

Location

Address: 199 Keowee Business Parkway
 City: Seneca
 State: South Carolina
 Zip Code: 29678
 County: Oconee
 Tax Map ID:

Sales/Lease Information

Sale: Lease Only
 Annual Lease: \$4.50 sq ft/\$48.42 sq m
 Plus Taxes, Insurance, & Maintenance
 Date Available: Immediately

Property Information

Year Built: 1993
 Condition: Good
 Area
 Office: 3,000.00 sq ft/278.82 sq m
 Manu./Warehouse: 45,480.00 sq ft/4,226.91 sq m
 Total: 48,480.00 sq ft/4,505.73 sq m
 Construction
 Floor: 6" Concrete
 Walls: Insulated Metal and Concrete Block
 Roof: Insulated Rubber
 Columns: Steel

Interior Features

Height Under Beam (Center):
 Clear Height at Center: 23.00 ft/7.01 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 21.00 ft/6.40 m
 Clear Span Distance:
 Column Spacing: 34'x40'
 Heated Area: 100%
 Air Conditioned Area: 41%
 Lighting Type: Metal Halide
 Sprinkler Coverage: 100% Wet

Exterior Features

Drive in Doors:
 Loading Docks: 5
 Parking Spaces: 70
 Site Size: 4.00 ac/1.62 ha
 Addtl. Land Available:

Former Use: Medical Device Storage

Transportation Accessibility

Closest Interstate
 Interstate-I-85: 15.00 mi/24.14 km
 Closest Port
 Charleston: 240.00 mi/386.16 km
 Closest Rail Line
 None:
 Rail Access: No
 Closest Commercial Airport
 Greenville-Spartanburg International: 51.00 mi/82.06 km
 Closest Civil Airport
 Oconee County Regional: 7.00 mi/11.26 km



Utilities and Service

Water Service Provider: City of Seneca
 Water Main Diameter: 12.00 in/30.48 cm
 Comments:
 Sewer Service Provider: Oconee County
 Sewer Type (Force or Gavity):
 Sewer Main Diameter: 8.00 in/20.32 cm
 Comments: City of Seneca
 Natural Gas Provider: Fort Hill NGA
 Natural Gas Line Diameter: 4.00 in/10.16 cm
 Comments:
 Electricity Provider: Seneca Light & Water Plant
 Electrical Comments: 800 Amps
 Telecommunications Provider: Yes
 Fiber Optics Provider: Not Determined
 Cable Provider: Yes
 Fire Department: Not Determined
 Distance to Fire Department:
 Fire Dept.'s ISO Rating: 0

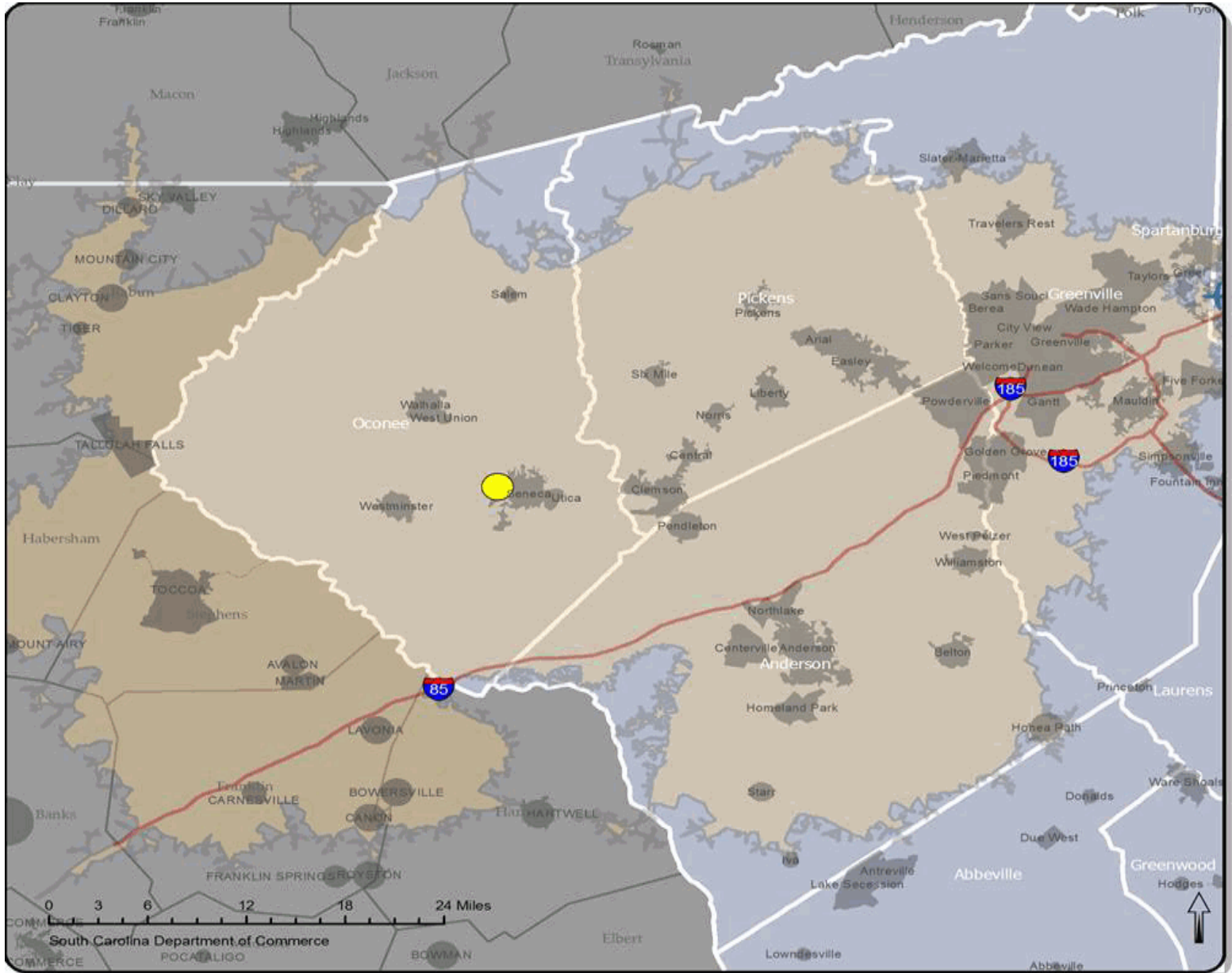
Comments

Racking can be made available. There is a 12' clear height under the drop in ceiling in 20,000 square feet

General Information

County Development Status:	Moderately	Census Tract:	
Per Capita Income for County:	\$31,675	Housing Units in Tract:	(2000 Census)
Avg. Hourly Wage for County:	\$15.84	Census Tract Pop.:	(2000 Census)
Subject Property Inside City Limits:	No	Median Age in Tract:	.0
School District:	Not Determined		
Tax District:	Not Determined		

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.