

County	Laurens
Municipality	City
Zoning	Industrial
Tax Map ID	901-35-01-040
Landuse	Light Industrial (N) Interstate (S) Light Industrial (E) Interstate (W)

### Pricing

Pricing	For Sale
Sale Price	\$3,000,000

### Details

Tenancy	Single-Tenant (1 Building)
Year Built	2018
Building Condition	Not Yet Assessed
Total Building Area	60,000 Sq Ft
Expandable To	180,000 Sq Ft
Site Size	10.00 Acres
Building Dimensions	Rectangular
Slab Thickness	To Suit
Wall Material	Concrete

### Transportation

Road Serving Building	SC72 (3 Lanes)
Runway Access	No
Nearest Port	Charleston (168.00 Miles)
Nearest Intermodal Facility	NS Greer (41.00 Miles)



### Utilities

Water Provider	City of Clinton
Wastewater Provider	City of Clinton
Natural Gas Provider	Clinton Newberry Natural Gas Authority (Not Connected)
Telecomm Provider	AT&T
Electric Provider	City of Clinton
Alternative Gases	None Available

Rail Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (41.00 Miles)

### Available Space Information Clinton 26 60K Spec Building

Available Area	60,000 Sq Ft	Minimum Area	Not Subdividable
Office Area	None Present	Heated Area	To Suit
Air Conditioned Area	To Suit	Fire Suppression	To Suit - 0%
Lighting	To Suit	Clear Height Range	32' - 34'
Drive-In Doors	1	Dock Doors	2
Approximate Auto Space Parking	100	Approximate Trailer Parking	15
Most Recent Use	Never Occupied		