

Location

LOCATION: 1805 E. Main St. Hwy. 93
COMMUNITY: Easley
COUNTY: Pickens
STATE: South Carolina

Description

BUILDING 5,255 Office Square Feet
AREA: 17,000 Mfg/Warehouse Square Feet
 33,623 Total Square Feet (14,368 occupied)
SITE: 1.86 Acres
YEAR BUILT: 1967
CONDITION: Good
PREVIOUS USE: Manufacturing/Office
CONSTRUCTION: 6" concrete
 Walls: Masonary
 Columns:
 Roof: Built-up
CLEAR HEIGHT: Eaves:
 Center: 17"

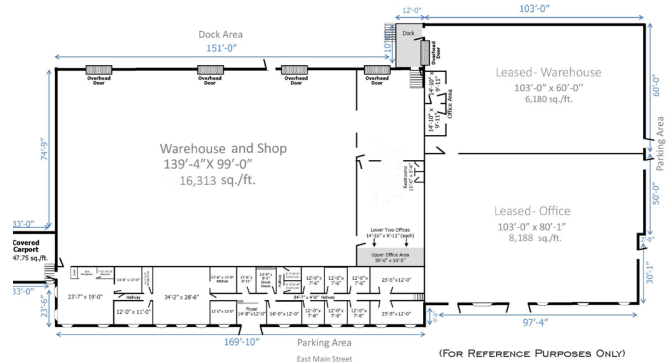
SPRINKLER: None
HEAT PORTION: Warehouse
AIR CONDITION: Office
LIGHTING: Flourescent
TRUCK DOCKS: 3
DRIVE IN DOORS: 2

Taxes and Zoning

TAX DISTRICT: 5029-16-83-8314
MILLAGE RATE:
FIRE DISTRICT: City of Easley
FIRE RATING: ISO 2
ZONING: General Commercial

Sales

SALE PRICE: \$1,500,000
LEASE: \$3.50 warehouse -\$10.00 office psf
AVAILABLE: NNN
SOURCE: A. Ray Farley II, CEcD
 Alliance Pickens
 (864) 898.1500 Ext. 100



Utilities

WATER: Easley Combined Utiltites
GAS: Fort Hill Natural Gas
SEWER: Easley Combined Utiltites
ELECTRICITY: Easley Combined Utiltites

Transportation and Access

INTERSTATE: I-85 7 miles
ALT. HIGHWAY: US 93 0 miles
PRIMARY AIRPORT: GSP 26 miles
CIVIL AIRPORT: Pickens 9 miles
PORT: Charleston 221 miles
RAIL: None

Comments

Baptist Easley occupies 14,368 SF of 33,623 SF and pays \$90,000/ year in rent. 12x12 dock doors with drive in loading platform. Tenant improvement packages available.

For Additional Information Contact:

A. Ray Farley II, CEcD
 Executive Director



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