

Location

LOCATION: 937 Pelzer Highway
COMMUNITY: Easley
COUNTY: Pickens
STATE: South Carolina

Description

BUILDING: 12,049 Office Square Feet
AREA: 13,549 Mfg/Warehouse Square Feet
 25,598 Total Square Feet
SITE: 8.2 Acres
YEAR BUILT: See Comments
CONDITION: Good
PREVIOUS USE: Electrical Contractor
CONSTRUCTION: Floor: Concrete 4-6"
 Walls: Metal/Drywall (Ofc)
 Columns: Clear-span no columns
 Roof: Metal
CLEAR HEIGHT: Eaves: 12'
 Center: 12'
SPRINKLER: None
HEAT PORTION: 100%
AIR CONDITION: 100%
LIGHTING: Fluorescent
TRUCK DOCKS: 2
DRIVE IN DOORS: 6

Taxes and Zoning

TAX DISTRICT: Pickens County
MILLAGE RATE: 228 (2013)
FIRE DISTRICT: Easley
FIRE RATING: 4
ZONING: See Development Standard Ordinance

Sales

SALE PRICE: \$995,000
LEASE: Negotiable
AVAILABLE: Immediately
SOURCE: A. Ray Farley II, CEcD
 Alliance Pickens
 (864) 898.1500



Utilities

WATER: Easley Combined Utilities 5/8"
GAS: Fort Hill Natural Gas 1"
SEWER: Septic System
ELECTRICITY: Duke Energy
 120/208v

Transportation and Access

INTERSTATE: I-85 8.0 Miles
ALT. HIGHWAY: US 123 0.0 Miles
PRIMARY AIRPORT: GSP International 31.0 Miles
CIVIL AIRPORT: Pickens County (5001'RW) 11.0 Miles
PORT: Charleston 227 Miles
RAIL: None

Comments

Year Built: 1980 (Bldg 1), 1998 (Bldg 2), 2002 (Bldg 3);
 Office building includes extensive communication and data infrastructure.

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

