

BULK DISTRIBUTION

| LIGHT INDUSTRIAL

| MANUFACTURING

PHASE 1 - 99,900 SF | PHASE 2 - 136,080 SF | **NOW PRELEASING**



The Mill, a two phased masterplan development totaling roughly **235,000** Sq ft of industrial, manufacturing and warehouse delivering by **Q4 2024**.



MILL

OWINGS INDUSTRIAL PARK
LAURENS COUNTY, SC 29645



Manufacturing Oriented Masterplan | 33 Acre site

90 + 124 Car Parking | 12 + 36 Truck Parking

32' Clear Height | Speed Bay at Dock

Distribution, Warehouse, Heavy Manufacturing

Industry Standard Specifications

Brand New Class A Tilt Up Construction

Huge Tax Incentives | Extremely Low CAM



HARDY WORLD LLC

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Bentleyville, PA, 15314

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| | | | |
|------------|------------|---------------|------------|
| | | | |
| Population | Households | Median Income | Businesses |
| 13,663 | 4,103 | \$62,833 | 378 |
| 33,520 | 12,459 | \$69,321 | 1,095 |
| 153,058 | 56,336 | \$76,851 | 3,225 |
| | | 3 MILES | |
| | | 5 MILES | |
| | | 10 MILES | |

ELECTRIC

GAS

WATER & SEWER

INTERNET

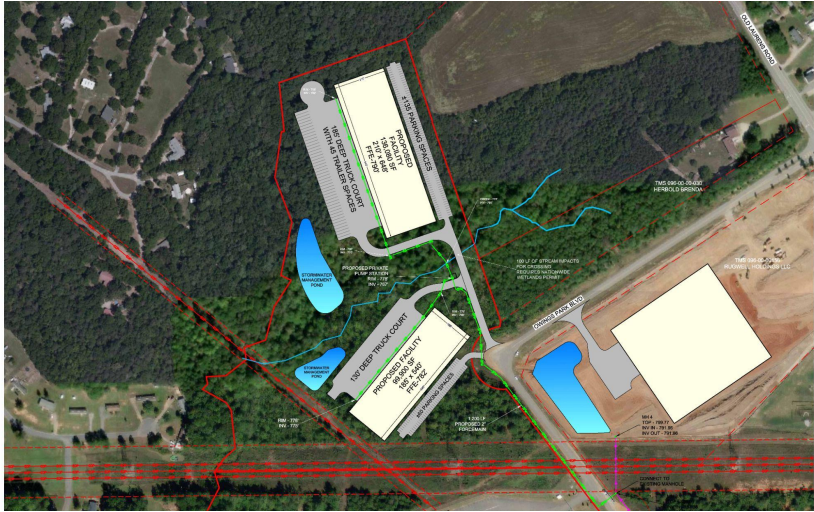
[Google Map View](#)

BUILDING SPECS

| | | |
|------------------------|----------------------------|----------------------------|
| <i>Dimensions</i> | 540' x 185' | 648' x 210' |
| <i>Lighting</i> | Full LED Lighting | Full LED Lighting |
| <i>Fire Protection</i> | ESFR | ESFR |
| <i>Electric</i> | 3000 Amps 3 Phase | 3000 Amps 3 Phase |
| <i>Drive -ins</i> | 2 + 2 Future | 2 + 2 Future |
| <i>Docks</i> | 12 | 13 |
| <i>Truck Court</i> | 130' + 50' trailer parking | 130' + 50' trailer parking |
| <i>Roof</i> | 60 mil TPO | 60 mil TPO |
| <i>Column Spacing</i> | 54' x 60' | 54' x 60' |

Part of the Greenville, SC MSA, The Mill is located in Laurens County's Owings Industrial Park. With huge demand generators and neighbors like ZF Transmission, Sunny Days and three additional upcoming developments, The Mill stands out as the only available space in this rich, well connected and robust development park.

- Well connected - Owings Industrial Park
- Growing Laurens County, SC
- Rapidly growing - Greenville, SC MSA
- High population growth | +5% in last 5 years
- Unemployment rate - less than 2.5%



Hardy World LLC with its modest portfolio, specializes in various real estate asset classes. With industrial and flex spaces in various booming markets, we are pleased to offer **The Mill**, in the Greenville, SC Market. Through **Hardy World's** expertise, it's our promise to develop the best in-class spaces.

The Excitement is Building!

