



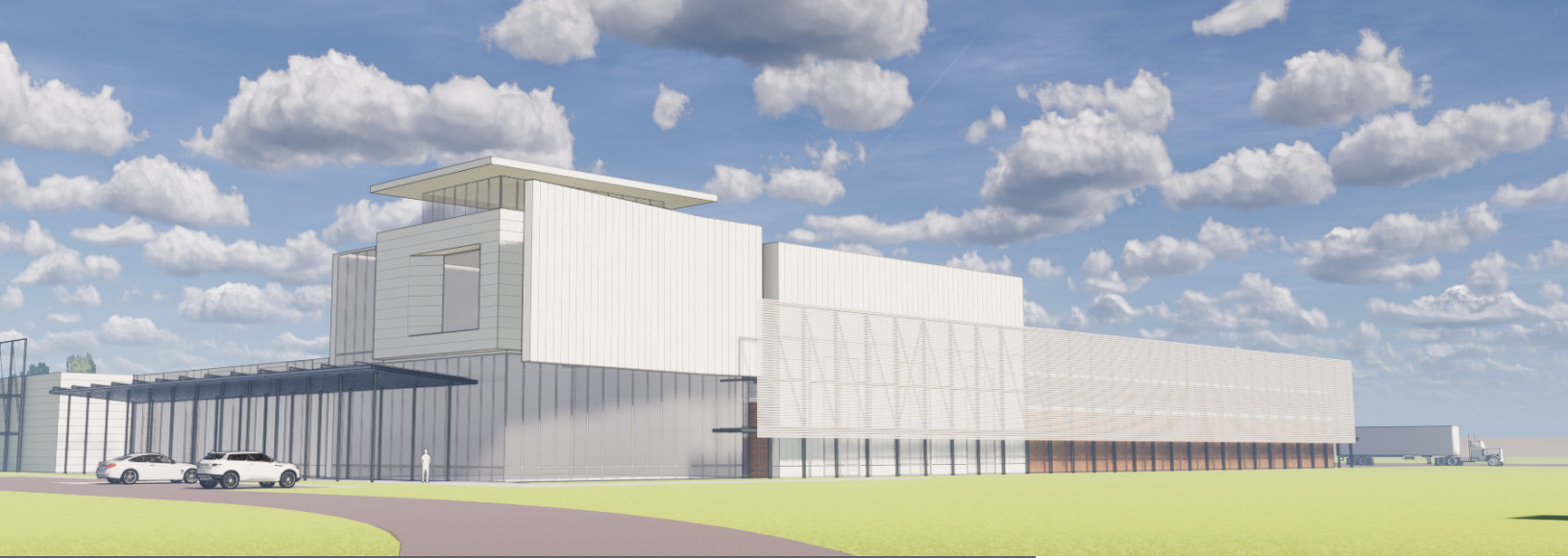
# 700 NORTH WOODS

Fountain Inn, SC 29644  
(Former Delta Woodside Beattie Plant) **SITE #1858**

[Click Here to View Property Video](#)

