

Location

Address: 7700 Atomic Rd
 City: Jackson
 State: South Carolina
 ZIP Code: 29803
 County: Aiken
 Tax Map ID:

Sale/Lease Information

Sale: \$2,360,000.00
 Annual Lease: \$2.50 sq ft/\$26.90 sq m
 Date Available: Immediately

Property Information

Year Built: 1966
 Condition: Excellent
 Area
 Office: 4,400 sq ft/408.94 sq m
 Manufacturing/Warehouse: 117,760 sq ft/10,944.61 sq m
 Total: 122,160 sq ft/11,353.55 sq m

Construction
 Floor: 6 in/15.24 cm Concrete
 Walls: Concrete Block & Metal
 Roof: Rubber
 Columns:

Interior Features
 Height Under Beam (Center):
 Clear Height at Center: 21.00 ft/6.40 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 20.00 ft/6.10 m
 Clear Span Distance:
 Column Spacing: 36'x36'
 Heated Area: 100%
 Air Conditioned Area: 100%
 Lighting Type: Fluorescent
 Sprinkler Coverage: 100% Wet

Exterior Features
 Drive in Doors:
 Loading Docks: 12
 Parking Spaces:
 Site Size: 15.00 ac/6.07 ha
 Addtl. Land Available:

Former Use: Warehouse

Transportation Accessibility

Closest Interstate
 Interstate-20: 18.39 mi/29.59 km
 Closest Port
 Savannah: 109.45 mi/176.11 km
 Closest Rail Line
 CSX: 2.14 mi/3.44 km
 Rail Access: No
 Closest Commercial Airport
 Augusta Regional: 16.90 mi/27.19 km
 Closest Civil Airport
 Aiken Muni: 23.98 mi/38.58 km



Utilities/Services

Water Service Provider: Town of Jackson
 Water Main Diameter: 8.00 in/20.32 cm
 Comments:

Sewer Service Provider: Septic Tank
 Sewer Type (Force or Gravity): Force
 Sewer Main Diameter: 8.00 in/20.32 cm
 Comments:

Natural Gas Provider: SCE&G
 Natural Gas Line Diameter:
 Comments: at street

Electricity Provider: South Carolina Electric & Gas Co.
 Electrical Comments: 1000 AMPS

Telecommunications Provider: Yes
 Fiber Optics Provider: Not Determined
 Cable Provider: Not Determined

Fire Department: Jackson Fire Dept.
 Distance to Fire Department: 1.75 mi/2.82 km
 Fire Dept.'s ISO Rating: 0

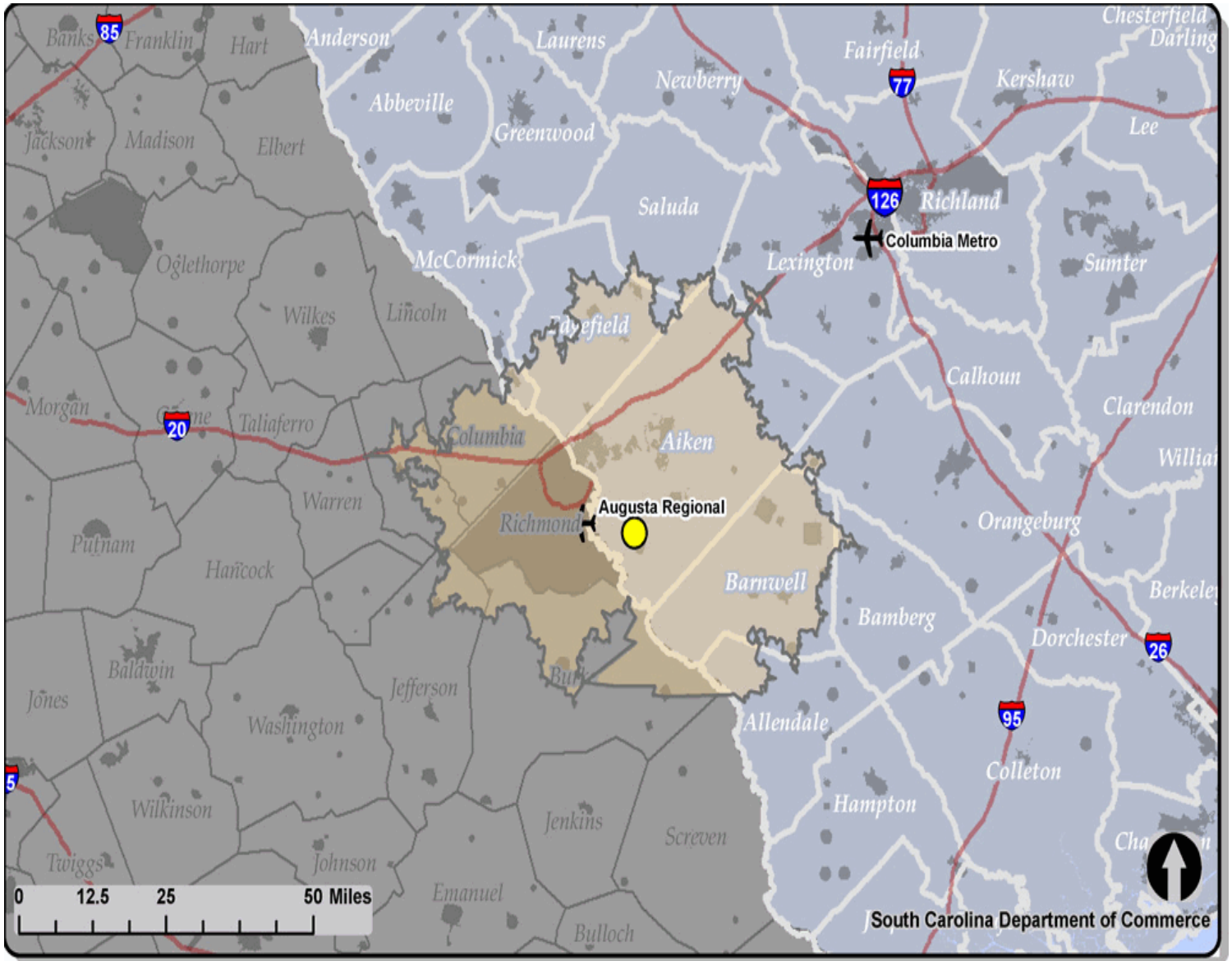
Comments

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

General Information

County Development Status:	Least	Census Tract:	45003022100
Per Capita Income for County :	\$28,418	Housing Units in Tract (2000 Census):	1,530
Avg. Hourly Wage for County:	\$14.21	Census Tract Pop. (2000 Census):	3,362
		Median Age in Tract (2000 Census):	36.3
Subject Property Inside City Limits:	No		
School District:	Aiken		
Tax District:	Unincorporated		

60 Minute Drive Time Map of Coordinated Apparel Distribution



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.