

## Location

**LOCATION:** 149 Cumberland Avenue  
**COMMUNITY:** Easley  
**COUNTY:** Pickens  
**STATE:** South Carolina

## Description

**BUILDING** 1,600 Office Square Feet  
**AREA:** 12,000 Mfg/Warehouse Square Feet  
 13,600 Total Square Feet  
**SITE:** 1.6 Acres (.88 acres non-contiguous)  
**YEAR BUILT:** 1975  
**CONDITION:** Good  
**PREVIOUS USE:** Warehouse  
**CONSTRUCTION:** Floor: Concrete 8"  
 Walls: Metal (Insulated)  
 Columns: None  
 Roof: Metal (Insulated)  
**CLEAR HEIGHT:** Eaves: 16'  
 Center: 20'  
**SPRINKLER:** None  
**HEAT PORTION:** None  
**AIR CONDITION:** None  
**LIGHTING:** Various  
**TRUCK DOCKS:** 2  
**DRIVE IN DOORS:** 2

## Taxes and Zoning

**TAX DISTRICT:** City of Easley  
**MILLAGE RATE:** 284.1 (2013)  
**FIRE DISTRICT:** City of Easley  
**FIRE RATING:** 4  
**ZONING:** See Development Standard Ordinance

## Sales

**SALE PRICE:** Negotiable  
**LEASE:** N/A  
**AVAILABLE:** Immediately  
**SOURCE:** A. Ray Farley II, CEcD  
 Alliance Pickens  
 (864) 898.1500 Ext. 100



## Utilities

**WATER:** Easley Combined Utilities 6"  
**GAS:** Fort Hill Natural Gas 2"  
**SEWER** Easley Combined Utilities 8"  
**ELECTRICITY:** Easley Combined Utilities  
 2,000 Amp- 3 Phase

## Transportation and Access

**INTERSTATE:** I-85 17 Miles  
**ALT. HIGHWAY:** US 123 1 Miles  
**PRIMARY AIRPORT:** GSP International 27 Miles  
**CIVIL AIRPORT:** Pickens County (5001'RW) 5 Miles  
**PORT:** Charleston 234 Miles  
**RAIL:** None

## Comments

Detached 1,600sf office building- 1 mens/1 womens- HVAC (Building can be sold separate 12,000 sq ft warehouse on property- \$520,000)

## For Additional Information Contact:

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