

# South Carolina Available Industrial Building



## Salley Manufacturing Distribution 68,780 Sq. Ft. Salley

**Location:** 5244 Festival Trail (SC 39 South)  
Salley, SC  
Aiken County

<b>Building Area:</b>	1,500 Sq. Ft. Office 67,280 Sq. Ft. Mfg./Whse. <hr style="width: 100px; margin-left: 0;"/> 68,780 Sq. Ft. Total
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**Year Built:** 1970

**Condition:** Fair

**Construction**    **Floor:** Concrete  
                           **Walls:** Insulated Metal  
                           **Roof:** Insulated Metal  
                           **Columns:** 25'x60'

**Clear Height:** 19'2" (17'4" Under Beam) at Eaves  
26'5" (14'10" Under Beam) at Center

**Lighting:** Fluorescent

**Heating:** 100%

**Air Conditioning:** 100%

**Sprinkler:** 100%

**Truck Docks:** 8

**Site:** 9.3 Acres

**Former Use:** Warehouse

## FOR LEASE/SALE

**Date Available:** Immediately

**Lease:**

**Sale:** \$275,000

## COMMENTS:

## UTILITIES

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

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

**Water:** Town of Salley

**Sewer:** Septic Tank

## TRANSPORTATION

**Railroad:** None

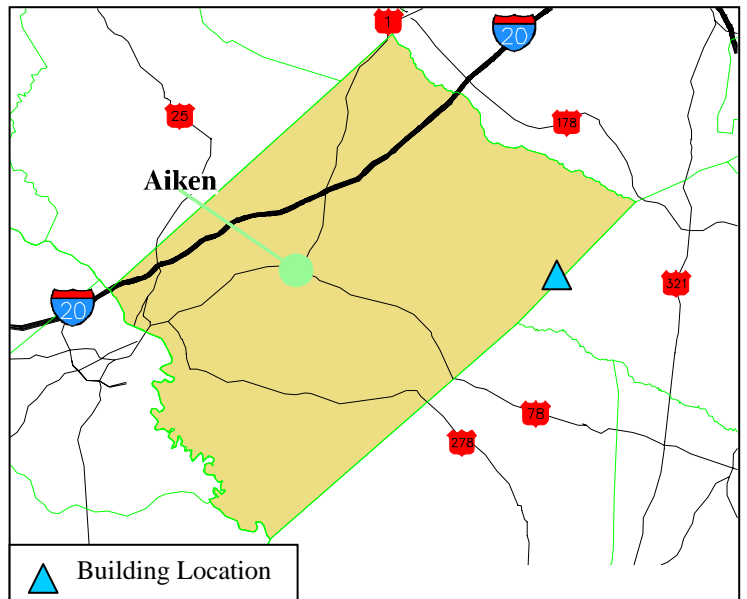
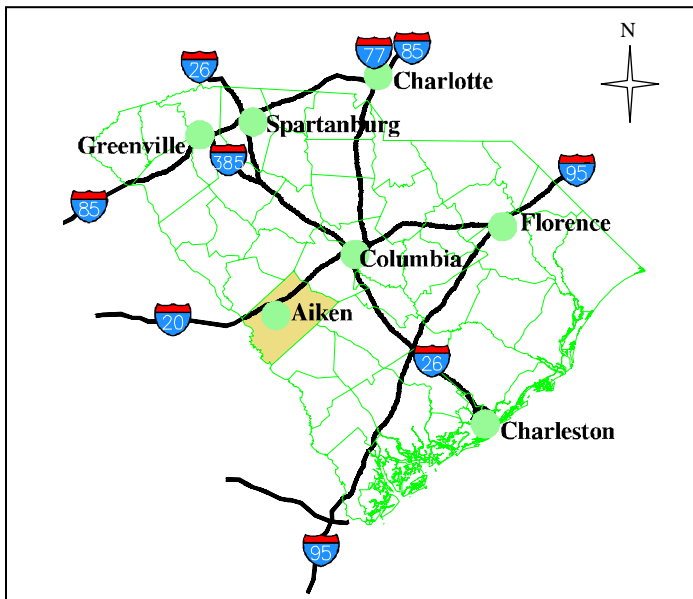
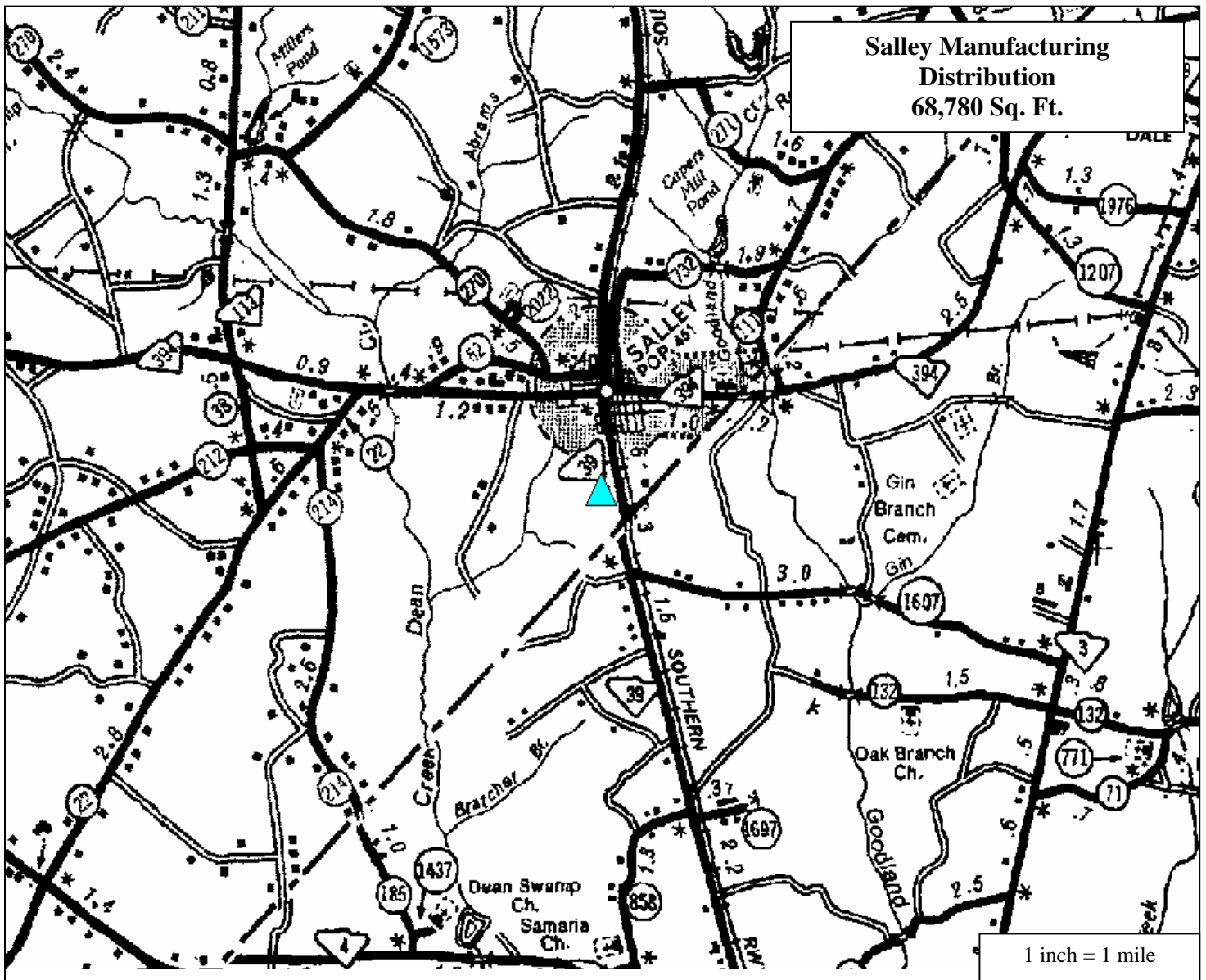
**Interstate Access:** I-20, 20 Miles  
I-26, 27 Miles

**Commercial Airport:** Columbia Metropolitan  
32 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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