

South Carolina Available Industrial Building



Wagener Manufacturing 156,000 Sq. Ft. Wagener

Location:	163 Earle Street Wagener, SC Aiken County
Building Area:	1,500 Sq. Ft. Office 154,500 Sq. Ft. Mfg./Whse. <hr/> 156,000 Sq. Ft. Total
Year Built:	1947 Additions Through 1985
Condition:	Good
Construction	Floor: Concrete Walls: Concrete Block and Insulated Metal Roof: Rubber and Insulated Metal Columns: Varying
Clear Height:	11'-29'
Lighting:	Fluorescent
Heating:	100%
Air Conditioning:	All but 36,300 Sq Ft Warehouse
Sprinkler:	100% Wet
Truck Docks:	3
Site:	8.6 Acres 2 Additional Acres Available
Former Use:	Cut & Sew

UTILITIES

Electricity:	South Carolina Electric & Gas Co.
Gas:	South Carolina Electric & Gas Co.
Water:	Town of Wagner
Sewer:	Town of Wagner

TRANSPORTATION

Railroad:	None
Interstate Access:	I-20, 12 Miles I-26, 25 Miles
Commercial Airport:	Columbia Metropolitan 27 Miles

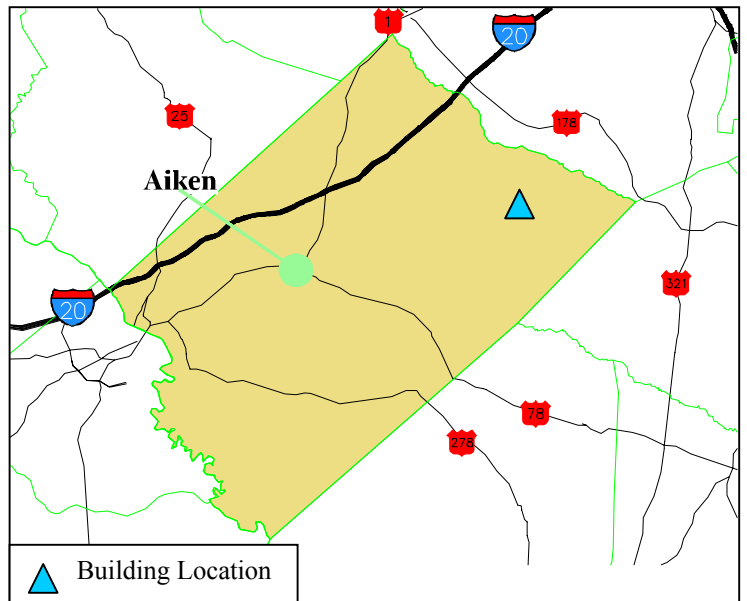
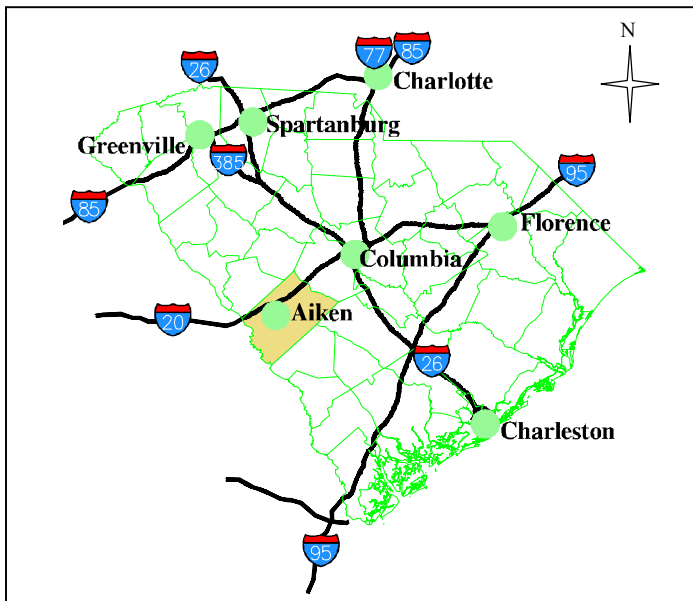
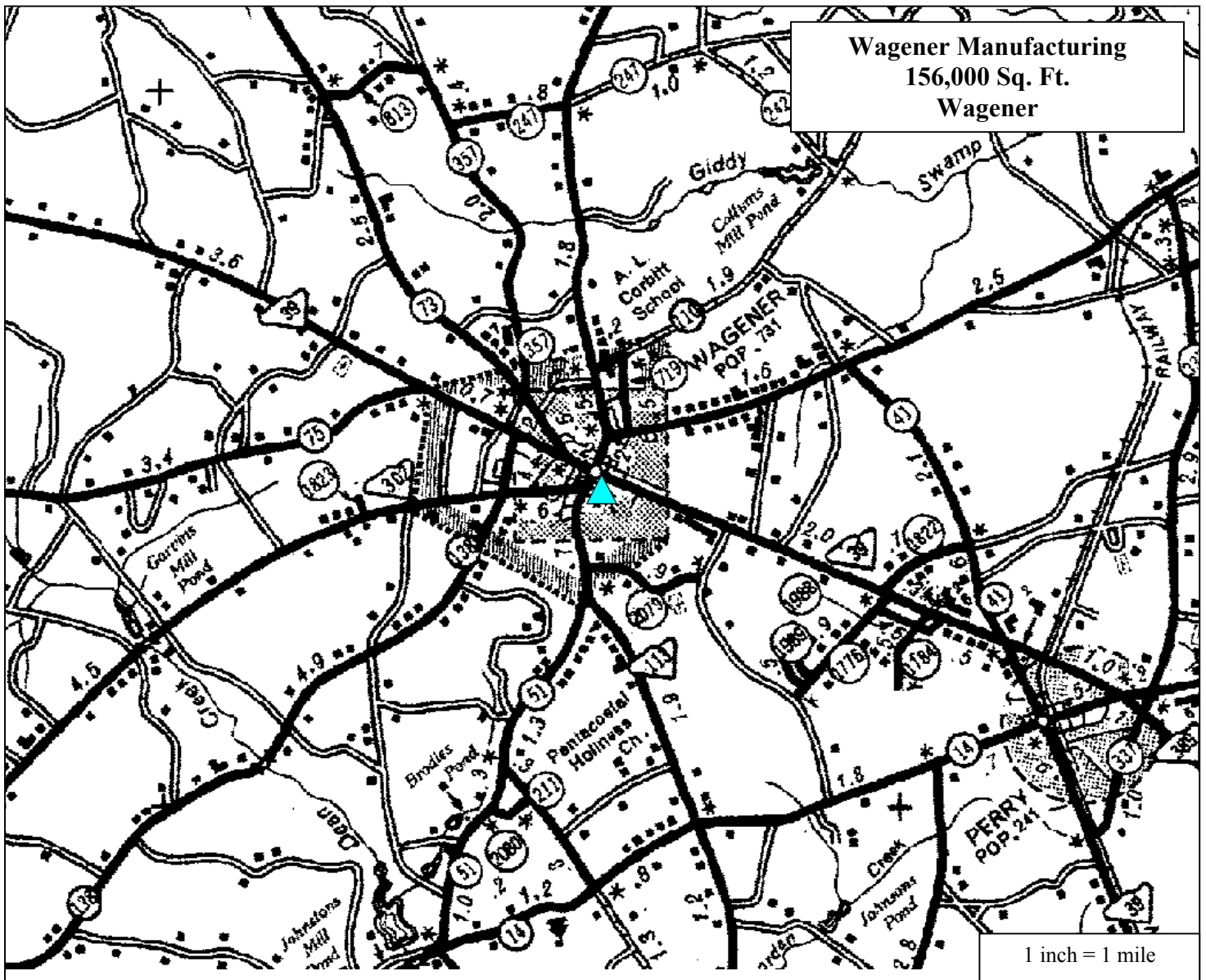
For Additional Information Contact:
SC Department of Commerce
1201 Main Street, Suite 1600
Columbia, SC 29201
Tel. 803-737-0400

FOR LEASE/SALE

Date Available:	Immediately
Lease:	Negotiable
Sale:	\$900,000

COMMENTS:

In addition to the total building area are seven detached warehouses for a combined area of 59,200 square feet.



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