Contact **Hardy World** today:

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Inland Greer Port - 28 Miles

Greenville, SC 20 Miles

Atlanta, GA 160 Miles

Charlotte, NC 100 Miles

Columbia, SC 80 Miles

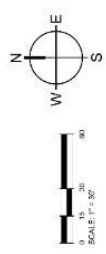
OWINGS INDUSTRIAL PARK



| FINISH LEGEND | |
|---------------|-----------------------------|
| | HEAVY DUTY ASPHALT PAVEMENT |
| | LIGHT DUTY ASPHALT PAVEMENT |
| | CONCRETE SLABS |
| | HEAVY DUTY CONCRETE |

NOTES:

- ALL ROADWAY DIMENSIONS ARE SHOWN TO FACE OF CURB
- EDGE OF PAVEMENT UNLESS OTHERWISE NOTED



200' ELECTRIC EASEMENT

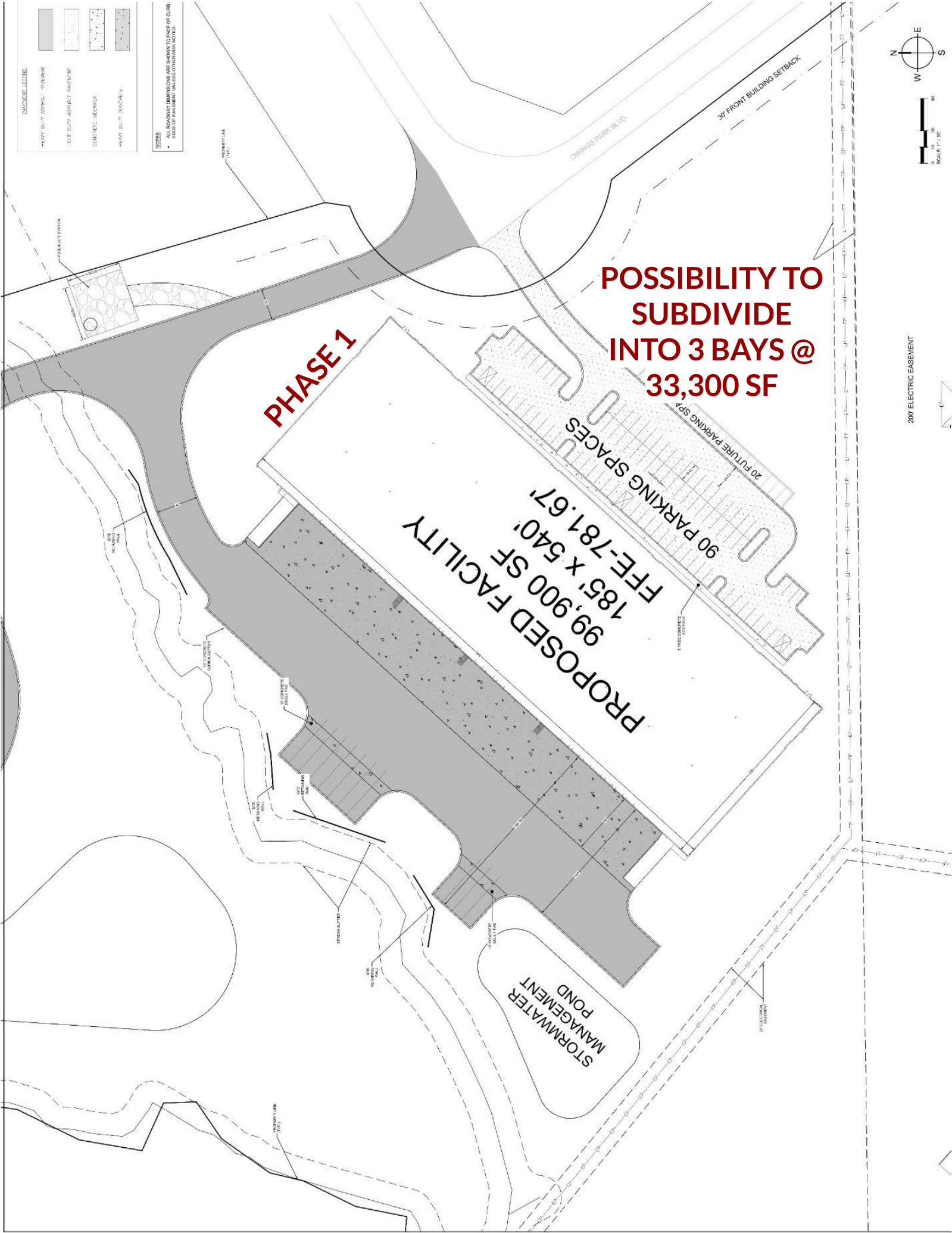
**POSSIBILITY TO
SUBDIVIDE
INTO 3 BAYS @
33,300 SF**

PHASE 1

PROPOSED FACILITY
 185' x 540'
 99,900 SF
 FFE-781.67'

90 PARKING SPACES
 20 FUTURE PARKING SPACES

STORMWATER
MANAGEMENT
POND



FINISH LEGEND

| | |
|--|-----------------------------|
| | HEAVY DUTY ASPHALT PAVEMENT |
| | LIGHT DUTY ASPHALT PAVEMENT |
| | CONCRETE |
| | HEAVY DUTY CONCRETE |

NOTES

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PROPERTY LINE (PPV)

UP CONCRETE CURB & GUTTER

124 PARKING SPACES

**PROPOSED
FACILITY
136,080 SF
210' x 648'
FFE-793'**

**SUBDIVIDE
3 BAYS @
45,360 SF**

PHASE 2

UP CONCRETE DOWLY PAZ

UP DUTY ASPHALT

36 OFF-DOCK TRAILER SPACES

UP CONCRETE CURB & GUTTER

STORMWATER
MANAGEMENT
POND

