



FOX HILL
BUSINESS PARK

Milacron Drive
City of Fountain Inn
Greenville County, SC

www.foxhillbusinesspark.com

Delivery August 1, 2022

AVAILABLE
306,600 SF

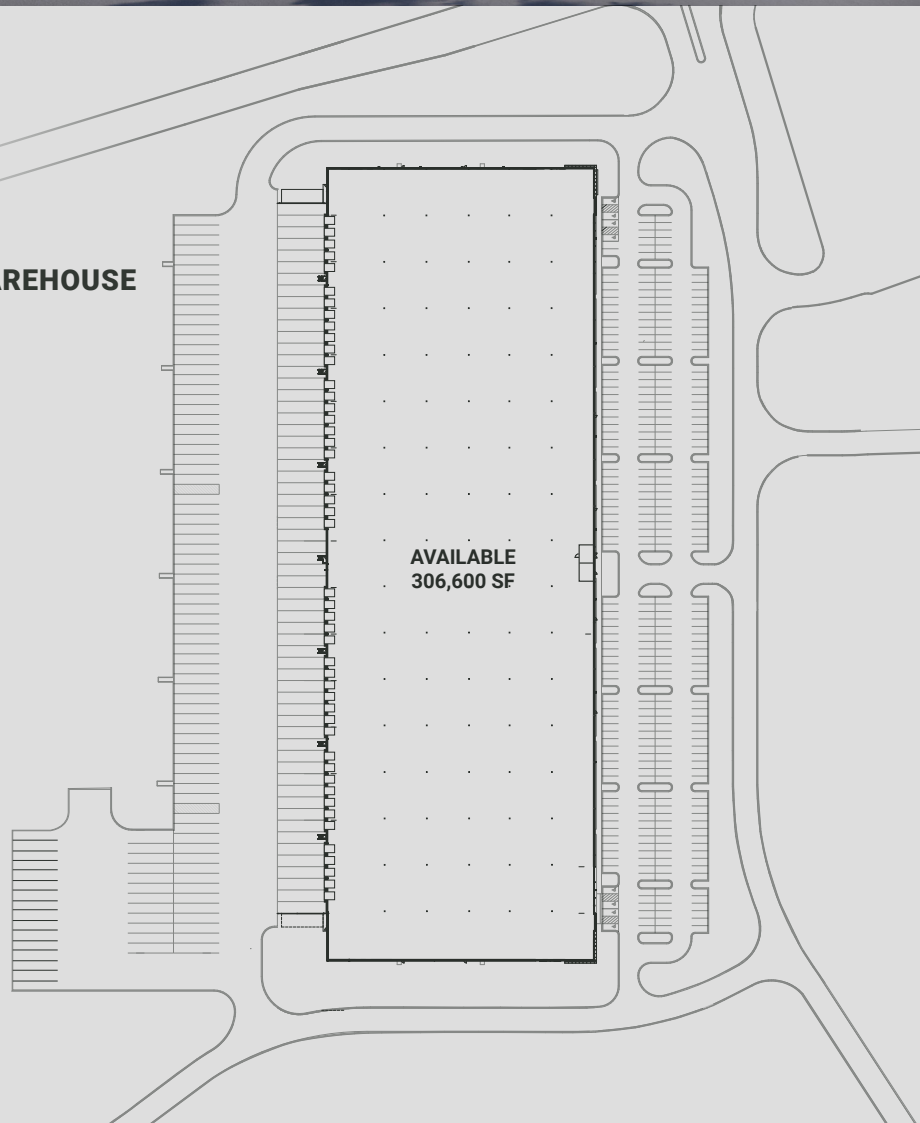


BLDG 02

