

# South Carolina Available Industrial Building



## Coordinated Apparel Distribution 122,160 Sq. Ft. Jackson

**Location:** 7700 Atomic Rd (SC 125 North)  
Jackson, SC  
Aiken County

**Building Area:** 4,400 Sq. Ft. Office  
117,760 Sq. Ft. Mfg./Whse.  

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122,160 Sq. Ft. Total

**Year Built:** 1966

**Condition:** Excellent

**Construction** **Floor:** 6" Concrete  
**Walls:** Concrete Block & Metal  
**Roof:** Rubber  
**Columns:** 36'x36'

**Clear Height:** 20' at Eaves  
21'4" at Center

**Lighting:** Fluorescent

**Heating:** 100%

**Air Conditioning:** 100%

**Sprinkler:** 100% Wet

**Truck Docks:** 12

**Site:** 15 Acres

**Former Use:** Warehouse

## FOR LEASE/SALE

**Date Available:** Immediately

**Lease:** \$2.50/ Sq.Ft. Annually  
Including Taxes and Insurance

**Sale:** \$2,360,000

## COMMENTS:

The office and total building area include approximately 2,160 square feet of upstairs office.

## UTILITIES

**Electricity:** South Carolina Electric & Gas Co.  
1000 AMPS

**Gas:** South Carolina Electric & Gas Co.  
at street

**Water:** City of Jackson, 8" Main

**Sewer:** Septic Tank

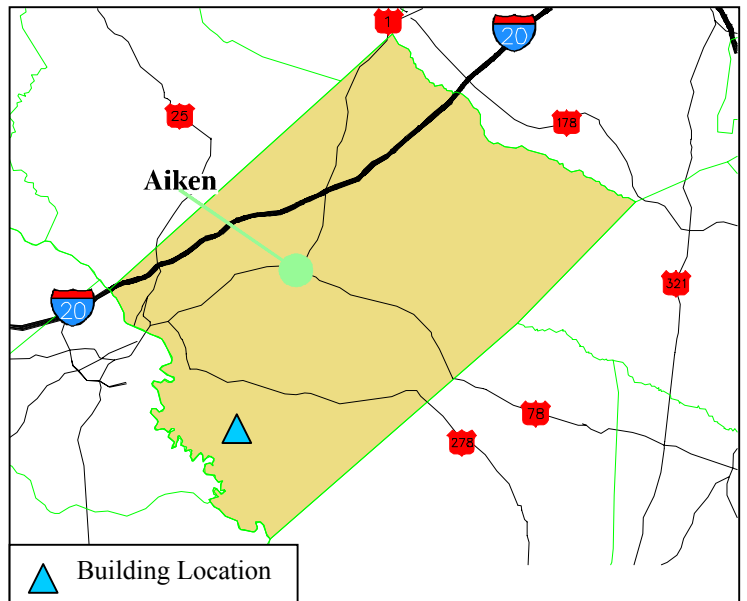
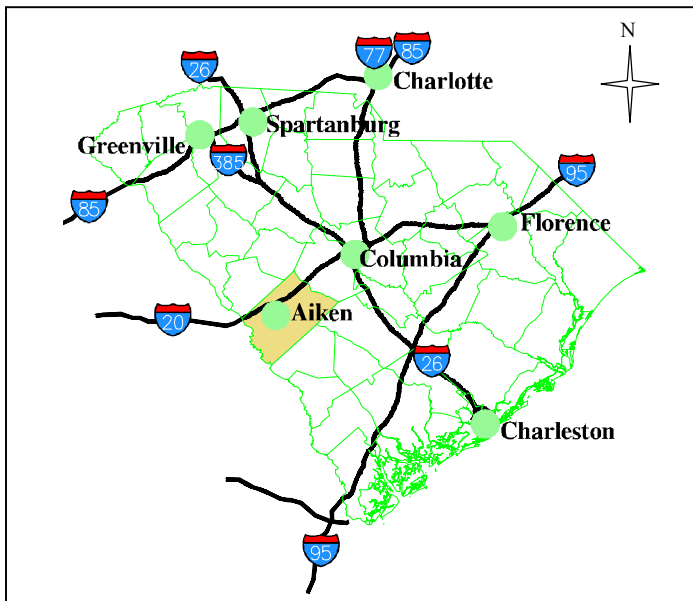
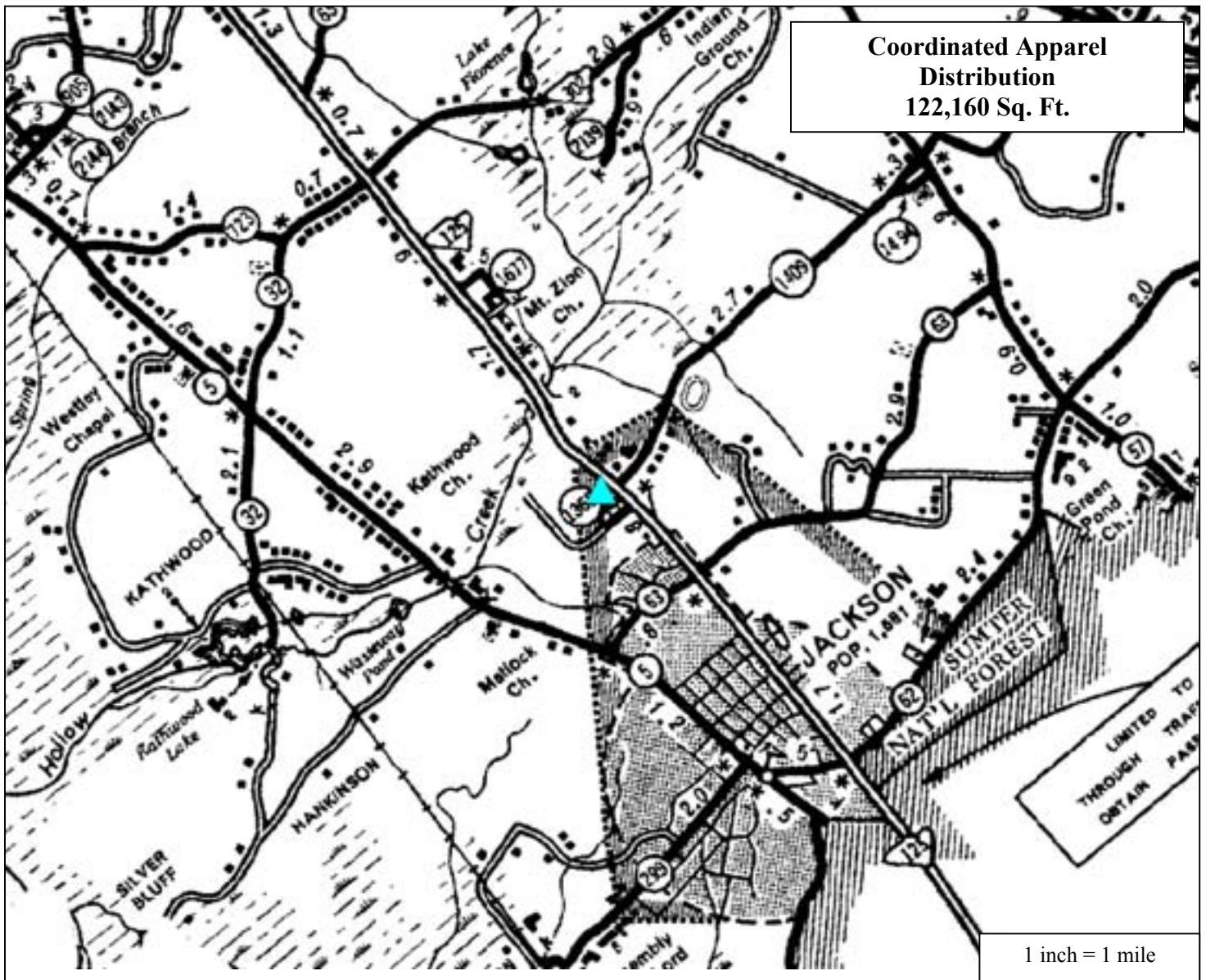
## TRANSPORTATION

**Railroad:** None

**Interstate Access:** I-20, 18 Miles  
I-26, 63 Miles

**Commercial Airport:** Augusta, GA  
29 Miles

**For Additional Information Contact:**  
SC Department of Commerce  
P.O. Box 927  
Columbia, SC 29202  
Tel. 803-737-0400



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**Prepared: Apr 2, 2003**