

South Carolina Available Industrial Building



Teledyne 67,000 Sq. Ft. Aiken

Location: Givens Street, Verenes Industrial Park
Aiken, SC
Aiken County

Building Area: 37,800 Sq. Ft. Office
 29,200 Sq. Ft. Mfg./Whse.
 67,000 Sq. Ft. Total

Year Built: 1991

Condition: Excellent

Construction **Floor:** Concrete
 Walls: Concrete Panels
 Roof: Rubber
 Columns: 36'6"x37'3"

Clear Height: 22'3" - 22'8"

Lighting: Metal Halide

Heating: 100%

Air Conditioning: 100%

Sprinkler: 100%

Truck Docks: 2 Docks Plus 1 Drive in Door

Site: 16.5 Acres

Former Use: Training Center

FOR LEASE/SALE

Date Available: Immediately

Lease: \$3.50/ Sq.Ft. Annually
 Plus Taxes, Insurance, & Maintenance

Sale: \$1,900,000

COMMENTS:

In the late 1990's approximately 17,800 square feet of the manufacturing area was converted to office. This area could easily be returned to manufacturing.

UTILITIES

Electricity: South Carolina Electric & Gas Co.

Gas: South Carolina Electric & Gas Co.

Water: City of Aiken

Sewer: City of Aiken

TRANSPORTATION

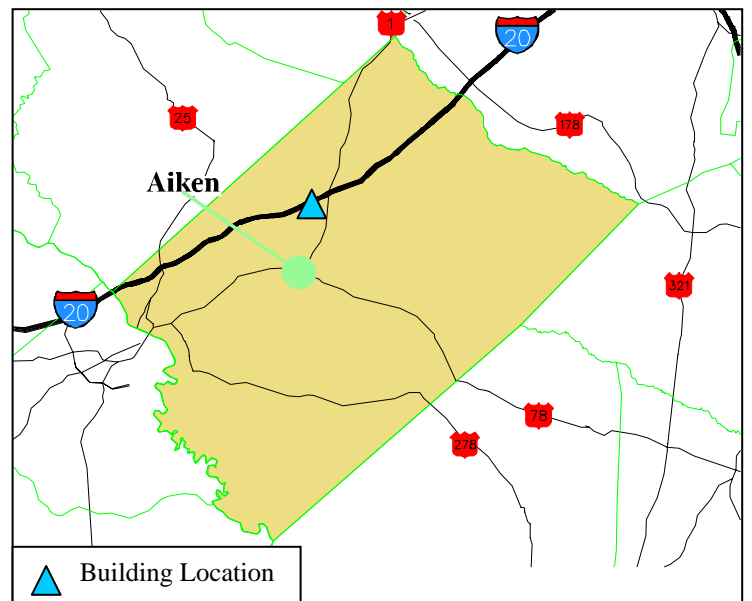
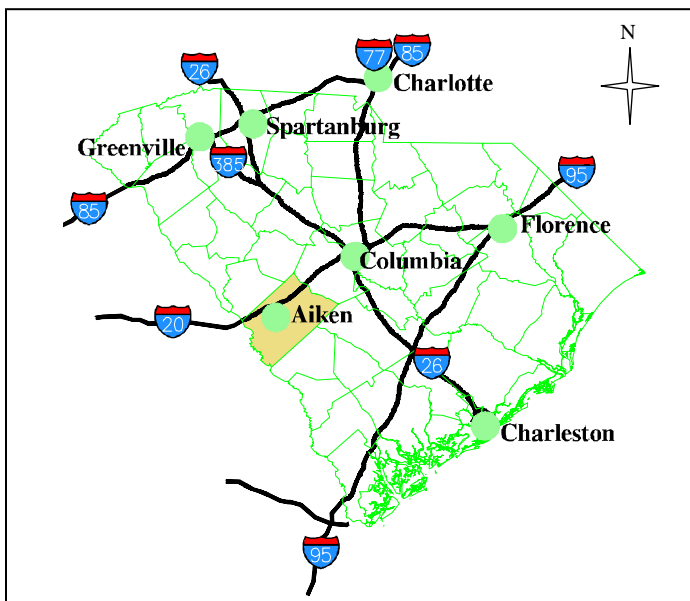
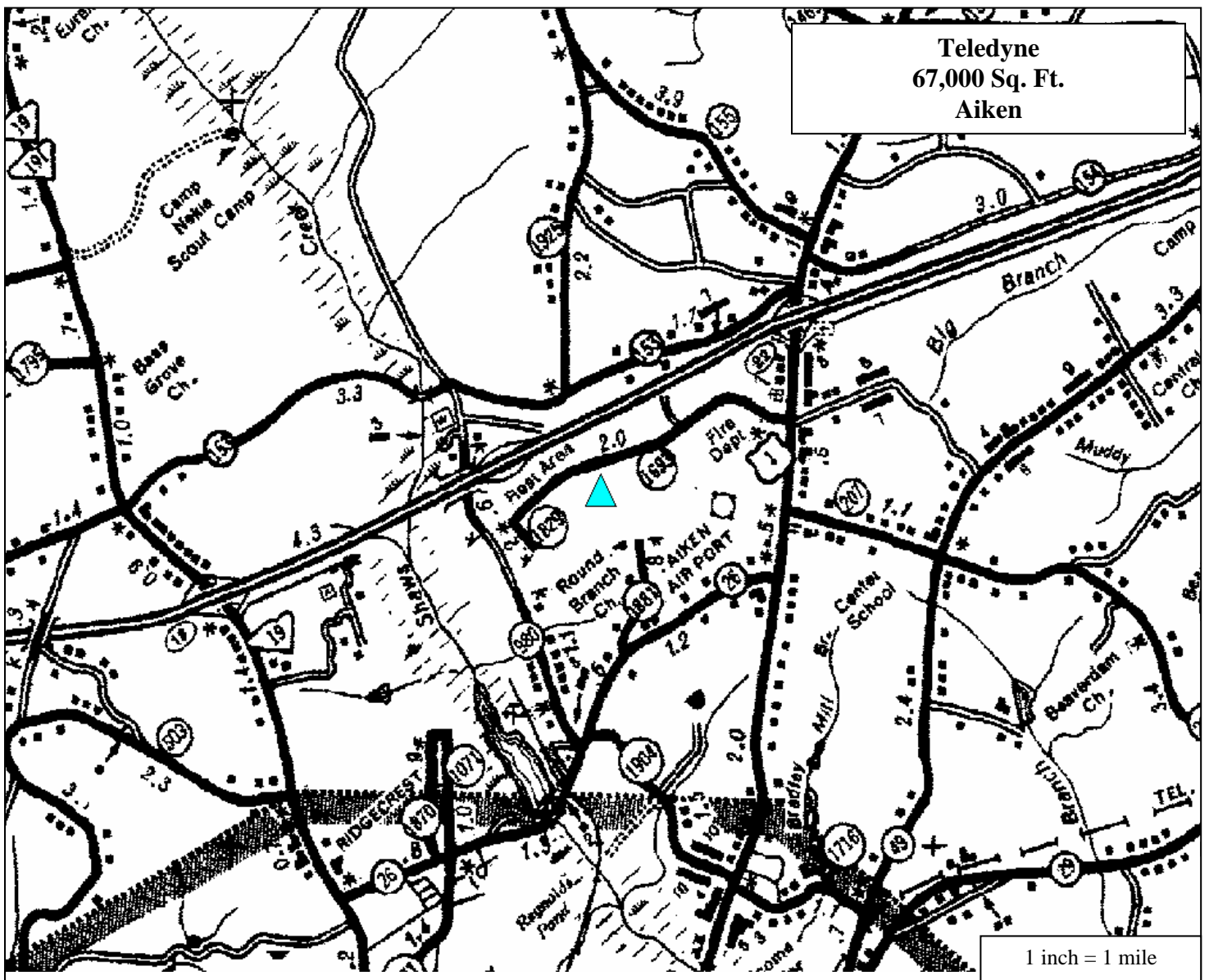
Railroad: None

Interstate Access: I-20, 1 Miles
 I-26, 42 Miles

Commercial Airport: Augusta Regional
 31 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: May 19, 2005