

# Wilson Bridge Southchase Expansion



**NAI** Earle Furman

**APPIAN**  
Investments

 **TPAGROUP**

  
**SOUTHCHASE**

Prime Location in Southchase  
Class A Industrial Park



*Click here to view video*

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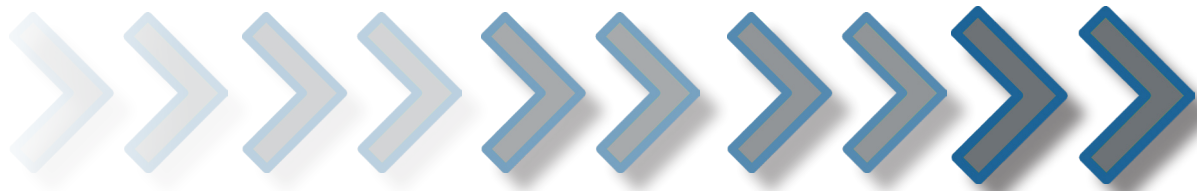
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## BUILDING SPECIFICATIONS

<b>Address:</b>	Wilson Bridge Rd., Fountain Inn, SC 29644	<b>Fire Protection:</b>	ESFR Sprinkler
<b>Total Building SF:</b>	±219,054 SF (Office Build-to-Suit)	<b>Electrical:</b>	277/480 Volt
<b>Acres:</b>	±18.3 Acres	<b>Roof:</b>	45 Mil White TPO, (R-20)
<b>Building Dimensions:</b>	310' x 702'	<b>Floors:</b>	6" Unreinforced, 4000 psi
<b>Parking:</b>	±164 Expandable to ±175	<b>Walls:</b>	8" thick, 4000 psi with 4-4.5"/ SF of Reinforcing Steel
<b>Trailer:</b>	±60 Expandable	<b>Lighting:</b>	Perimeter Lighting
<b>Bay Size:</b>	±16,740 SF	<b>Windows:</b>	6-5' x 5' Windows
<b>Clear Ceiling Height:</b>	30'	<b>Truck Court Depth:</b>	135'
<b>Dock Doors:</b>	22- 9'x10' Dock-high Doors; 11 Knock-out Doors; 2 Over-sized 12'x14' Ramp Doors	<b>Column Spacing:</b>	50' x 54'

## Market Drivers



### Optimum Market Location:

- » Southchase industrial park has easy access to I-85 and I-385
- » Exit #26 off I-385

### Inland Port and Manufacturing Growth:

- » The Upstate of South Carolina remains one of the top industrial and manufacturing markets in the southeast.
- » Only 25 miles to the SC Inland port located in Greer.
- » Class A Industrial Park

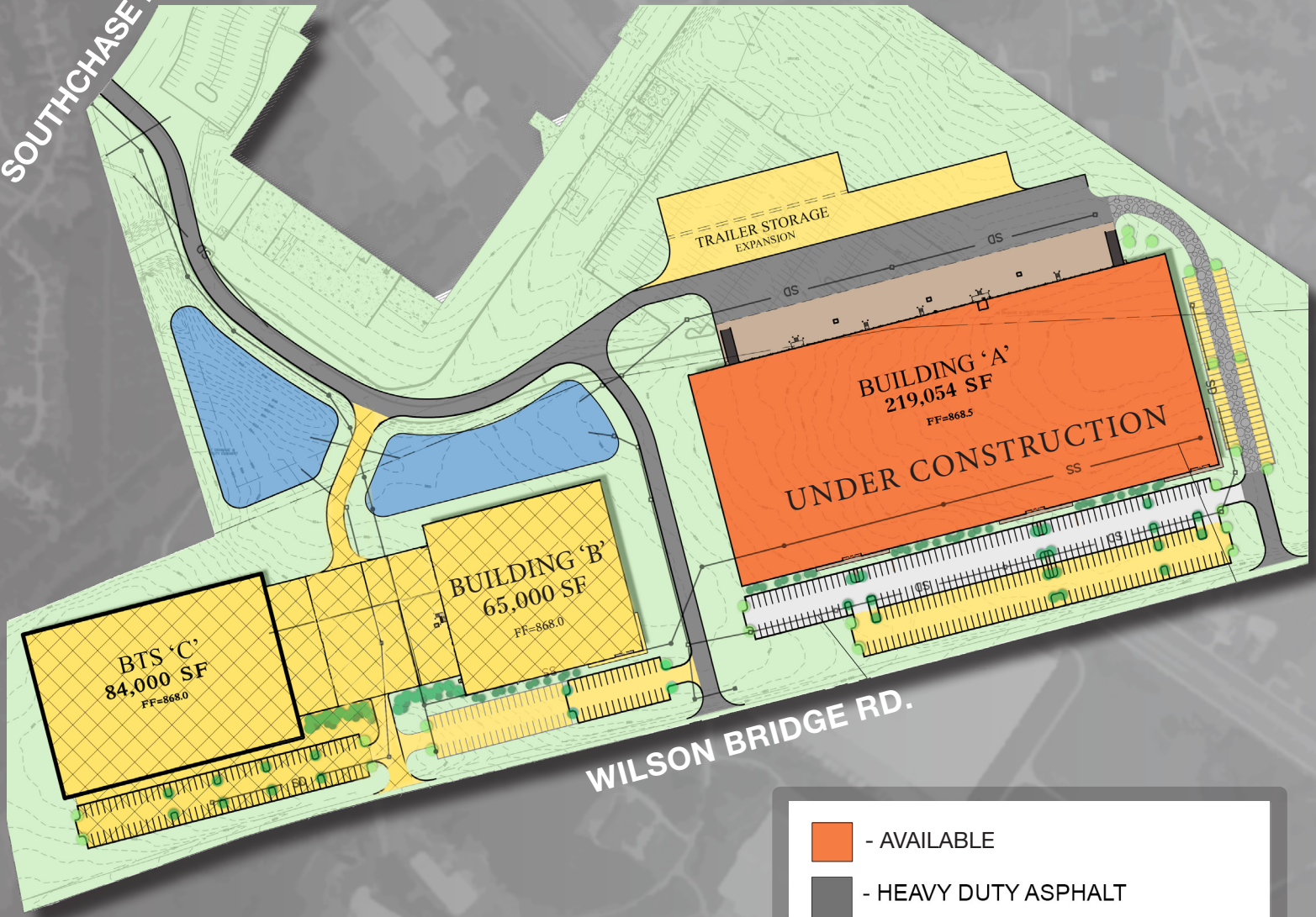
### Lead Development Team:

- » NAI Earle Furman
- » Appian Investments
- » TPA Group

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SOUTHCHASE BLVD.



WILSON BRIDGE RD.

- AVAILABLE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE
- ALTERNATE PHASE
- ALTERNATE PHASE "PAD-READY"
- STONE ACCESS DRIVE

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