AVAILABLE > ±424,565 SF INDUSTRIAL SPACE 358 Ascauga Lake Road

GRANITEVILLE, SOUTH CAROLINA





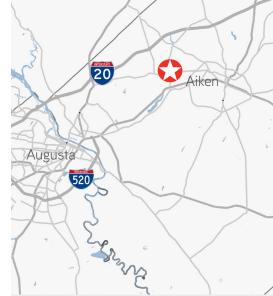
Property Information

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: Mfg/Whse: Total:	±5,000 SF ± <u>448,807 SF</u> ±453,807 SF	Utilities:	Electricity: Gas: Water:	SCE&G SCE&G Breezy Hill W/D
Year Built: Condition:	1963 - Renovations in 2015 Good		Sprinkler:	Sewer: 100% Wet	Avondale Mills
Construction:	Walls: I Roof:	Concrete 6" Brick and Concrete Panels Built Up 32'x32' and 43'x43'	Truck Docks: Clear Height: Parking:	5 Drive-In Doors 16 Dock High Doors 19' at Eave (18' under beam) 27' at Center (26' under beam) 300 Spaces	
Sales Price:	Call for Pricing		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

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2012. All rights reserved.

