

South Carolina Available Industrial Building



Clearwater Finishing 600,000 Sq. Ft. Clearwater

Location: US 1 and SC 126 (Belvedere Road)
Clearwater, SC
Aiken County

Building Area: 19,000 Sq. Ft. Office
 581,000 Sq. Ft. Mfg./Whse.
 600,000 Sq. Ft. Total

Year Built: 1929 Additions through 1974

Condition: Fair

Construction **Floor:** Concrete and Wood
 Walls: Brick
 Roof: Built Up
 Columns: 10'X16' & 20'X20'

Clear Height: 11' - 14'

Lighting: Fluorescent

Heating: 100%

Air Conditioning: Office Only

Sprinkler: 100% Wet

Truck Docks: 14

Site: 20 Acres Additional Available

Former Use: Textile Dyeing & Finishing & Printing

FOR LEASE/SALE

Date Available: Immediately

Lease: Negotiable

Sale: \$395,000

COMMENTS:

UTILITIES

Electricity: South Carolina Electric & Gas Co.
44,000 Volt Primary

Gas: Available
(Southern Natural Gas)

Water: Valley PSA, 8" Main

Sewer: Two Lagoons Disch. into Aiken Cnty PSA

TRANSPORTATION

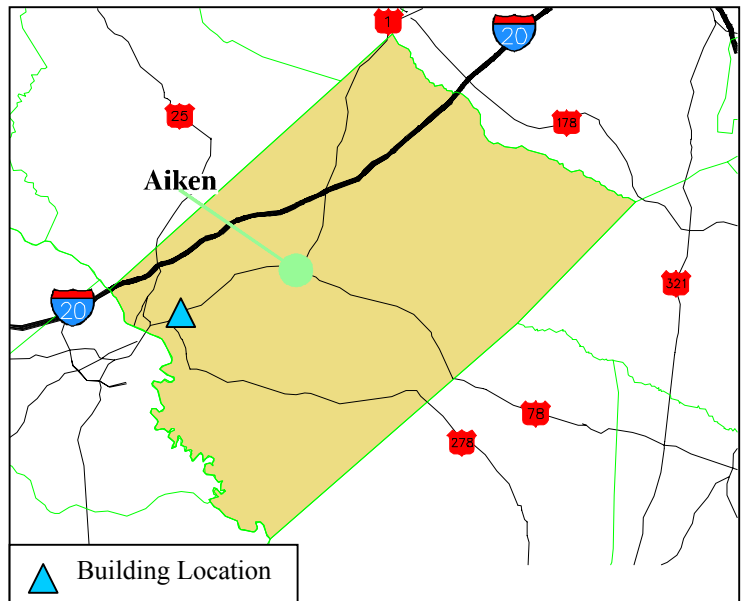
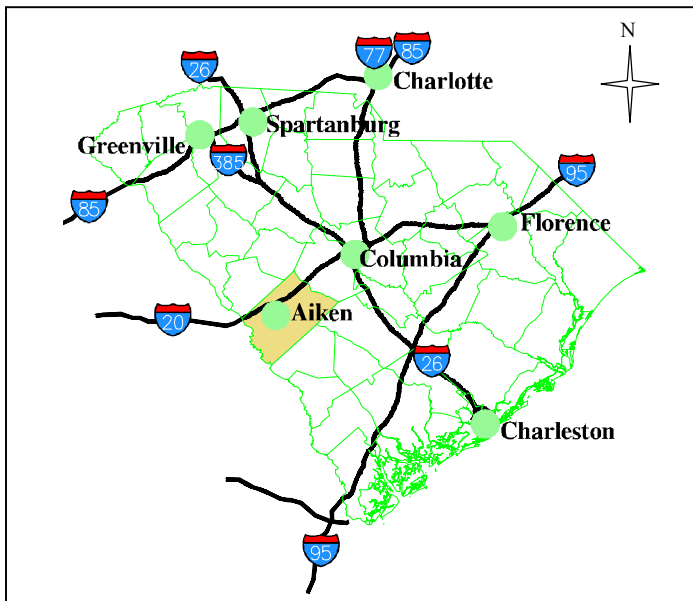
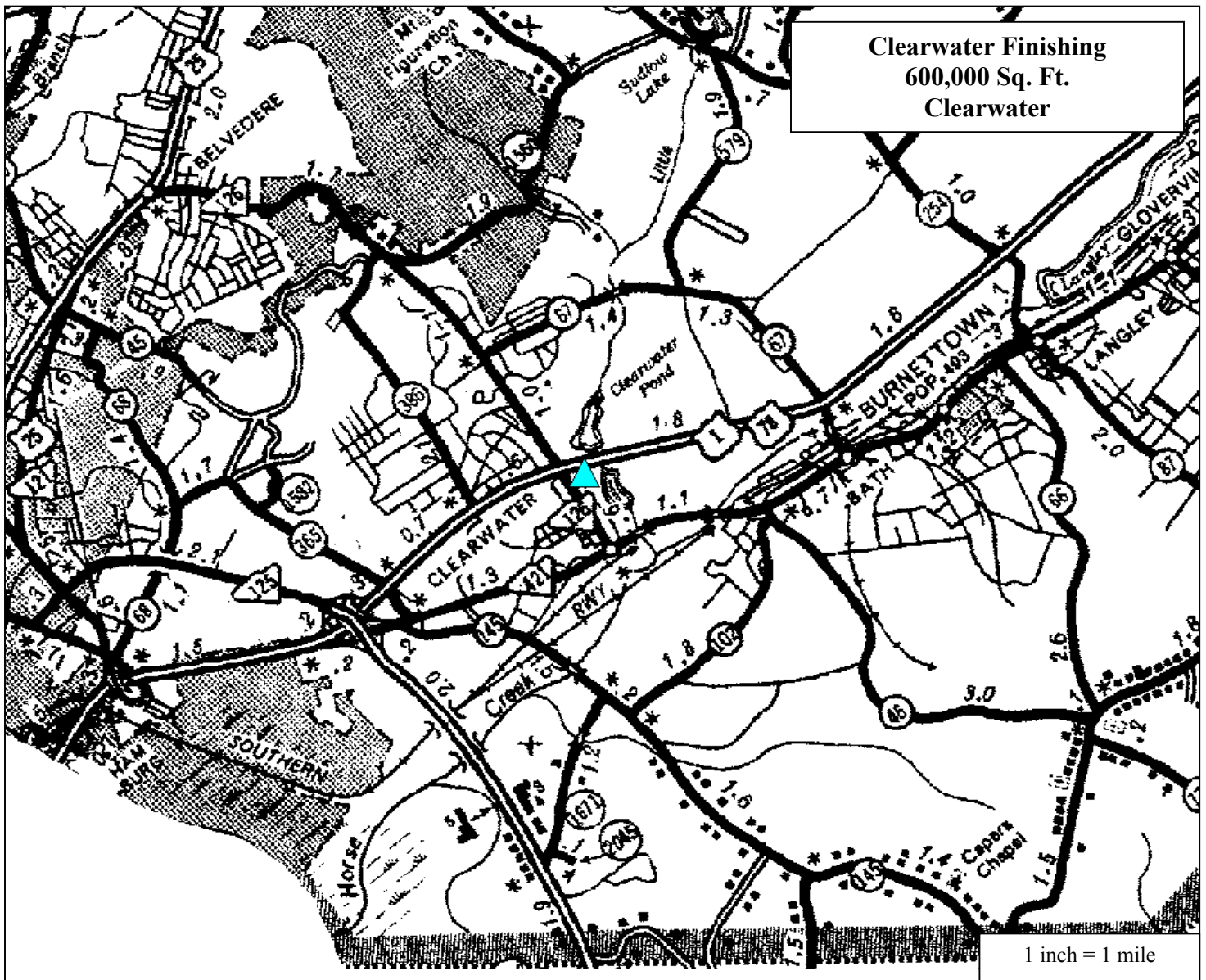
Railroad: None

Interstate Access: I-20, 6 Miles
I-26, 59 Miles

Commercial Airport: Augusta, GA
18 Miles

For Additional Information Contact:
SC Department of Commerce
1201 Main Street, Suite 1600
Columbia, SC 29201
Tel. 803-737-0400





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Prepared: Jun 29, 2004