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





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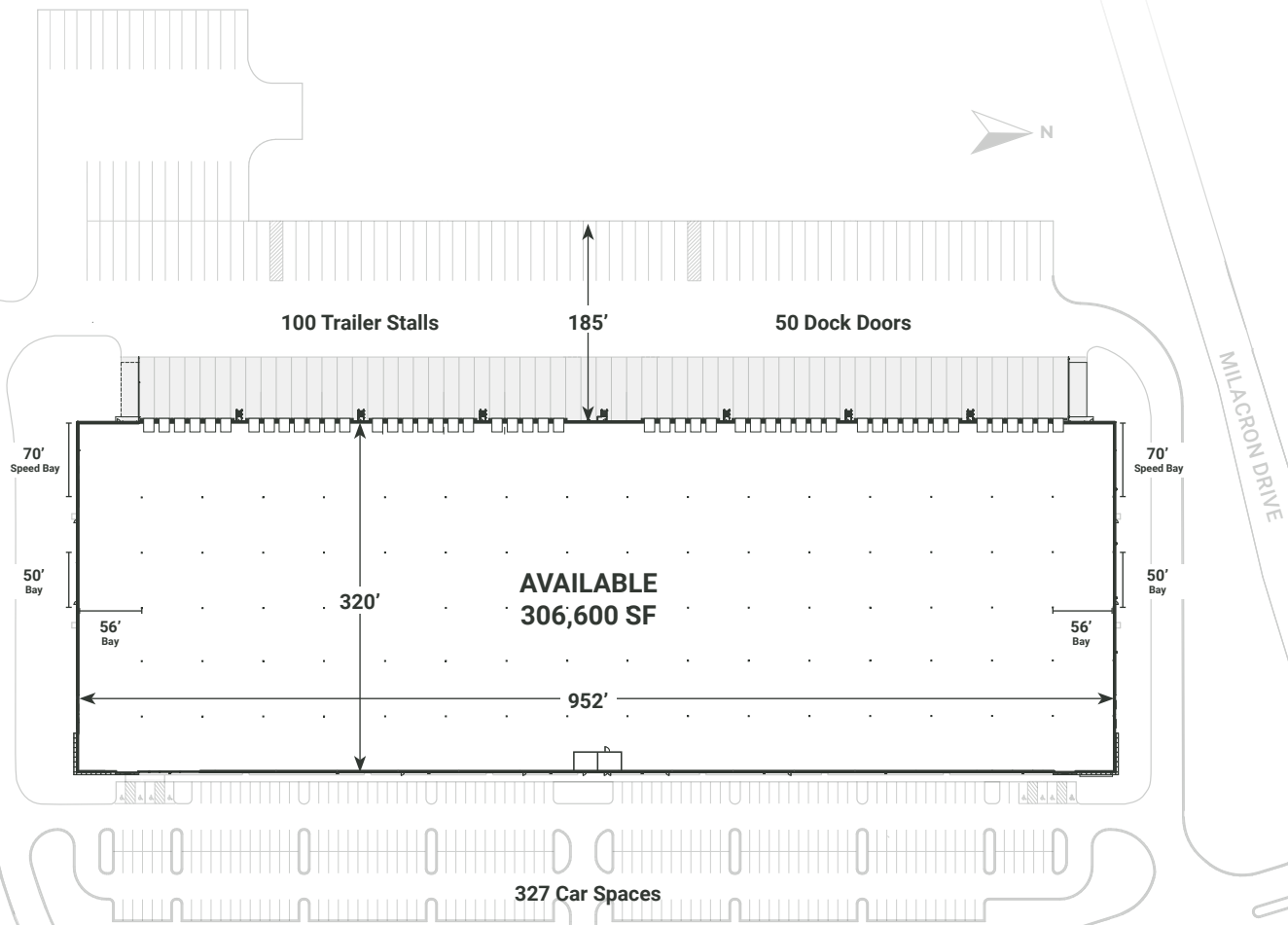
SUDLER
REAL ESTATE SINCE 1907

DELIVERY AUGUST 1, 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.





