

AVAILABLE > ±424,565 SF INDUSTRIAL SPACE



358 Ascauga Lake Road

GRANITEVILLE, SOUTH CAROLINA



Property Information

Available for lease:	±424,565 SF	Interstate Access:	I-20: 3 Miles
Site:	±43.17 Acres	Airport Access:	Augusta Regional - 22 miles
Former Use:	Polyester and Cotton Fabrics Manufacturing	Lighting	Mercury Vapor and Metal Halide
Building Area:	Office: ±5,000 SF Mfg/Whse: <u>±448,807 SF</u> Total: ±453,807 SF	Utilities:	Electricity: SCE&G Gas: SCE&G Water: Breezy Hill W/D Sewer: Avondale Mills
Year Built:	1963 - Renovations in 2015	Sprinkler:	100% Wet
Condition:	Good	Truck Docks:	5 Drive-In Doors 16 Dock High Doors
Construction:	Floor: Concrete 6" Walls: Brick and Concrete Panels Roof: Built Up Columns: 32'x32' and 43'x43'	Clear Height:	19' at Eave (18' under beam) 27' at Center (26' under beam)
Sales Price:	Call for Pricing	Parking:	300 Spaces
		Lease Rate:	\$2.95 PSF NNN

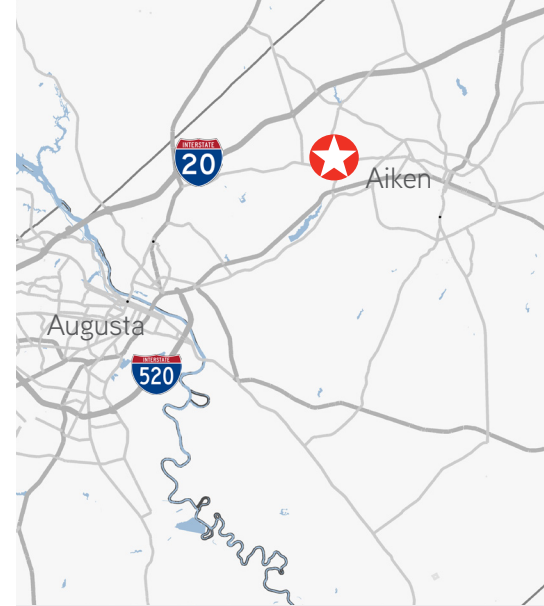
CHUCK W. SALLEY, SIOR
803 401 4266 DIRECT
chuck.salley@colliers.com

DAVE MATHEWS, SIOR
803 401 4293 DIRECT
dave.mathews@colliers.com

THOMAS BEARD
803 401 4247 DIRECT
thomas.beard@colliers.com

COLLIERS INTERNATIONAL
1301 Gervais Street, Suite 600
Columbia, South Carolina 29201
www.colliers.com

Site Aerial



Contact

CHUCK W. SALLEY, SIOR
803 401 4266 DIRECT
chuck.salley@colliers.com

DAVE MATHEWS, SIOR
803 401 4293 DIRECT
dave.mathews@colliers.com

THOMAS BEARD
803 401 4247 DIRECT
thomas.beard@colliers.com

COLLIERS INTERNATIONAL
1301 Gervais Street, Suite 600
Columbia, South Carolina 29201
www.colliers.com