

## Location

**LOCATION:** 225 Ruhamah Road  
**COMMUNITY:** Liberty  
**COUNTY:** Pickens  
**STATE:** South Carolina

## Description

**BUILDING** 4,853 Office Square Feet  
**AREA:** 127,900 Mfg/Warehouse Square Feet  
 138,800 Total Square Feet  
**SITE:** 51.3 Acres  
**YEAR BUILT:** 1951, Additions in 1954 & 1961  
**CONDITION:** Good  
**PREVIOUS USE:** Manufacturing  
**CONSTRUCTION:** Floor: Reinforced Concrete 6-8"  
 Walls: Industrial Brick (Insulated)  
 Columns: 30' x 60-70' (Steel)  
 Roof: Built up (Insulated)  
**CLEAR HEIGHT:** Eaves: 12' - 20'  
 Center: 12' - 20'  
**SPRINKLER:** 100% Wet  
**HEAT PORTION:** 100%  
**AIR CONDITION:** Office / 85% Mfg  
**LIGHTING:** Fluorescent  
**TRUCK DOCKS:** 5  
**DRIVE IN DOORS:** 1

## Taxes and Zoning

**TAX DISTRICT:** Pickens County  
**MILLAGE RATE:** 228 (2013)  
**FIRE DISTRICT:** Liberty Fire District  
**FIRE RATING:** 5  
**ZONING:** See Development Standard Ordinance

## Sales

**SALE PRICE:** \$1,490,000  
**AVAILABLE:** .Immediately  
**SOURCE:**

A. Ray Farley II, CECD  
 Alliance Pickens  
 (864) 898.1500



## Utilities

**WATER:** Liberty Water District 8"  
**GAS:** Fort Hill Natural Gas 4"  
**SEWER** Liberty Sewer District 8"  
**ELECTRICITY:** Duke Energy  
 1900 KVA, 575 Volt Dist.

## Transportation and Access

**INTERSTATE:** I-85 18.0 Miles  
**ALT. HIGHWAY:** US 123 1.0 Miles  
**PRIMARY AIRPORT:** GSP International 33.0 Miles  
**CIVIL AIRPORT:** Pickens County (5001'RW) 2.0 Miles  
**PORT:** Charleston 233 Miles  
**RAIL:** Norfolk Southern

## Comments

Compressed air (3x80psi, ADT security system, Merlin phone system (1990), front office renovated.

## For Additional Information Contact:

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