

111 SOUTHCHASE BOULEVARD
FOUNTAIN INN, SC 29644

FOR LEASE
±168,657 SF



FULLY CONDITIONED INDUSTRIAL BUILDING

STAG
INDUSTRIAL

NAI Earle Furman
101 E. Washington St, Ste 400 | Greenville, SC 29601
www.naiearlefurman.com

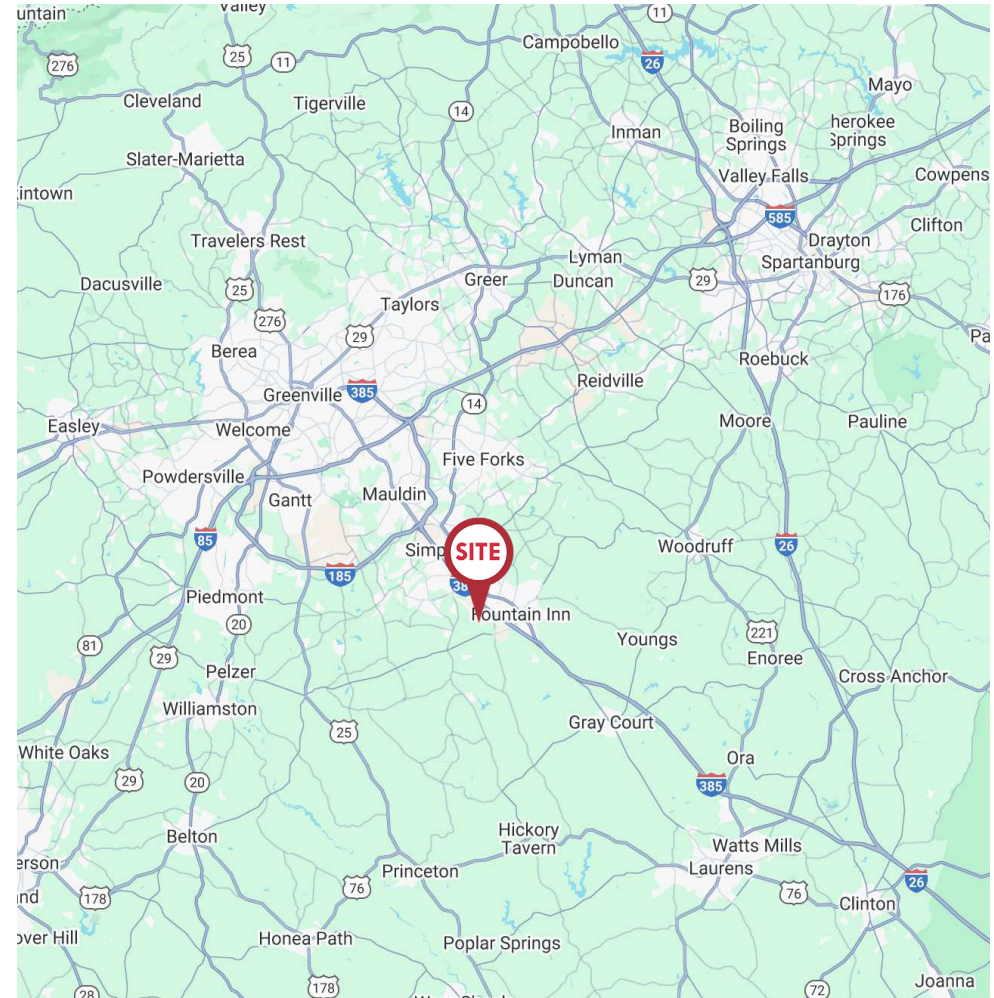
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BUILDING	±168,657 SF manufacturing building
LOT SIZE	±11.9 acres
INDUSTRIAL SPACE	±141,064 SF (fully conditioned)
OFFICE SPACE	±27,593 SF
DOCK DOORS	9 (8' x 10') w/35,000 LB Rite-Hite hydraulic pit levers, seals, & locks
DRIVE-IN DOORS	2 (12' x 14')
COLUMN SPACING	40' x 40'
CEILING HEIGHTS	25' to 27'
FLOOR THICKNESS	6"
LIGHTING	Metal halide
POWER	5,500 amps, 480/277v, 3-Phase
SPRINKLER	Ordinary hazard / wet
UTILITIES	All available
TRAILER PARKING	±15 spaces
CAR PARKING	±220 spaces
COUNTY INFO	Greenville County #0335222422412
ZONING	I-1, Greenville County
LEASE RATE	\$6.45/SF NNN



LOCATION

Southchase Industrial Park

Fountain Inn, SC

2 Miles from I-385 (Exit 24)

12 Miles from I-85 (Exit 51)

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Southchase Industrial Park, located in Greenville County, South Carolina, offers premier industrial warehouse space with immediate access to I-385 and close proximity to I-85. This strategic location enables businesses to reach 50% of the U.S. population within a one-day drive, making it ideal for manufacturing, logistics, distribution, and warehousing operations.

The park encompasses over 4 million square feet of industrial space and includes a mix of Class A, B, & C facilities

Fountain Inn, SC, and the broader Greenville County region boast a thriving economy that has positioned itself as a hub for industrial growth, innovation, and workforce development.

Greenville County boasts a highly skilled workforce, particularly in the areas of advanced manufacturing, automotive, and logistics. South Carolina's pro-business policies and incentives further enhance the appeal of this location.



FOR ADDITIONAL
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