



FOX HILL
BUSINESS PARK

189 Milacron Drive
City of Fountain Inn
Greenville County, SC

www.foxhillbusinesspark.com



189 MILACRON DRIVE

±103,534 SF AVAILABLE

Distribution / Manufacturing / Warehouse

Class-A Industrial Park

±206,410 SF Building

±3,000 Office SF Available

Space is Subdividable

32' Clear Height

60' Speed Bay

26 Dock Doors (13 w/40,000 Lb Levelers)

LED Site Lighting

I-1, Industrial Zoning

ESFR K-25.2 Sprinkler

200 Amp, 480v, 3 Phase Power
(capacity to upgrade to two 600 Amp, 480v)

Direct Access to I-385

Owned and operated by



189 MILACRON DRIVE

LEASED

±50,000 SF
to
±103,534 SF

13,000 SF
Office

210'

493'



AVAILABLE

BLDG 01

±103,534 SF SPACE (SUBDIVIDABLE)

Distribution / Manufacturing / Warehouse

BLDG 01 has ±103,534 SF of industrial space available for manufacturing, distribution, or warehousing that can be 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.



BLDG 01

Exterior Specifications



A NEW STANDARD IN CONSTRUCTION

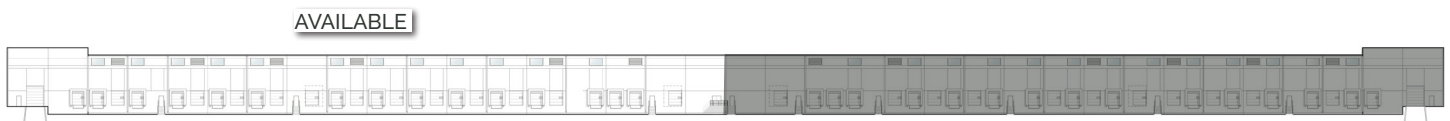
Fox Hill Business Park is the new standard in industrial and distribution excellence in the heart of Greenville County, South Carolina. Our Class A facilities reach a new level of quality and efficiency and are designed and constructed to meet your specific needs.

EXTERIOR SPACE SPECIFICATIONS

Car Parking	±89 spaces
Trailer Parking Stalls / Storage	±35 stalls with 10' concrete dolly pad
Dock Doors	26 (9' X 10') with bumpers and seals (13 w/40,000 lb mechanical levelers)
Truck Court Depth	185'
Dock Height	48"
Drive-In Doors	1 (12' X 14') drive-in door
Clerestory Windows Throughout	5' X 15'
Loading Dock Apron	60' Concrete
Circulation	Counter Clockwise



FRONT ELEVATION



REAR ELEVATION

BLDG 01

Interior Specifications

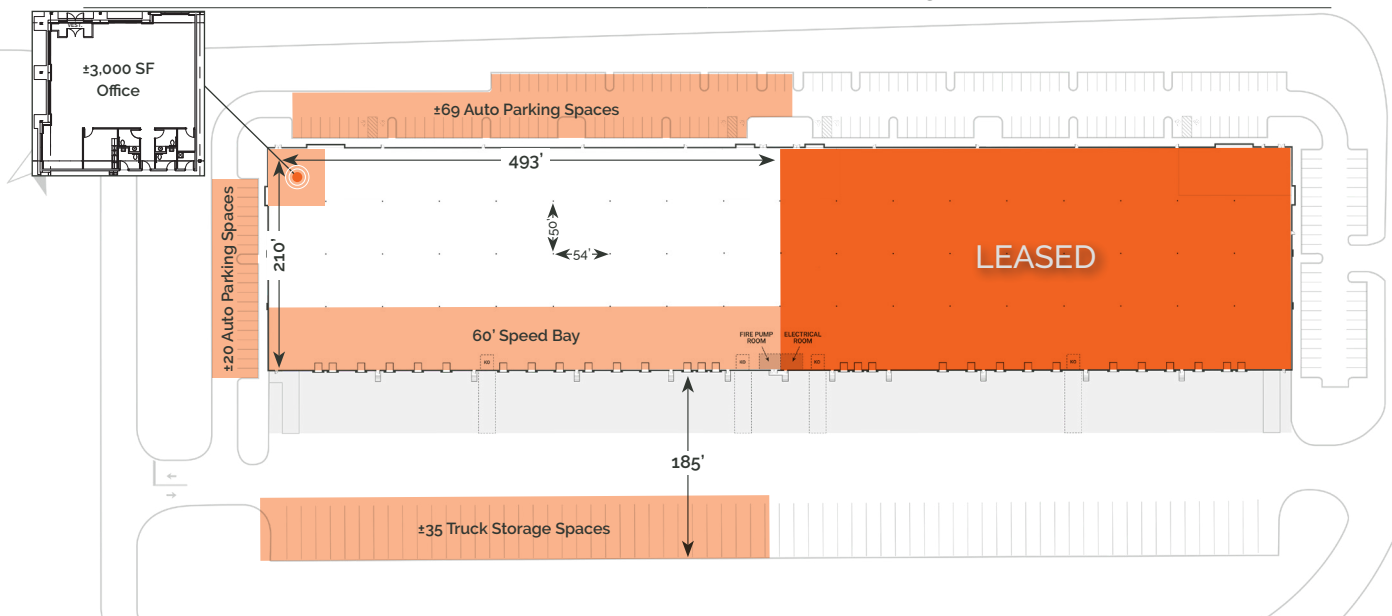


DESIGNED TO ACCOMMODATE

Whether domestic expansion or international landing pad, Fox Hill Business Park's BLDG 01 offers up to ±102,060 SF available of Class A industrial and distribution excellence in the heart of Greenville County, South Carolina – among America's fastest-growing economic centers.

