

Wilson Bridge Southchase Expansion



FOR LEASE ±121,160 SF INDUSTRIAL SPACE



NAIEarle Furman

APPIAN
Investments

TPAGROUP

SOUTHCHASE

**Prime Location in Southchase
Class A Industrial Park**



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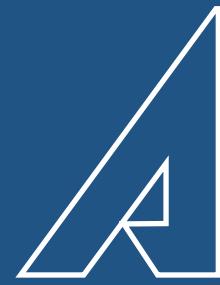
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BUILDING SPECIFICATIONS

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

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