

Location

Address: 320 Shiloh Road
 City: Seneca
 State: South Carolina
 Zip Code: 29678
 County: Oconee
 Tax Map ID:

Sales/Lease Information

Sale: Negotiable
 Annual Lease: Negotiable
 Date Available: Immediately

Property Information

Year Built: 1968
 Condition: Average
 Area
 Office:
 Manu./Warehouse:
 Total: Subdividable 20,000.00sq ft/1,858.80sq m to 150,000.00 sq ft/13,941.00sq m
 Construction
 Floor: 5 to 6 in Concrete
 Walls: Concrete Block and Panels
 Roof: Membrane, Metal in Warehouse
 Columns:
 Interior Features
 Height Under Beam (Center):
 Clear Height at Center: 29.00 ft/8.84 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 20.00 ft/6.10 m
 Clear Span Distance:
 Column Spacing: 33'x60', 48'x23', & 48'x30'
 Heated Area: 40%
 Air Conditioned Area: Off. +193,772 sq ft
 Lighting Type: Halogen and Incandescent
 Sprinkler Coverage: 30%
 Exterior Features
 Drive in Doors: 3
 Loading Docks: 16
 Parking Spaces: 202
 Site Size: 148.00 ac/59.89 ha
 Addtl. Land Available:
 Former Use: Nonwoven Fabrics Manufacturing

Transportation Accessibility

Closest Interstate
 Interstate-85: 15.22 mi/24.49 km
 Closest Port
 Savannah: 231.45 mi/372.40 km
 Closest Rail Line
 Norfolk Southern: 0.05 mi/0.08 km
 Rail Access: Yes
 Closest Commercial Airport
 Greenville-Spartanburg International: 47.80 mi/76.91 km
 Closest Civil Airport
 Oconee County Regional: 3.34 mi/5.37 km



Utilities and Service

Water Service Provider: City of Seneca
 Water Main Diameter: 8.00 in/20.32 cm
 Comments: Seneca Light & Water
 Sewer Service Provider: Seneca Light & Water
 Sewer Type (Force or Gavity):
 Sewer Main Diameter: 8.00 in/20.32 cm
 Comments:
 Natural Gas Provider: Fort Hill NGA
 Natural Gas Line Diameter:
 Comments:
 Electricity Provider: Seneca Light & Water Plant
 Electrical Comments:
 Telecommunications Provider: Yes
 Fiber Optics Provider: Not Determined
 Cable Provider: Not Determined
 Fire Department: Rural Fire
 Distance to Fire Department: 1.66 mi/2.67 km
 Fire Dept.'s ISO Rating: 4

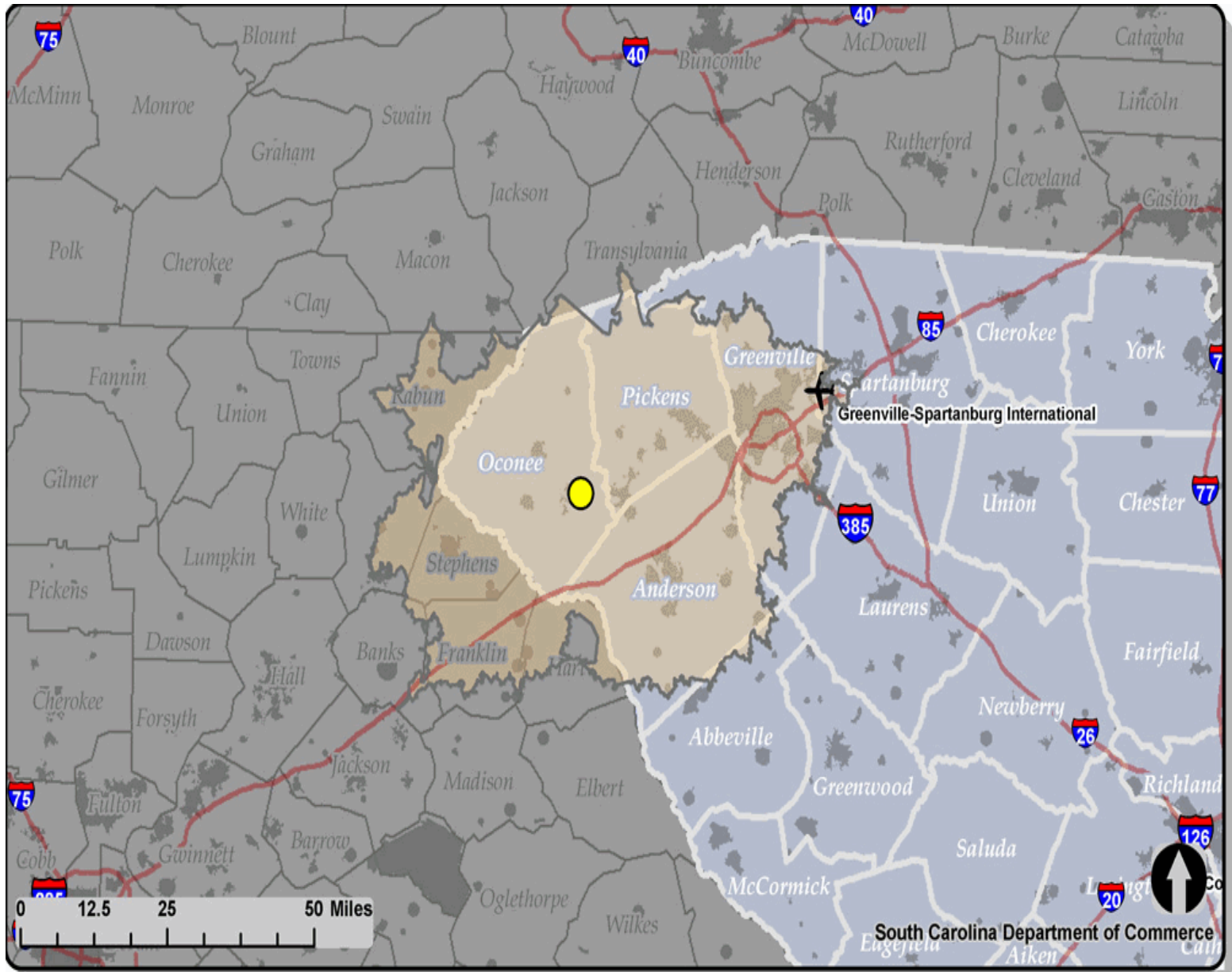
Comments

303,020 total SF building. Two tenants occupying space. Rail Spur to the building possible.

General Information

County Development Status:	Moderately	Census Tract:	45073030701
Per Capita Income for County:	\$31,675	Housing Units in Tract: (2000 Census)	1,878
Avg. Hourly Wage for County:	\$15.84	Census Tract Pop.: (2000 Census)	3,798
Subject Property Inside City Limits:	Not Determined	Median Age in Tract: (2000 Census)	35.5
School District:	Oconee		
Tax District:	Utica		

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.