FOX HILL
BUSINESS PARK

SUDLER
REAL ESTATE SINCE 1907

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)





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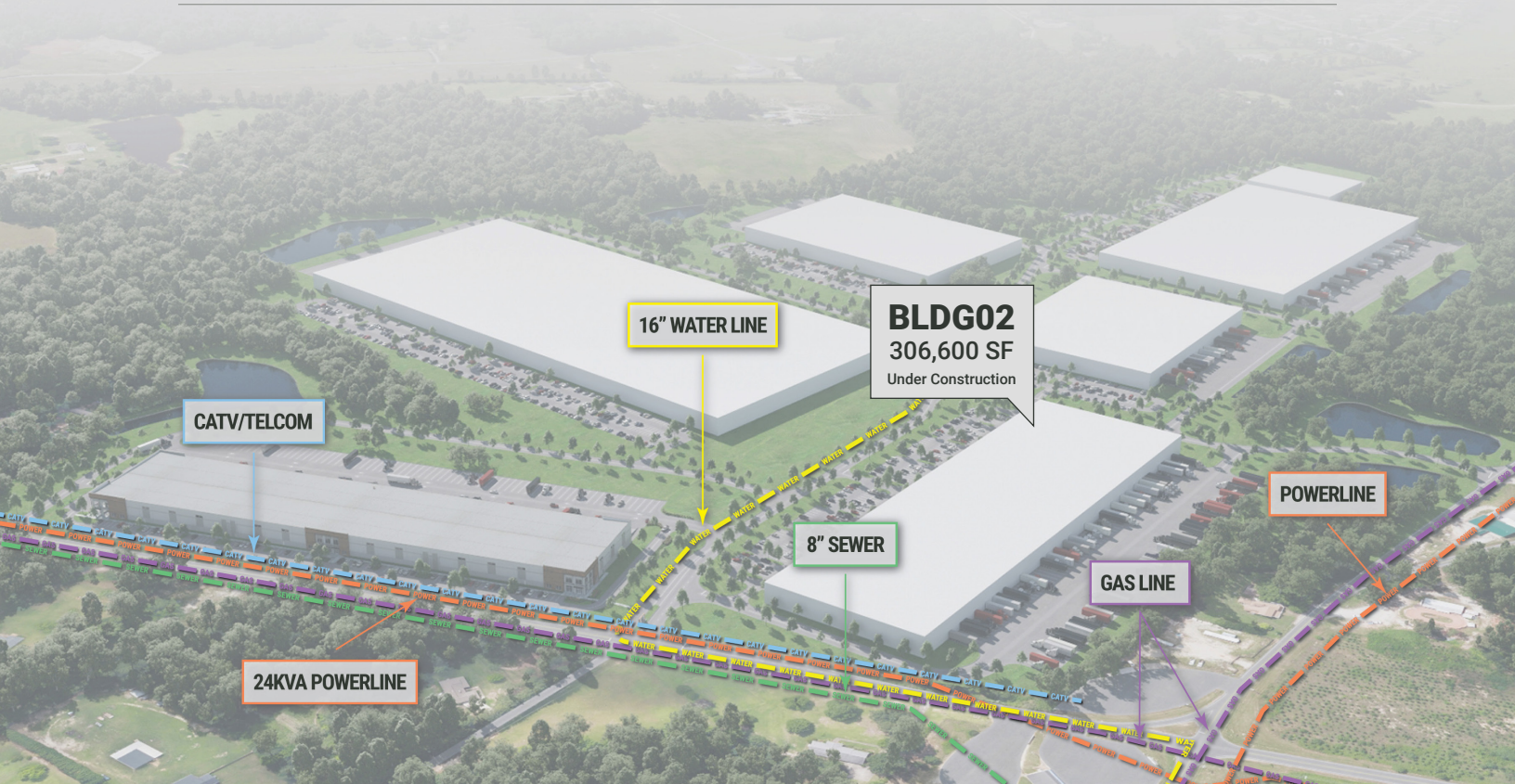
CONSTRUCTED TO MEET YOUR NEEDS

