

Location

Address: 164 Bettis Academy Road
 City: Graniteville
 State: South Carolina
 ZIP Code: 29801
 County: Aiken
 Tax Map ID:

Sale/Lease Information

Sale: \$4,990,000.00
 Annual Lease:
 Date Available: Immediately

Property Information

Year Built: 1994
 Condition: Average
 Area
 Office: 2,661 sq ft/247.31 sq m
 Manufacturing/Warehouse: 323,808 sq ft/30,094.72 sq m
 Total: 326,469 sq ft/30,342.03 sq m
 Construction
 Floor: 6 in/15.24 cm Concrete
 Walls: Concrete Panels & Concrete Block
 Roof: Built Up and Rubber
 Columns:

Interior Features

Height Under Beam (Center):
 Clear Height at Center: 37.00 ft/11.28 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 18.00 ft/5.49 m
 Clear Span Distance:
 Column Spacing: 42x32 ft/12.8x9.7 m
 Heated Area:
 Air Conditioned Area:
 Lighting Type: HID and Fluorescent
 Sprinkler Coverage: 100%

Exterior Features

Drive in Doors: 2
 Loading Docks: 17
 Parking Spaces:
 Site Size: 28.70 ac/11.61 ha
 Addtl. Land Available:

Former Use: Yarn Dyeing and Weaving

Transportation Accessibility

Closest Interstate
 Interstate-20: 2.58 mi/4.15 km
 Closest Port
 Savannah: 127.12 mi/204.54 km
 Closest Rail Line
 Norfolk Southern: 1.54 mi/2.48 km
 Rail Access: No
 Closest Commercial Airport
 Augusta Regional: 21.70 mi/34.92 km
 Closest Civil Airport
 Twin Lakes: 5.94 mi/9.56 km



Utilities/Services

Water Service Provider: Breezy Hill W/D
 Water Main Diameter: 6.00 in/15.24 cm
 Comments:
 Sewer Service Provider: Avondale Mills
 Sewer Type (Force or Gravity): Gravity
 Sewer Main Diameter: 30.00 in/76.20 cm
 Comments:
 Natural Gas Provider: SCE&G
 Natural Gas Line Diameter:
 Comments:
 Electricity Provider: South Carolina Electric & Gas Co.
 Electrical Comments: 3000 Amps
 Telecommunications Provider: Yes
 Fiber Optics Provider: Not Determined
 Cable Provider: Not Determined
 Fire Department: G.V.W. Fire Dept.
 Distance to Fire Department: 1.54 mi/2.48 km
 Fire Dept.'s ISO Rating: 0

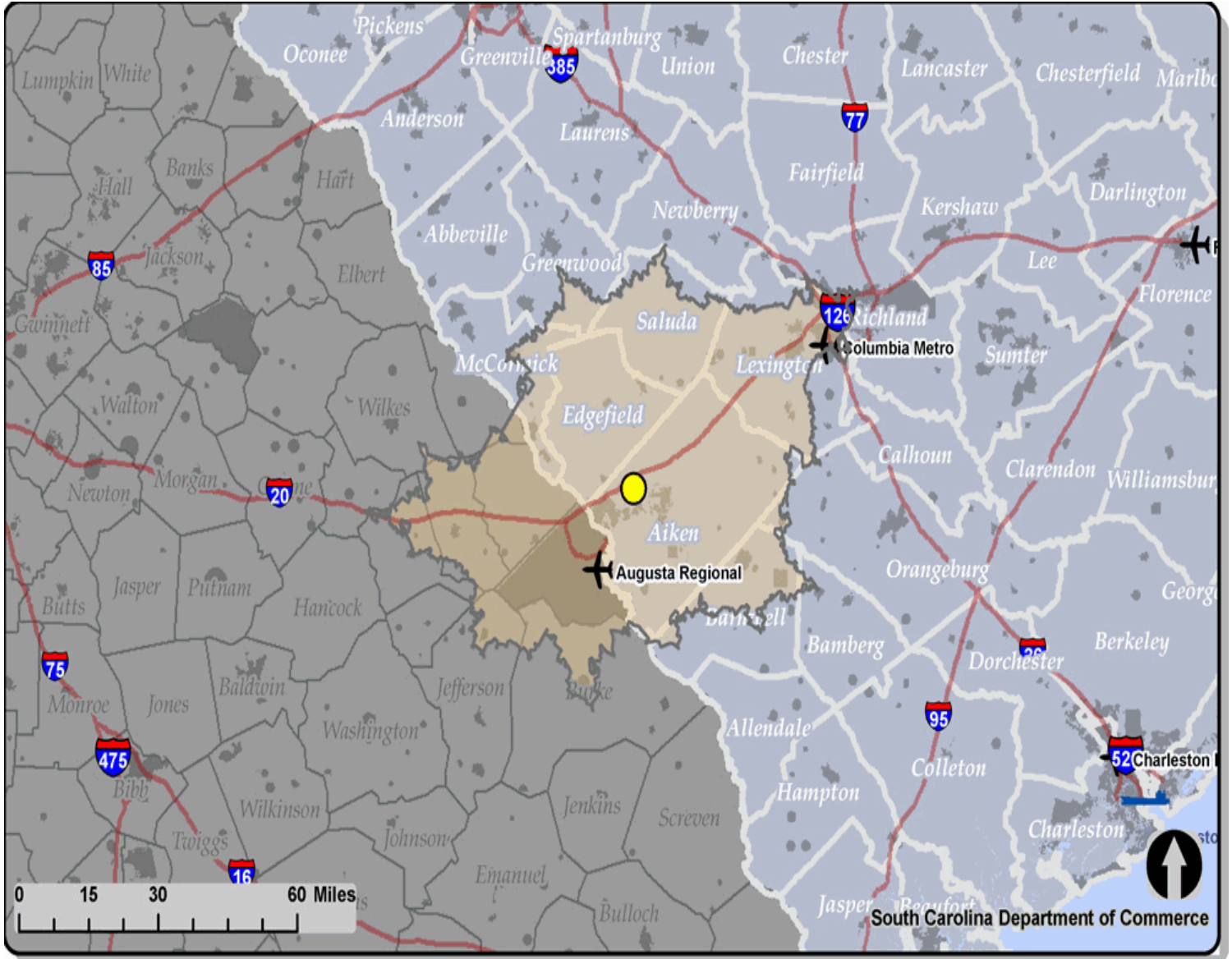
Comments

This buildings includes a dye house. In addition to the total building area is a 9625 square foot boiler/chiller building.

General Information

County Development Status:	Least	Census Tract:	45003020400
Per Capita Income for County :	\$28,418	Housing Units in Tract (2000 Census):	1,818
Avg. Hourly Wage for County:	\$14.21	Census Tract Pop. (2000 Census):	
		Median Age in Tract (2000 Census):	31.7
Subject Property Inside City Limits:	Not Determined		
School District:	Aiken		
Tax District:	Unincorporated		

60 Minute Drive Time Map of Avondale Horsecreek Plant



Note: The data represented on this flyer and its associated maps are subject to frequent changes. The South Carolina Department of Commerce does not maintain all data associated with this product and although the maps and data are believed to be fundamentally accurate, no guarantees as to their accuracy or completeness are expressed or implied.

Data sources include the following: South Carolina Department of Commerce, South Carolina's County and Regional Economic Development Agencies, Environmental Systems Research Institute, Inc. (ESRI), South Carolina Budget and Control Board, South Carolina Geodetic Survey and South Carolina Department of Natural Resources.