

Location

LOCATION: 434 & 440 Farris Bridge Road
(Buildings are now joined)

COMMUNITY: Pickens

COUNTY: Pickens

STATE: South Carolina

Description

BUILDING AREA: 1,800 Office Square Feet
11,700 Warehouse/Ind. Square Feet
13,500 Total Square Feet

SITE: 2.7 Acres

YEAR BUILT: 1960

CONDITION: Fair

PREVIOUS USE: Manufacturing

CONSTRUCTION: Floor: Concrete 6"
Walls: Metal (insulated)
Columns: Metal
Roof: Metal

CLEAR HEIGHT: Eaves: 14'
Center: 16'

SPRINKLER: No

HEAT PORTION: 100%

AIR CONDITION: Office Only

LIGHTING: Fluorescent

TRUCK DOCKS: 4 (1 Covered)

DRIVE IN DOORS: 2

Taxes and Zoning

TAX DISTRICT: Pickens County

MILLAGE RATE: 229.5 (2013)

FIRE DISTRICT: City of Pickens

FIRE RATING: 4

ZONING: See Development Standard Ordinance

Sales

SALE PRICE: N/A

LEASE: Negotiable

AVAILABLE: Immediately

SOURCE: A. Ray Farley II, CEcD
Alliance Pickens
(864) 898.1500 Ext. 100



Utilities

WATER: City of Pickens 6" Main
2" Service Line

GAS: Fort Hill Natural Gas 1"

SEWER: Septic System

ELECTRICITY: Duke Energy
3-Phase 277/480

Transportation and Access

INTERSTATE: I-85 20.0 Miles

ALT. HIGHWAY: US 183 0.0 Miles

PRIMARY AIRPORT: GSP International 31.5 Miles

CIVIL AIRPORT: Pickens County (5001'RW) 6.9 Miles

PORT: Charleston 215 Miles

RAIL: None

Comments

The building has 2- 25 horse power generator on site with associated air lines throughout. There is also a 34,000 sq ft building available directly across the street which is owned by the same group.

For Additional Information Contact:

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