

Location

LOCATION: 401 Powdersville Road
COMMUNITY: Easley
COUNTY: Pickens
STATE: South Carolina

Description

BUILDING Office Square Feet 13,236
AREA: Mfg/Warehouse Square Feet 19,854
 33,090 Total Square Feet
SITE: 3.3 Acres (143,748 sq. ft.)
YEAR BUILT: 1973
CONDITION: Good/Typical for age
PREVIOUS USE: Commercial Printing
CONSTRUCTION: Floor: Concrete
 Walls: Stick/Dry-Wall/ Masonary
 Columns: Steel
 Roof: Flat(Liner)
CLEAR HEIGHT: Eaves: 14'-18'
 Center: Variable
SPRINKLER: None
HEAT PORTION:
AIR CONDITION:
LIGHTING: Mixed Metal Vapor/ Fluorescent
TRUCK DOCKS: 3
DRIVE IN DOORS: 1

Taxes and Zoning

TAX DISTRICT: City of Easley
MILLAGE RATE: .2214
FIRE DISTRICT: Easley #3 Fire District
FIRE RATING:
ZONING: Commercial

Sales

SALE PRICE: \$1,300,000
LEASE: Asking \$3.50/ sq. ft. (Triple Net Lease)
AVAILABLE: September 2015
SOURCE: A. Ray Farley II, CEcD
 Alliance Pickens
 (864) 898.1500



Utilities

WATER: Easley Combined Utilities 1"
GAS: Fort Hill Natural Gas 3/4"
SEWER Easley Combined Utilities 4"
ELECTRICITY: Easley Combined Utilities (2 Transformers)
 480 volts with 129 connected KVA
 208 volts with 182 connected KVA

Transportation and Access

INTERSTATE: I-85 7 Miles
ALT. HIGHWAY: US 123 0.5 Miles
PRIMARY AIRPORT: GSP International 25.1 Miles
CIVIL AIRPORT: Pickens County (5001'RW) 11.5 Miles
PORT: Charleston 218 Miles
RAIL: None

Comments

For Additional Information Contact:

A. Ray Farley II, CEcD
 Executive Director



P.O. Box 149
 1390 Smith Grove Road
 Liberty, SC 29657

Ph: 864.898.1500
 Fax: 864.843.5790
 rfarley@alliancepickens.com

