



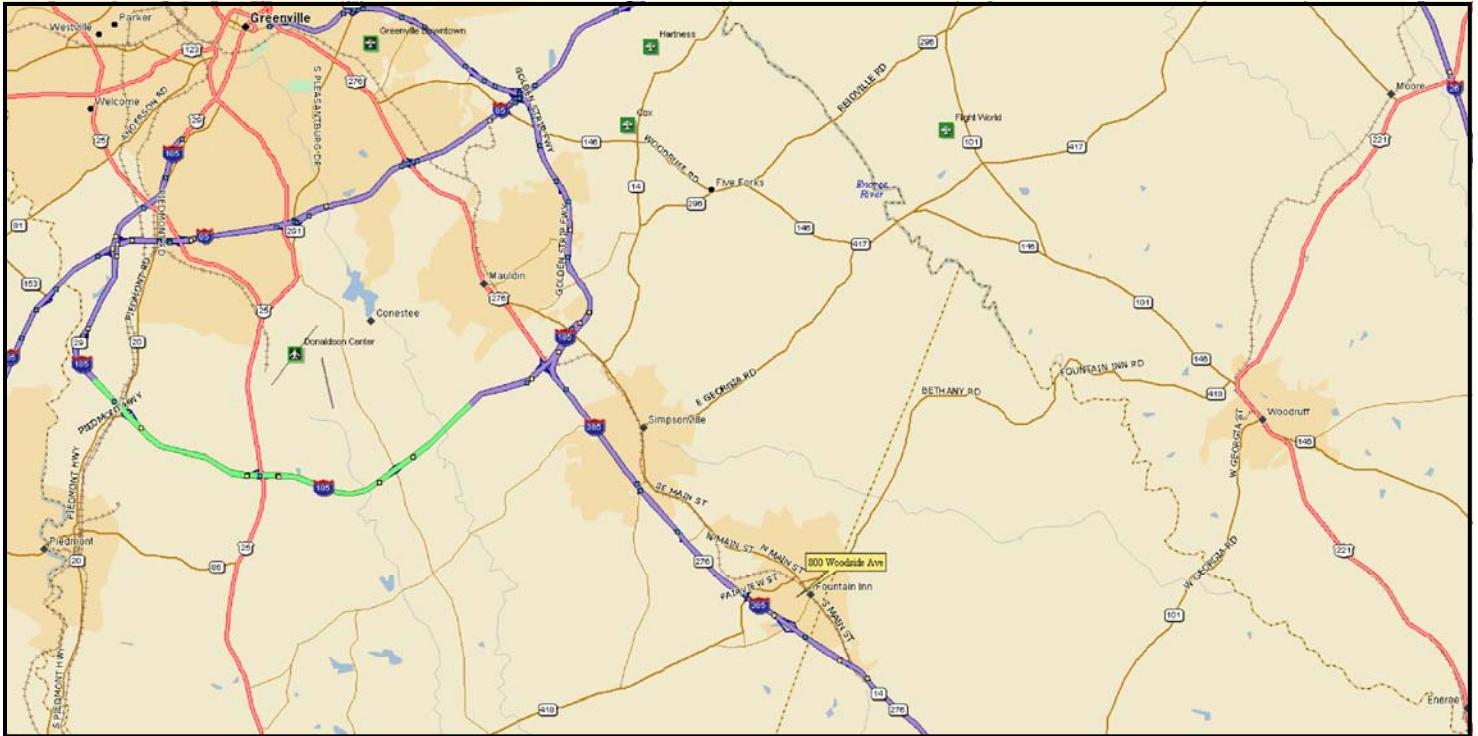
SOLD

Robert Bosch Facility (124,794 square feet)

800 Woodside Avenue
Fountain Inn, South Carolina 29644

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE, NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

2115 Rexford Road, Suite 555 | Charlotte, NC | T: 704.364.9100 | F: 704.364.0090



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ROBERT BOSCH BUILDING—FOUNTAIN INN, SC

Total Building Area: 124,794 SF
Office: 9,185 SF
Acreage: 18.93 acres

LOCATION

Address: 800 Woodside Ave.
Fountain Inn, South Carolina 29644

BUILDING FACTS

Building Type:	Manufactured Warehouse Facility
Year Built:	1984
Condition:	Excellent
Parking:	200 marked and lighted spaces
Floors:	6" concrete epoxy covered
Walls:	Fluted 6" pre-cast concrete
Roof:	New TPO Membrane roof
Column Spacing:	32' x 40'
Ceiling Height:	20'6" Min 21'8" Max
Lighting:	Metal halide lights
Portion of Building Heated & Cooled:	100%
Number of Truck Docks:	4
Drive in Doors:	4
Fire Protection:	100 % Wet System

Miscellaneous:

- Expansion pad to accommodate a 60,000 +/- SF expansion
- Complete renovations in 2006 included new TPO roof, refinished floors with epoxy coating, new lighting, complete interior painting, replacement and repair of HVAC systems and renovation of the entire office area.
- Gas— 14 gas fired ceiling suspended Resinor unit heaters
- Air—Plant: (23) Trane 10-ton roof mounted direct expansion electric fired air conditioning units
- Sprinklers—8" L-shaped loop with (3) 6" risers at normal hazard



ZONING / DESCRIPTION

Type of Use Permitted:	Manufacturing
Zoning:	Industrial District (I-I)
Zoning Authority:	Greenville County

UTILITIES

Electricity Supplied by &	Duke Power
Connected load:	(1) 480Y/277 volt 3Ph—22,000 amp (1) 480Y/277 volt 3Ph—2,500 amp (1) 750 KVA pad mounted transformer (1) 500 DVA pad mounted transformer (1) Omar 10 KW gas fired backup generator

Natural Gas Supplied by &	City of Fountain Inn
Size of Main:	6" high pressure main-2" line
Water Supplied by:	City of Fountain Inn
Sewer Supplied by:	City of Fountain Inn