

**Location**

Address:	3466 N HWY 11
City:	West Union
State:	South Carolina
ZIP Code:	29696
County:	Oconee
Tax Map ID:	130-00-04-056

**Sale/Lease Information**

Sale:	\$750,000.00
Annual Lease:	Negotiable
Date Available:	Immediately

**Property Information**

Year Built:	1980
Condition:	Good
Area	
Office:	1,396.00 sq ft/129.74 sq m
Manufacturing/Warehouse:	38,638.00 sq ft/3,591.02 sq m
Total:	40,000.00 sq ft/3,717.60 sq m

Construction	
Floor:	Concrete 4"
Walls:	Concrete Block
Roof:	Flat Gravel
Columns:	Steel

Interior Features	
Height Under Beam (Center):	
Clear Height at Center:	16.00 ft/4.88 m
Height Under Beam (Eaves):	
Clear Height at Eaves:	14.00 ft/4.27 m
Clear Span Distance:	
Column Spacing:	25' x 48'
Heated Area:	Office Only
Air Conditioned Area:	Office Only
Lighting Type:	Fluorescent and HID
Sprinkler Coverage:	None

Exterior Features	
Drive in Doors:	1
Loading Docks:	5
Parking Spaces:	40+
Site Size:	5.00 ac/2.02 ha
Addtl. Land Available:	

Former Use:	Distribution
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**Transportation Accessibility**

Closest Interstate	
Interstate-85:	23.93 mi/38.50 km
Closest Port	
Savannah:	243.95 mi/392.52 km
Closest Rail Line	
CSX:	2.71 mi/4.36 km
Rail Access:	No
Closest Commercial Airport	
Greenville-Spartanburg International:	53.36 mi/85.86 km
Closest Civil Airport	
Oconee County Regional:	16.36 mi/26.32 km



**Utilities/Services**

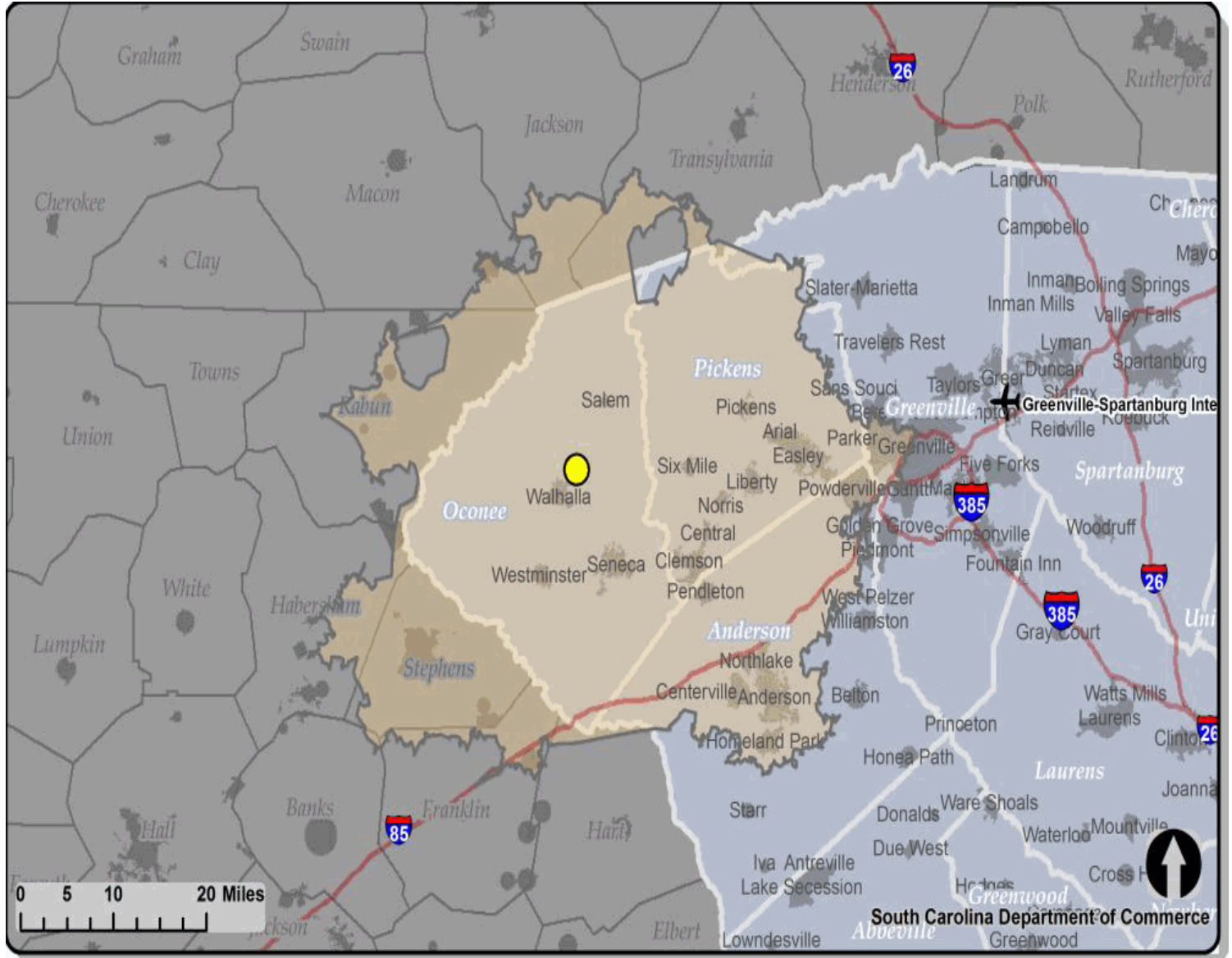
Water Service Provider:	City of Walhalla
Water Main Diameter:	8.00 in/20.32 cm
Comments:	
Sewer Service Provider:	Septic Tank
Sewer Type (Force or Gravity):	Gravity
Sewer Main Diameter:	8.00 in/20.32 cm
Comments:	
Natural Gas Provider:	Fort Hill NGA
Natural Gas Line Diameter:	
Comments:	
Electricity Provider:	Blue Ridge Electric
Electrical Comments:	
Telecommunications Provider:	Yes
Fiber Optics Provider:	Not Determined
Cable Provider:	Not Determined
Fire Department:	West Union FD
Distance to Fire Department:	3.67 mi/5.91 km
Fire Dept.'s ISO Rating:	5

**Comments**

**General Information**

County Development Status:	Moderately	Census Tract:	45073030400
Per Capita Income for County :	\$31,675	Housing Units in Tract (2000 Census):	3,467
Avg. Hourly Wage for County:	\$15.84	Census Tract Pop. (2000 Census):	7,892
		Median Age in Tract (2000 Census):	37.3
Subject Property Inside City Limits:	No		
School District:	Oconee		
Tax District:	Unincorporated		

**60 Minute Drive Time Map of International Kitchen Supply**



Note: The data represented on this flyer and its associated maps are subject to frequent changes. The South Carolina Department of Commerce does not maintain all data associated with this product and although the maps and data are believed to be fundamentally accurate, no guarantees as to their accuracy or completeness are expressed or implied.

Data sources include the following: South Carolina Department of Commerce, South Carolina's County and Regional Economic Development Agencies, Environmental Systems Research Institute, Inc. (ESRI), South Carolina Budget and Control Board, South Carolina Geodetic Survey and South Carolina Department of Natural Resources.