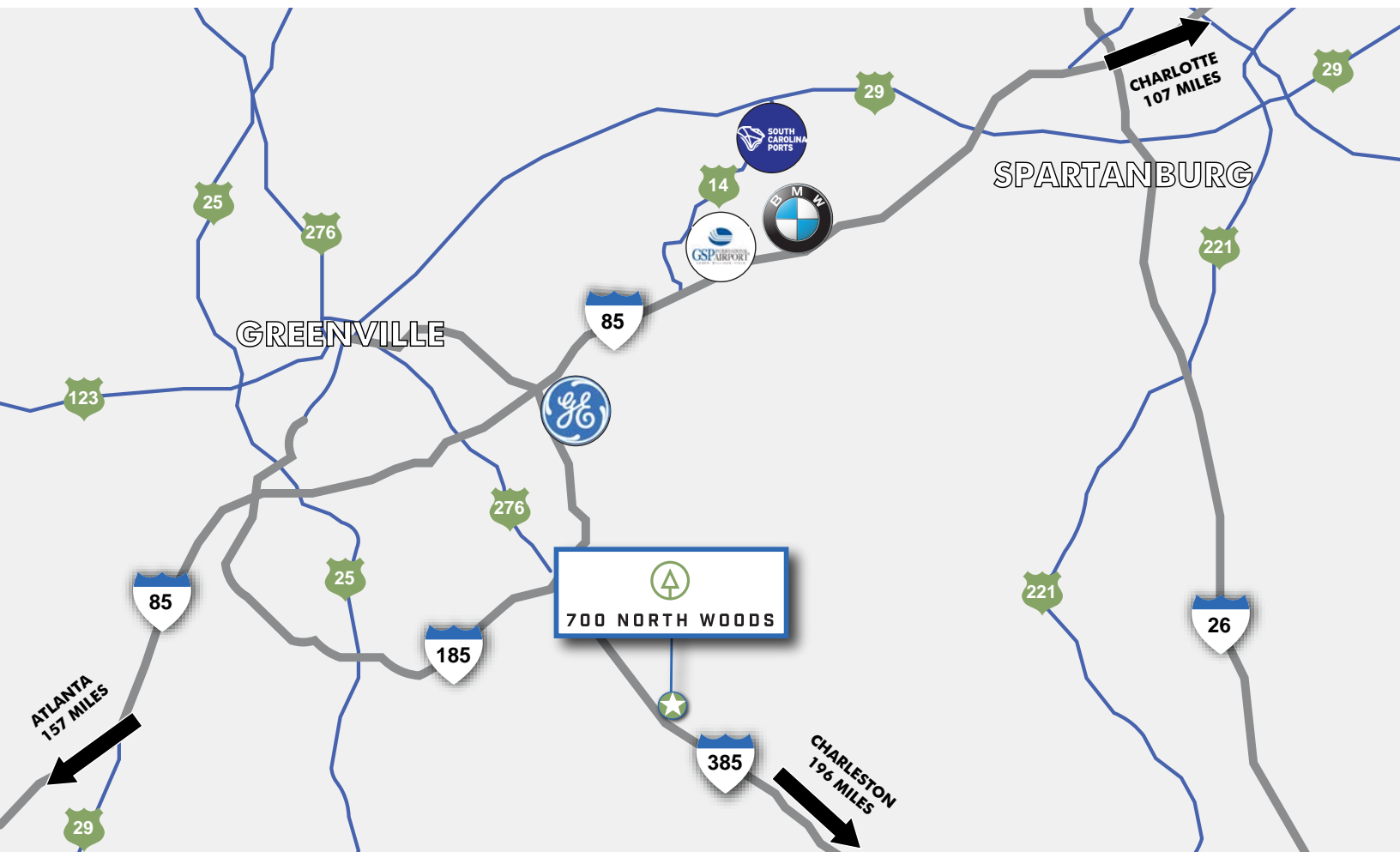


±25,000 SF AVAILABLE  
**RENOVATIONS UNDERWAY!**



## PROPERTY OVERVIEW

- Building Size: ±442,503 SF
- ±25,000 SF Available for Lease | ±37.60 Acres Total
  - Tax Map ID: 0334000100406
  - Zoned Industrial | Greenville County
- ±7,000 SF Office Area
- Infrastructure in Place to Support Potential Data Center Use
- Originally Built in 1962 and Extensively Renovated in 1995
  - Highlights Include Significant Floor Improvements: Reinforced Floor Slabs with Kalman Moonrock Monolithic Stone-Densified Surface Finish and Absorption Topping
- Rail Accessible: Carolina Piedmont Railroad
- Drive-in Doors: None
- Dock High Doors: 1; more dock doors can be added
- Clear Height: 19' - 20'
- ESFR Sprinkler System
- Lighting: LED
- 32' x 40' Column Spacing
- Excellent Access to I-385 and Frontage (±1,150')
- Ample Amount of Parking
- Trailer Parking Available
- Power Capacity: 17,100 kW (or 17.1 MW)





