

## Location

**LOCATION:** 1006 Rice Road  
**COMMUNITY:** Easley  
**COUNTY:** Pickens  
**STATE:** South Carolina

## Description

**BUILDING** 5,000 Office Square Feet  
**AREA:** 241,350 Mfg/Warehouse Square Feet  
 246,350 Total Square Feet  
**SITE:** 20 Acres  
**YEAR BUILT:** 1960 (Additions in 1971)  
**CONDITION:** Good  
**PREVIOUS USE:** Textile Manufacturing  
**CONSTRUCTION:** Floor: Concrete 6"  
 Walls: Brick No  
 Columns: 11'x32' (Steel)  
 Roof: Built up (Insulated)  
**CLEAR HEIGHT:** Eaves: 14'  
 Center: 14'6"  
**SPRINKLER:** 100 % Wet  
**HEAT PORTION:** 100%  
**AIR CONDITION:** 100%  
**LIGHTING:** Fluorescent  
**TRUCK DOCKS:** 5  
**DRIVE IN DOORS:** 0

## Taxes and Zoning

**TAX DISTRICT:** Pickens County  
**MILLAGE RATE:** 228 (2013)  
**FIRE DISTRICT:** Easley Fire Department  
**FIRE RATING:** 6/9  
**ZONING:** See Development Standard Ordinance

## Sales

**SALE PRICE:** \$1,601,275  
**LEASE:** Negotiable  
**AVAILABLE:** Immediately  
**SOURCE:** A. Ray Farley II, CEcD  
 Alliance Pickens  
 (864) 898.1500



## Utilities

**WATER:** Easley Combined Utilities 6"  
**GAS:** Fort Hill Natural Gas 2"  
**SEWER** Has own treatment facility  
 Oxidation Treatment Pond  
**ELECTRICITY:** Duke Energy  
 100,000V > 600V

## Transportation and Access

**INTERSTATE:** I-85 12 Miles  
**ALT. HIGHWAY:** US 123 3.5 Miles  
**PRIMARY AIRPORT:** GSP International 23 Miles  
**CIVIL AIRPORT:** Pickens County (5001'RW) 10 Miles  
**PORT:** Charleston 205 Miles  
**RAIL:** None

## Comments

250,000 gallon water tank shared with Elljean plant for fire suppression

## For Additional Information Contact:

A. Ray Farley II, CEcD  
 Executive Director



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