INTERIOR SPACE SPECIFICATIONS

Space Length	493'
Space Depth	210'
Bay Size	54' x 50'
Speed Bay	54' x 60'
Clear Height	32'
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)





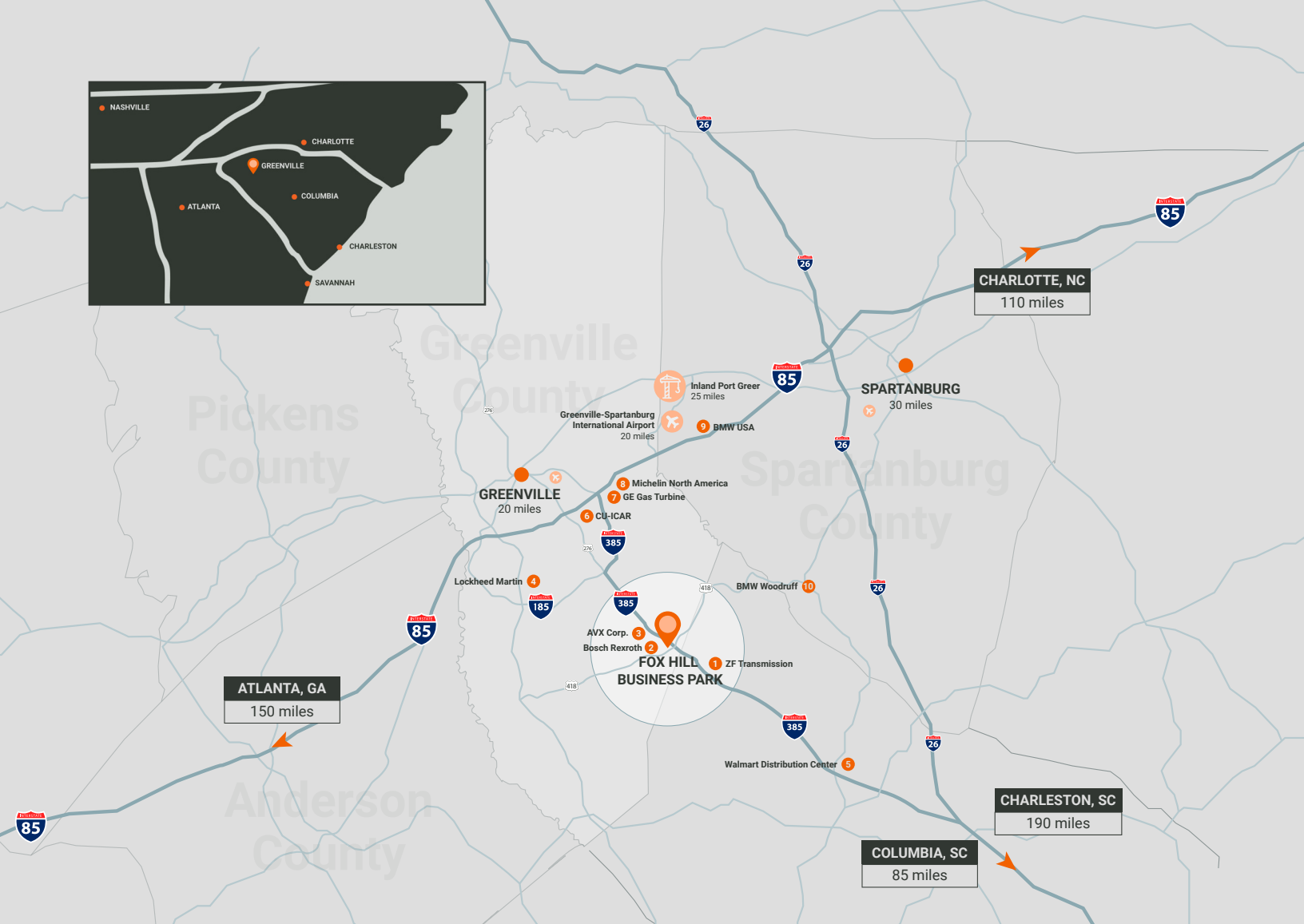
SERVICES THAT MEET YOUR BUSINESS'S NEEDS

Fox Hill is the ideal location for businesses seeking to cut operating costs and reach strategic markets. Greenville County, SC offers an abundance of affordable and reliable energy to meet your manufacturing, distribution and warehousing needs.

UTILITIES

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/Spectrum Conduits for telephone and internet (connection by tenant)





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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