Owner planning extensive renovations to meet current user demand



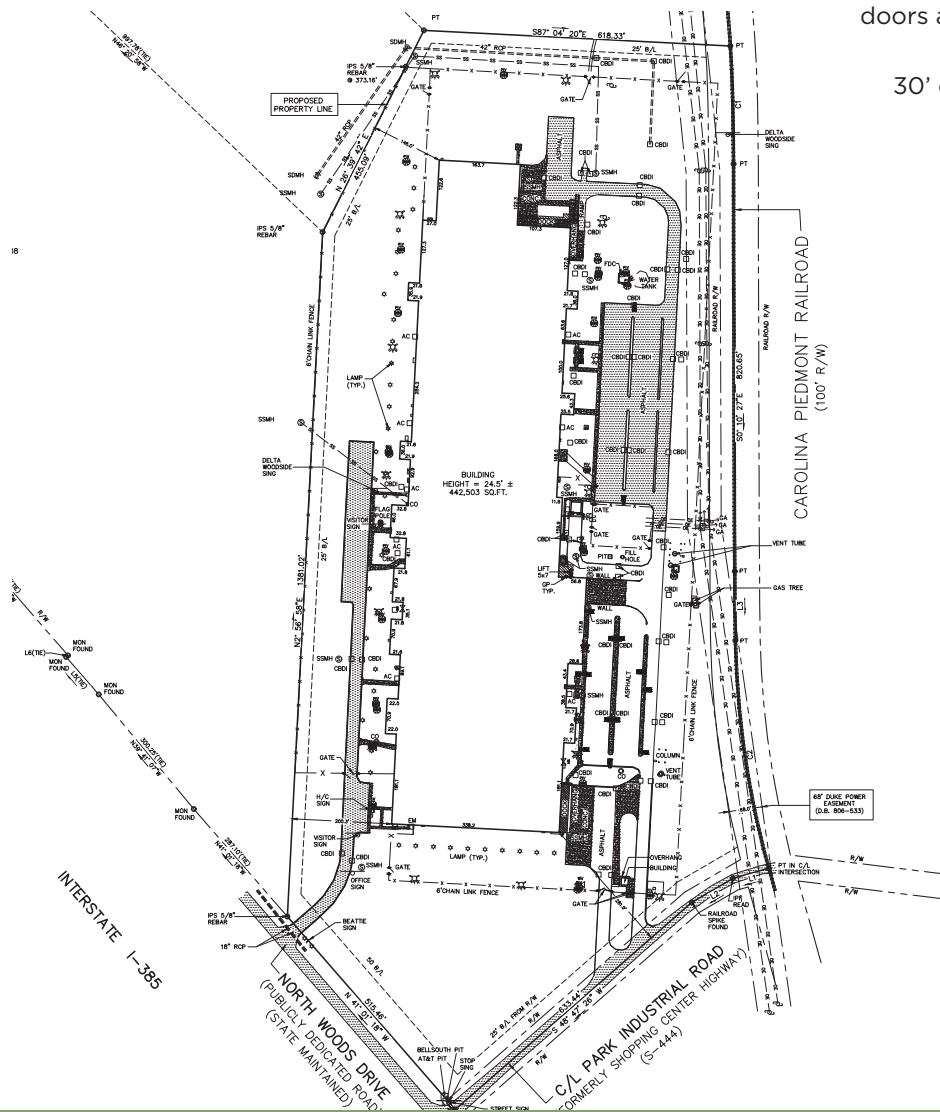
Upgrades to include LED lighting, truck court and parking surface improvements



Optional improvements to suit:

Add additional dock doors and drive-in doors

30' clear minimum





**I-385:** ±0.7 Mile

**I-85:** ±11 Miles

**GSP INTERNATIONAL:** ±17 Miles

**BMW MANUFACTURING:** ±20 Miles

**SC INLAND PORT:** ±23 Miles

**CHARLOTTE, NC:** ±107 Miles

**ATLANTA, GA:** ±157 Miles

**PORT OF CHARLESTON:** ±196 Miles

## UTILITY PROVIDERS

**POWER:** Duke Energy - 100 kVA Substation on site

**SEWER:** Western Carolina Regional

**WATER:** GWS (8", Gravity)

**GAS:** Piedmont Natural Gas

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