

Location

Address: 123 Commerce Way
 City: Richland
 State: South Carolina
 Zip Code: 29693
 County: Oconee
 Tax Map ID:

Sales/Lease Information

Sale: \$1,500,000.00
 Annual Lease: Negotiable
 Date Available: Immediately

Property Information

Year Built: 2011
 Condition: Excellent
 Area
 Office:
 Manu./Warehouse:
 Total: 50,000.00 sq ft/4,647.00 sq m

Construction

Floor: 6" 4000 PSI Concrete
 Walls: Insulated PreCast
 Roof: Single Ply Membrane
 Columns: Steel

Interior Features

Height Under Beam (Center):
 Clear Height at Center: 33.00 ft/10.06 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 32.00 ft/9.75 m
 Clear Span Distance:
 Column Spacing: 50' x 50'
 Heated Area: Build to Suit
 Air Conditioned Area: Build to Suit
 Lighting Type:
 Sprinkler Coverage: Build to Suit

Exterior Features

Drive in Doors: 1
 Loading Docks: 3
 Parking Spaces: 5
 Site Size: 19.00 ac/7.69 ha
 Addtl. Land Available:

Former Use: New Spec Building

Transportation Accessibility

Closest Interstate
 Interstate-85: 12.62 mi/20.31 km
 Closest Port
 Charleston: 255.38 mi/410.91 km
 Closest Rail Line
 Norfolk Southern: 1.25 mi/2.01 km
 Rail Access: No
 Closest Commercial Airport
 Greenville-Spartanburg International: 55.28 mi/88.95 km
 Closest Civil Airport
 Oconee County Regional: 10.97 mi/17.65 km



Utilities and Service

Water Service Provider: Westminster CPW
 Water Main Diameter: 8.00 in/20.32 cm
 Comments:
 Sewer Service Provider: Oconee County
 Sewer Type (Force or Gavity): Gravity
 Sewer Main Diameter: 8.00 in/20.32 cm
 Comments:
 Natural Gas Provider: Fort Hill Natural Gas Aut
 Natural Gas Line Diameter: 4.00 in/10.16 cm
 Comments:
 Electricity Provider: Blue Ridge Electric Co-Op
 Electrical Comments:
 Telecommunications Provider: Yes
 Fiber Optics Provider: Not Determined
 Cable Provider: Not Determined
 Fire Department: Rural Fire
 Distance to Fire Department: 3.99 mi/6.42 km
 Fire Dept.'s ISO Rating: 9

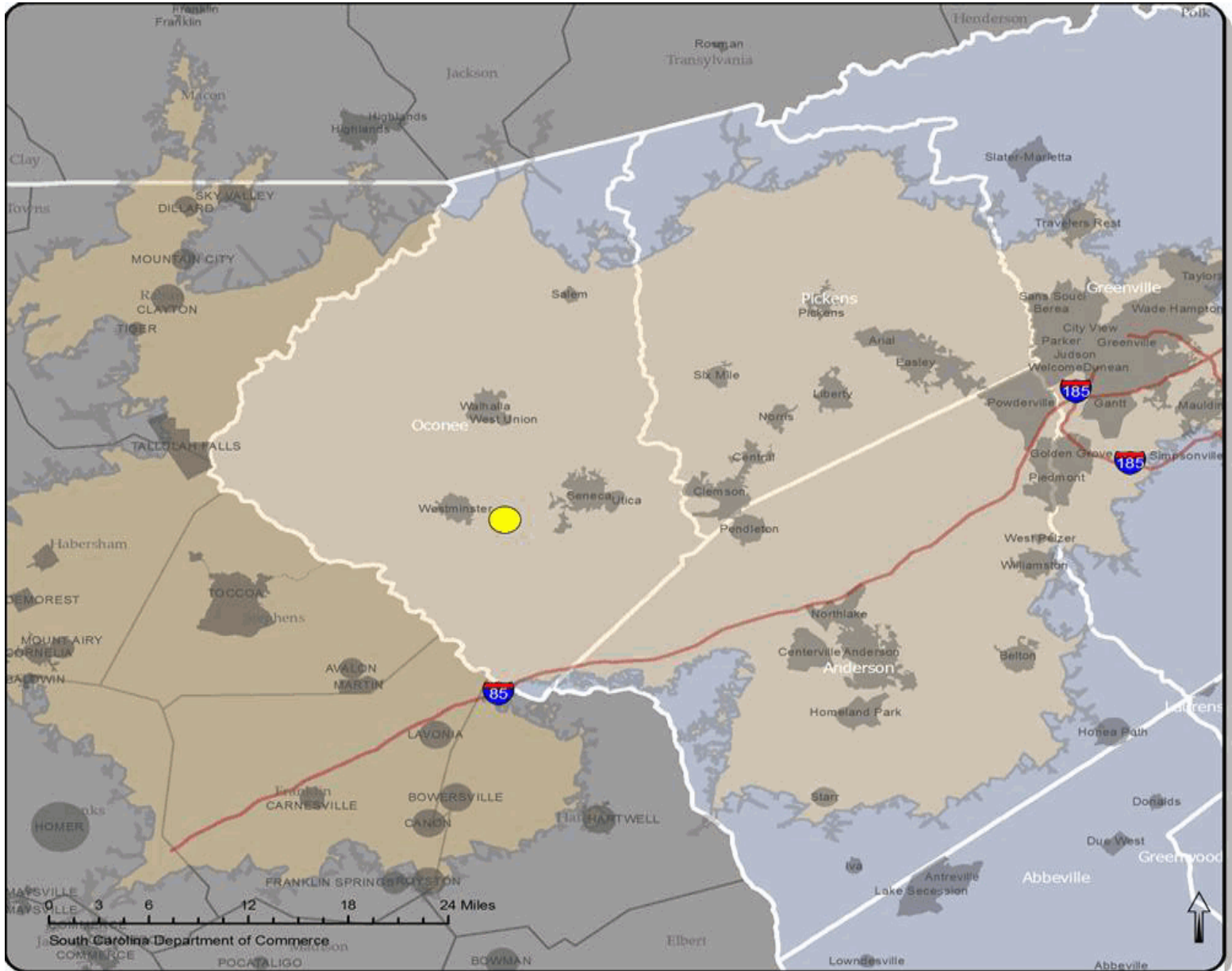
Comments

Expandable to 180,000 SF.

General Information

County Development Status:	Moderately	Census Tract:	45073031000
Per Capita Income for County:	\$31,675	Housing Units in Tract: (2000 Census)	2,541
Avg. Hourly Wage for County:	\$15.84	Census Tract Pop.: (2000 Census)	
Subject Property Inside City Limits:	No	Median Age in Tract: (2000 Census)	37.4
School District:	Oconee		
Tax District:	208		

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.