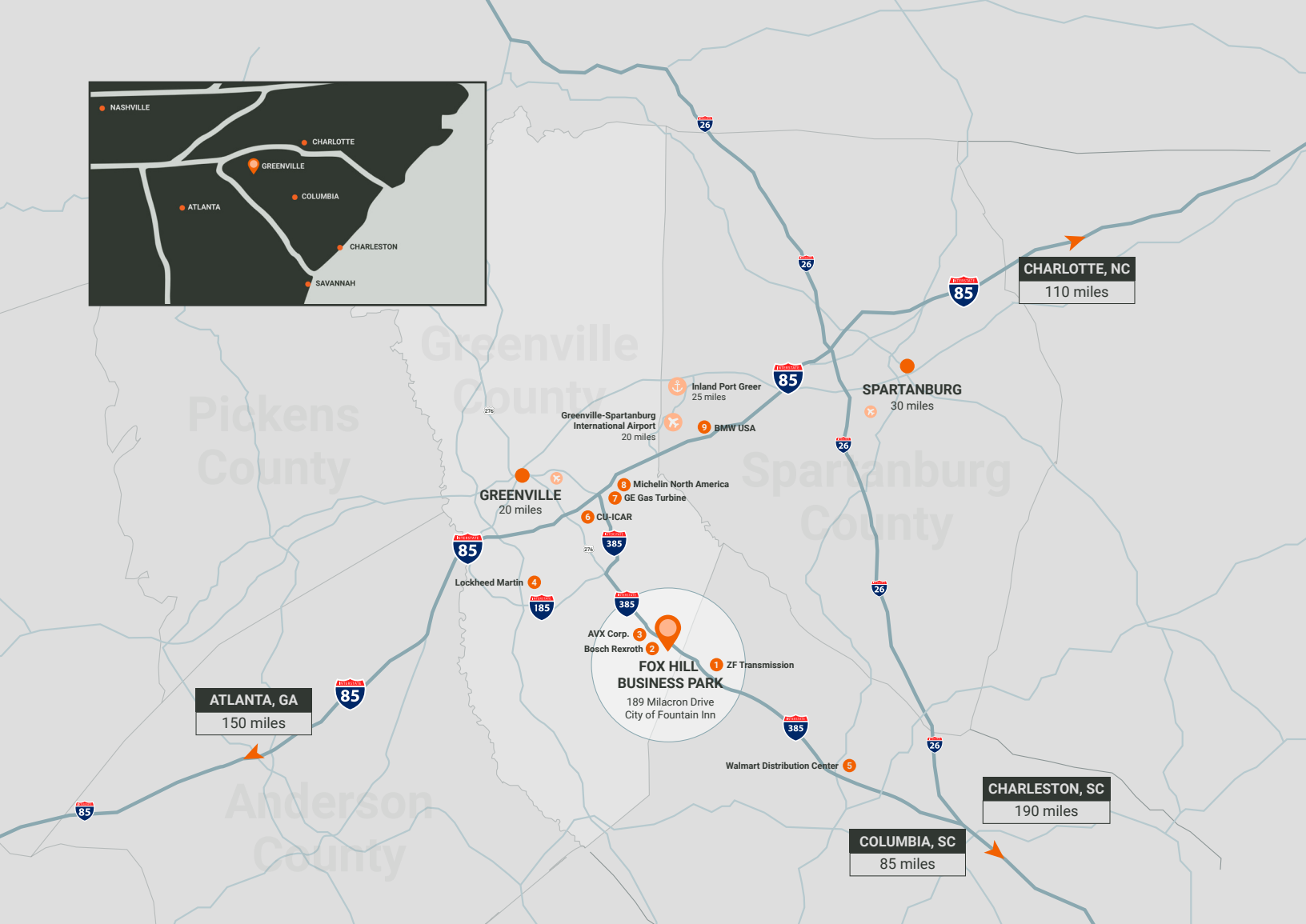
## Distribution / Manufacturing / Warehouse

Whether domestic expansion or international landing pad, Fox Hill Business Park offers up to 2.5 million square feet of Class A industrial and distribution excellence in the heart of Greenville County, South Carolina – among America's fastest-growing economic centers.

### UTILITY PLAN

|                  |   |
|------------------|---|
| Electrical Power | Duke Energy 24kV  |
| Gas              | 2" 150 PSI Natural Gas  |
| Water            | 16" Greenville Water Main (2" Domestic, 10" Fire Service)   |
| Sewer            | City of Fountain Inn (8" Gravity Line)  |
| CATV / Telecom   | AT&T Conduits for telephone and internet (connection by tenant)<br>Charter Spectrum is also available |





# GREENVILLE COUNTY, SC

Columbia, SC

**85**  
Miles

Charlotte, NC

**110**  
Miles

Atlanta, GA

**150**  
Miles

Charleston, SC

**190**  
Miles

Savannah, GA

**237**  
Miles

## Local Industry

1. ZF Transmission

4. Lockheed Martin

7. GE Gas Turbine

2. Bosch Rexroth

5. Walmart Dist.

8. Michelin North America

3. AVX Corporation

6. CU-ICAR

9. BMW USA

## Local Ports and Transit

Inland Port Greer 25 miles

Port of Charleston 190 miles

Port of Savannah 223 miles

Greenville-Spartanburg International Airport 20 miles

Greenville Downtown Airport 19 miles

Spartanburg Downtown Airport 30 miles



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