

### Location

**LOCATION:** 165 Dancer Drive  
**COMMUNITY:** Easley  
**COUNTY:** Pickens  
**STATE:** South Carolina

### Description

**BUILDING** 500 Office Square Feet  
**AREA:** 15,500 Mfg/Warehouse Square Feet  
 16,000 Total Square Feet  
**SITE:** Acres  
**YEAR BUILT:** 1992  
**CONDITION:** Good  
**PREVIOUS USE:** Manufacturing  
**CONSTRUCTION:** Floor: Concrete 6"  
 Walls: Metal  
 Columns: 60'x40'  
 Roof: Metal  
**CLEAR HEIGHT:** Eaves: 21'  
 Center: 20'  
**SPRINKLER:** 100% Wet  
**HEAT PORTION:** 100%  
**AIR CONDITION:** Office Only  
**LIGHTING:** Metal Halide  
**TRUCK DOCKS:** 4  
**DRIVE IN DOORS:** 1 (12'x16')

### Taxes and Zoning

**TAX DISTRICT:** Pickens County  
**MILLAGE RATE:** 228  
**FIRE DISTRICT:** Easley  
**FIRE RATING:** 4  
**ZONING:** See development standard ordinance

### Sales

**SALE PRICE:** Lease  
**LEASE:** \$3.50/sq. ft. (NNN)  
**AVAILABLE:** Immediately  
**SOURCE:** A. Ray Farley II, CEcD  
 Alliance Pickens  
 (864) 898.1500



### Utilities

**WATER:** Easley Combined Utilities  
**GAS:** Fort Hill Natural Gas  
**SEWER:** Easley Combined Utilities  
**ELECTRICITY:** Blue Ridge Electric Co-Op  
 3 Phase, 277/480

### Transportation and Access

**INTERSTATE:** I-85 6.2 Miles  
**ALT. HIGHWAY:** US 123 1.5 Miles  
**PRIMARY AIRPORT:** GSP International 23.4 Miles  
**CIVIL AIRPORT:** Pickens County (5001'RW) 12.6 Miles  
**PORT:** Charleston 220 Miles  
**RAIL:** None

### Comments

### For Additional Information Contact:

A. Ray Farley II, CEcD  
 Executive Director



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