Distribution / Manufacturing / Warehouse

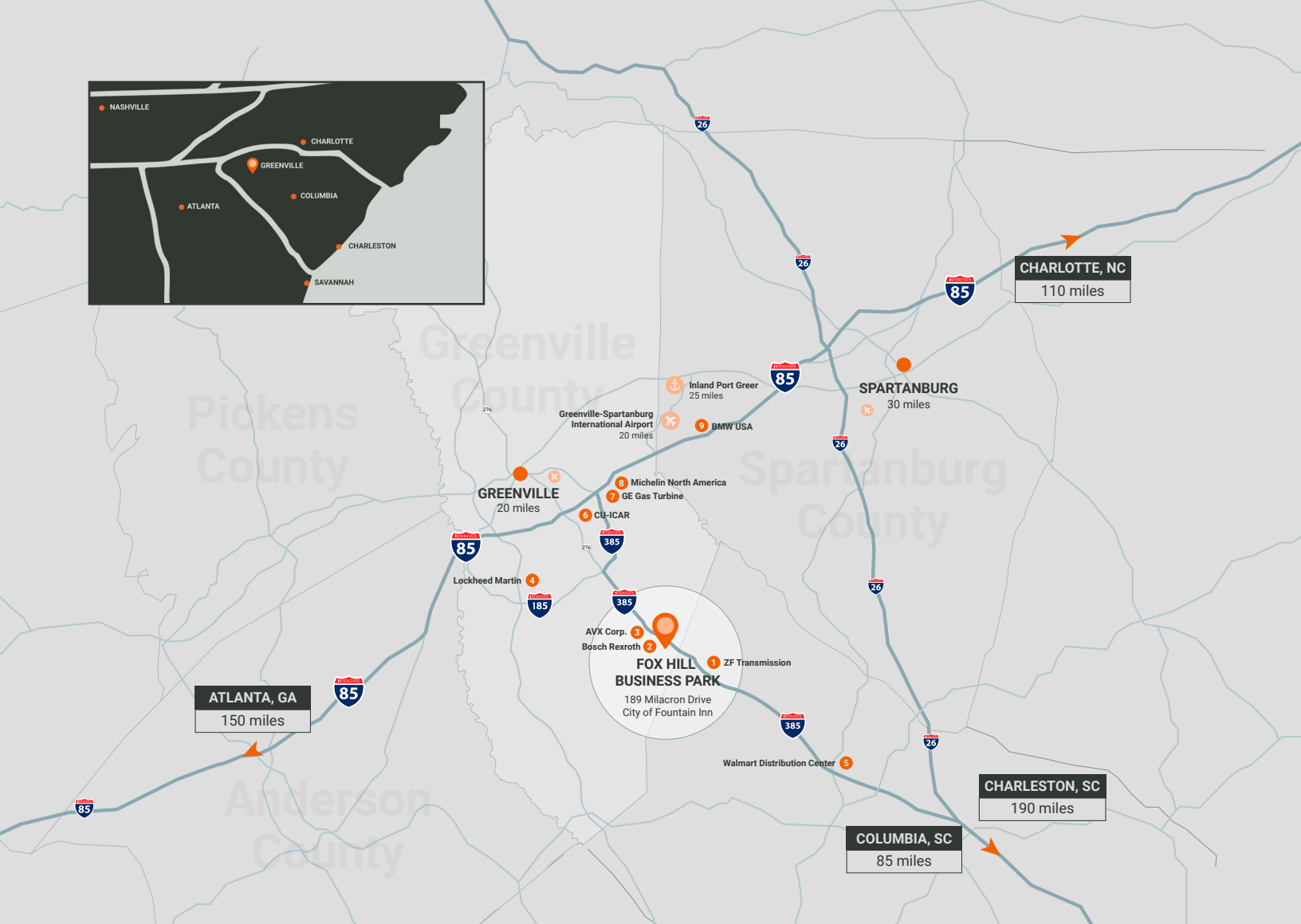
Whether domestic expansion or international landing pad, Fox Hill Business Park offers up to 2.5 million square feet of Class A industrial and distribution excellence in the heart of Greenville County, South Carolina – among America’s fastest-growing economic centers.

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) Charter Spectrum is also available



BLDG02
306,600 SF
Under Construction



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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