

Location

Address: 2227 Blue Ridge Blvd.
 City: Seneca
 State: South Carolina
 Zip Code: 29672
 County: Oconee
 Tax Map ID:

Sales/Lease Information

Sale: Lease Only
 Annual Lease: \$2.25 sq ft/\$24.21 sq m
 Plus Taxes, Insurance, & Maintenance
 Date Available: Immediately

Property Information

Year Built: 1973
 Condition: Good
 Area
 Office: 1,360.00 sq ft/126.40 sq m
 Manu./Warehouse: 38,640.00 sq ft/3,591.20 sq m
 Total: 40,000.00 sq ft/3,717.60 sq m

Construction

Floor: 4 in/10.16 cm Concrete
 Walls: Concrete Block
 Roof: Built Up
 Columns: Steel

Interior Features

Height Under Beam (Center):
 Clear Height at Center: 15.00 ft/4.57 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 14.00 ft/4.27 m
 Clear Span Distance:
 Column Spacing: 20x40 ft/6.1x12.1 m
 Heated Area: 100%
 Air Conditioned Area: 100%
 Lighting Type: Fluorescent
 Sprinkler Coverage: 100% Wet

Exterior Features

Drive in Doors: 2
 Loading Docks: 3
 Parking Spaces: 189
 Site Size: 4.00 ac/1.62 ha
 Addtl. Land Available:

Former Use: Cut & Sew and Warehouse

Transportation Accessibility

Closest Interstate
 Interstate-85: 17.81 mi/28.66 km
 Closest Port
 Savannah: 236.57 mi/380.64 km
 Closest Rail Line
 Norfolk Southern: 0.73 mi/1.17 km
 Rail Access: No
 Closest Commercial Airport
 Greenville-Spartanburg International: 52.92 mi/85.15 km
 Closest Civil Airport
 Oconee County Regional: 8.98 mi/14.45 km



Utilities and Service

Water Service Provider: City of Walhalla
 Water Main Diameter: 10.00 in/25.40 cm
 Comments:
 Sewer Service Provider: Oconee County
 Sewer Type (Force or Gavity): Force
 Sewer Main Diameter: 8.00 in/20.32 cm
 Comments: City of Walhalla
 Natural Gas Provider: Fort Hill NGA
 Natural Gas Line Diameter:
 Comments:
 Electricity Provider: Blue Ridge Elect. Coop., Inc.
 Electrical Comments:
 Telecommunications Provider: Yes
 Fiber Optics Provider: Not Determined
 Cable Provider: Not Determined
 Fire Department: Town of West Union
 Distance to Fire Department: 3.78 mi/6.08 km
 Fire Dept.'s ISO Rating: 5

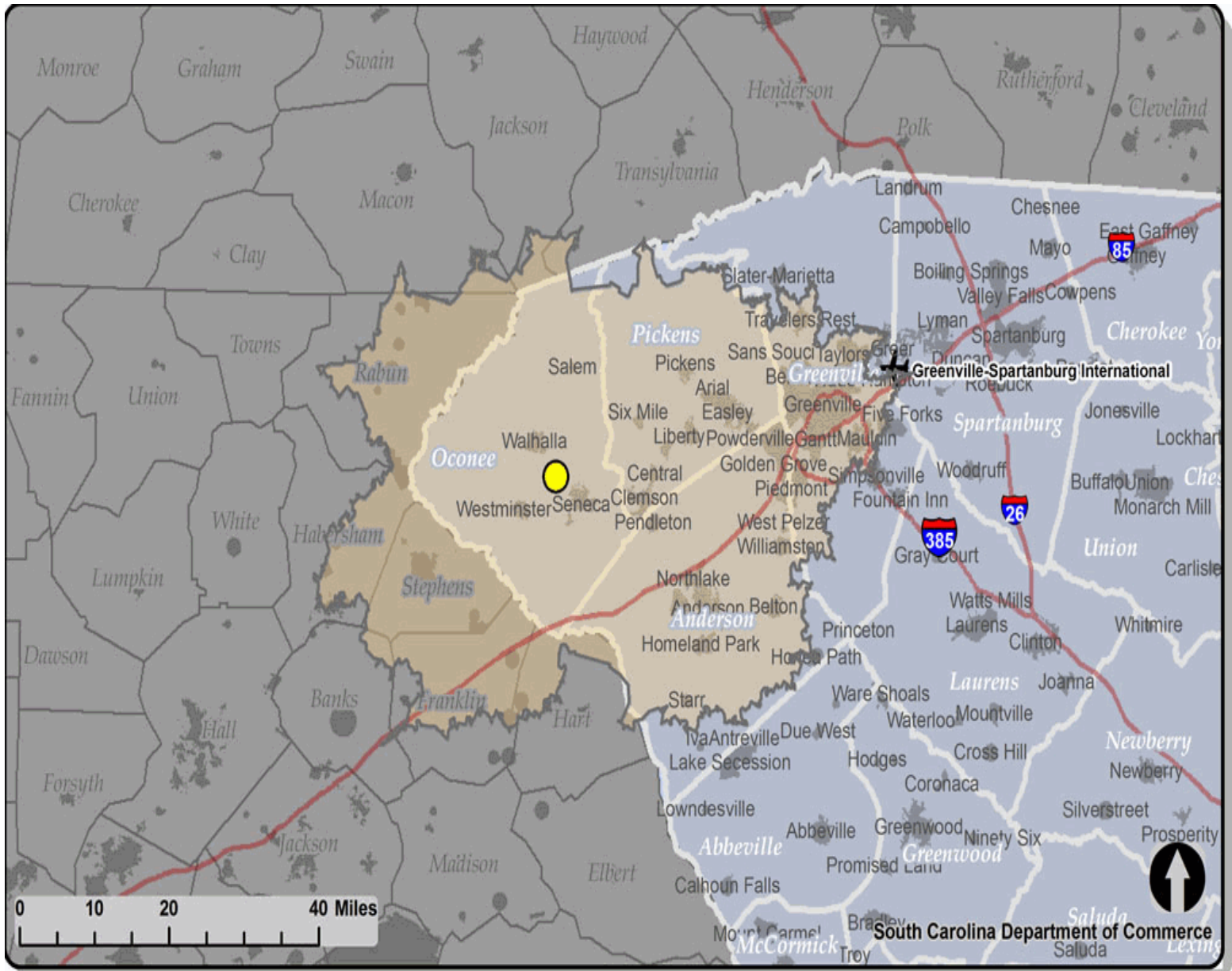
Comments

Roof and HVAC may need repair.

General Information

County Development Status:	Moderately	Census Tract:	45073030500
Per Capita Income for County:	\$31,675	Housing Units in Tract: (2000 Census)	1,783
Avg. Hourly Wage for County:	\$15.84	Census Tract Pop.: (2000 Census)	4,101
Subject Property Inside City Limits:	No	Median Age in Tract: (2000 Census)	38.1
School District:	Oconee		
Tax District:	Unincorporated		

60 Minute Drive Time Map



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.