

## Location

**LOCATION:** 210 Fern Street  
**COMMUNITY:** Easley  
**COUNTY:** Pickens  
**STATE:** South Carolina

## Description

**BUILDING** 1,500 Office Square Feet  
**AREA:** 29,000 Mfg/Warehouse Square Feet  
 30,500 Total Square Feet

**SITE:** 6.7 Acres  
**YEAR BUILT:** 1970  
**CONDITION:** Average  
**PREVIOUS USE:** Light Industrial  
**CONSTRUCTION:** Floor: Concrete/ Wood 6"  
 Walls: Brick  
 Columns: 28' x 60' (I-beam)  
 Roof: Built Up

**CLEAR HEIGHT:** Eaves: 12'  
 Center: 16'

**SPRINKLER:** 100% Wet  
**HEAT PORTION:** 100%  
**AIR CONDITION:** Office Only  
**LIGHTING:** Fluorescent/Metal Halide  
**TRUCK DOCKS:** 2  
**DRIVE IN DOORS:** 1

## Taxes and Zoning

**TAX DISTRICT:** Pickens County  
**MILLAGE RATE:** 228 (2013)  
**FIRE DISTRICT:** Easley Fire District  
**FIRE RATING:** 4  
**ZONING:** See Development Standards Ordinance

## Sales

**SALE PRICE:** \$690,000 Negotiable  
**LEASE:** Negotiable  
**AVAILABLE:** Immediately  
**SOURCE:** A. Ray Farley II, CEcD  
 Alliance Pickens  
 (864) 898.1500



## Utilities

**WATER:** Easley Combined Utilities 1 1/2"  
 (6" sprinkler line)  
**GAS:** Fort Hill Natural Gas 2"  
**SEWER** Easley Combined Utilities 8"  
**ELECTRICITY:** Easley Combined Utilities  
 500kV, 300kV

## Transportation and Access

**INTERSTATE:** I-85 11.8 Miles  
**ALT. HIGHWAY:** US 123 2.0 Miles  
**PRIMARY AIRPORT:** GSP International 30.8 Miles  
**CIVIL AIRPORT:** Pickens County (5001'RW) 6.1 Miles  
**PORT:** Charleston 229 Miles  
**RAIL:** N/A

## Comments

Although the building is completely ducted for A/C, the current HVAC unit was longer in operation and has been removed from site. Floor composition varies- while majority of floors are concrete, there are wooden floors in oldest portions of building. Roof composition also varies- styles include shingle and "built up."

## For Additional Information Contact:

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 Executive Director



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