

INDUSTRIAL

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INTERNATIONAL TOOL STEEL

±57,500 SF Warehouse Space

For Sale/Lease

101 Wilson Bridge Road | Fountain Inn, SC | 29644

This industrial building is located south of Southchase Industrial Park in Fountain Inn, SC. It has excellent access and visibility from I-385 via the Fairview Street Exit. Additionally, the building is located in close proximity to the Greenville & Laurens County & 1 exit from Woodfield Industrial Park.

#### FEATURES

- ±57,500 SF warehouse/industrial space expandable to ±77,500 SF
- Ceiling height: 18-20' at eaves and 22-24' at center
- Oversized drive-in door
- (3) dock doors 8'W x 10'H with dock equipment
- Large ramp to oversized drive-in door
- All concrete truck court
- Solar panels on roof of most recent expansion which provide significant savings
- Zoned S-1
- Tax Map #: 03-36-00-01-00-503

Sale Price:

\$2,300,000

Lease Rate:

Contact brokers  
for details

Contact us:

**Garrett Scott**

Vice President

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**John Montgomery**

Vice President

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**Brockton Hall**

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Colliers International

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WAREHOUSE/INDUSTRIAL SPACE FOR SALE/LEASE:  
Warehouse // Loading Dock //

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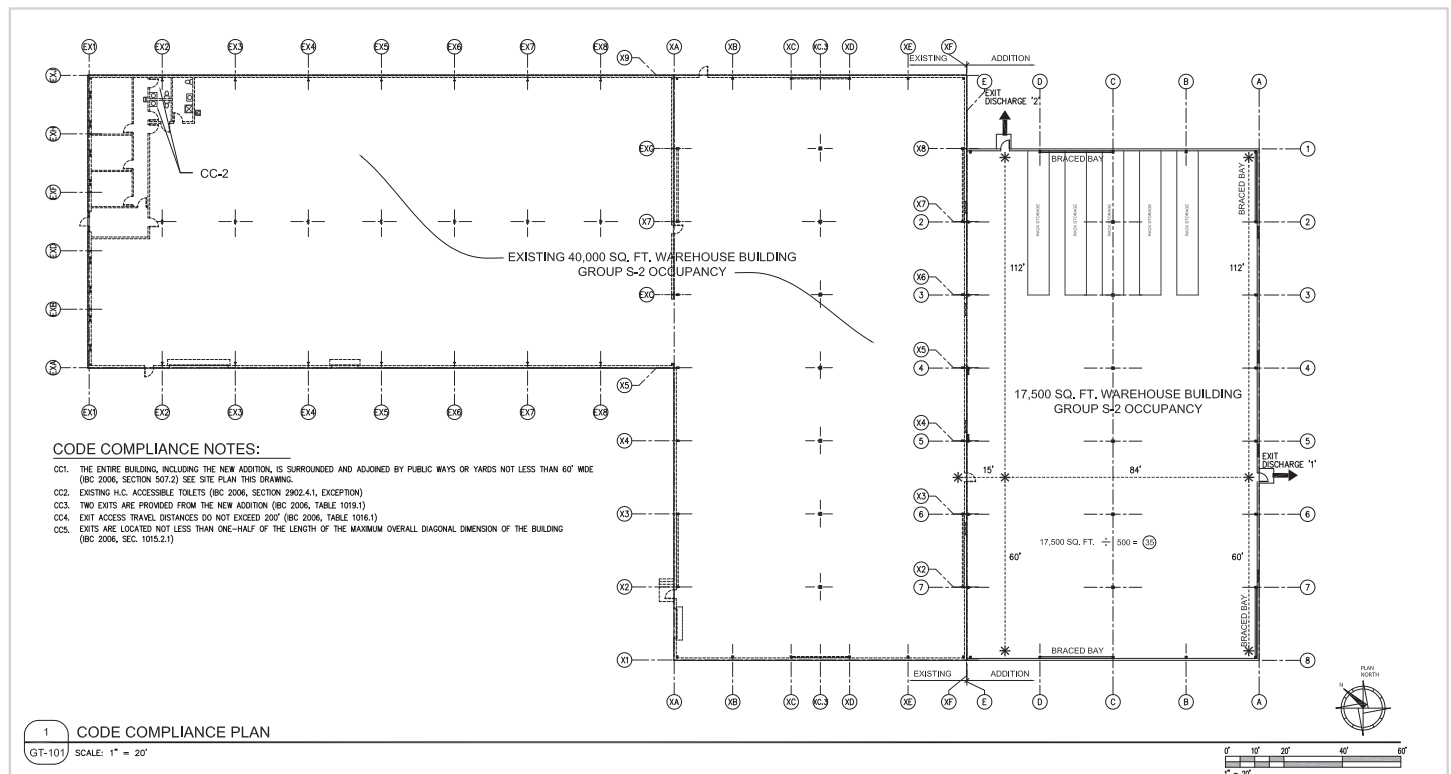
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AERIAL VIEW

## FLOOR PLAN



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