

**Location**

Address: 227 Trade Court  
 City: Aiken  
 State: South Carolina  
 ZIP Code: 29805  
 County: Aiken  
 Tax Map ID:

**Sale/Lease Information**

Sale: \$2,400,000.00  
 Annual Lease: \$3.25 sq ft/\$34.97 sq m  
 Plus taxes, insurance & maintenance.  
 Date Available:

**Property Information**

Year Built: 1998  
 Condition: Average  
 Area  
 Office: 1,400 sq ft/130.12 sq m  
 Manufacturing/Warehouse: 71,926 sq ft/6,684.80 sq m  
 Total: 73,326 sq ft/6,814.92 sq m

Construction  
 Floor: 6 in Concrete  
 Walls: Insulated Metal  
 Roof: Insulated Metal  
 Columns: Steel

Interior Features  
 Height Under Beam (Center): 24.00 ft/7.32 m  
 Clear Height at Center: 25.60 ft/7.80 m  
 Height Under Beam (Eaves): 14.60 ft/4.45 m  
 Clear Height at Eaves: 17.50 ft/5.33 m  
 Clear Span Distance:  
 Column Spacing: 67 x 30 ft  
 Heated Area: Office (limited in whse.)  
 Air Conditioned Area: Office Only  
 Lighting Type: HID  
 Sprinkler Coverage: 100% Wet

Exterior Features  
 Drive in Doors: 3  
 Loading Docks: 6  
 Parking Spaces: 30 Asphalt  
 Site Size: 7.20 ac/2.91 ha  
 Addtl. Land Available:

Former Use: Fiberglass Recycling

**Transportation Accessibility**

Closest Interstate  
 Interstate-20: 2.40 mi/3.86 km  
 Closest Port  
 Savannah: 128.68 mi/207.05 km  
 Closest Rail Line  
 Norfolk Southern: 2.00 mi/3.22 km  
 Rail Access: No  
 Closest Commercial Airport  
 Augusta Regional: 33.47 mi/53.85 km  
 Closest Civil Airport  
 Aiken Muni: 2.16 mi/3.48 km



**Utilities/Services**

Water Service Provider: City of Aiken  
 Water Main Diameter: 8.00 in/20.32 cm  
 Comments:  
 Sewer Service Provider: Aiken PSA - Horse Creek  
 Sewer Type (Force or Gravity): Gravity  
 Sewer Main Diameter: 8.00 in/20.32 cm  
 Comments:  
 Natural Gas Provider: SCE&G  
 Natural Gas Line Diameter: 4.00 in/10.16 cm  
 Comments:  
 Electricity Provider: South Carolina Electric and Gas  
 Electrical Comments:  
 Telecommunications Provider: Yes  
 Fiber Optics Provider: Not Determined  
 Cable Provider: Not Determined  
 Fire Department: Center  
 Distance to Fire Department: 1.72 mi/2.77 km  
 Fire Dept.'s ISO Rating: 2

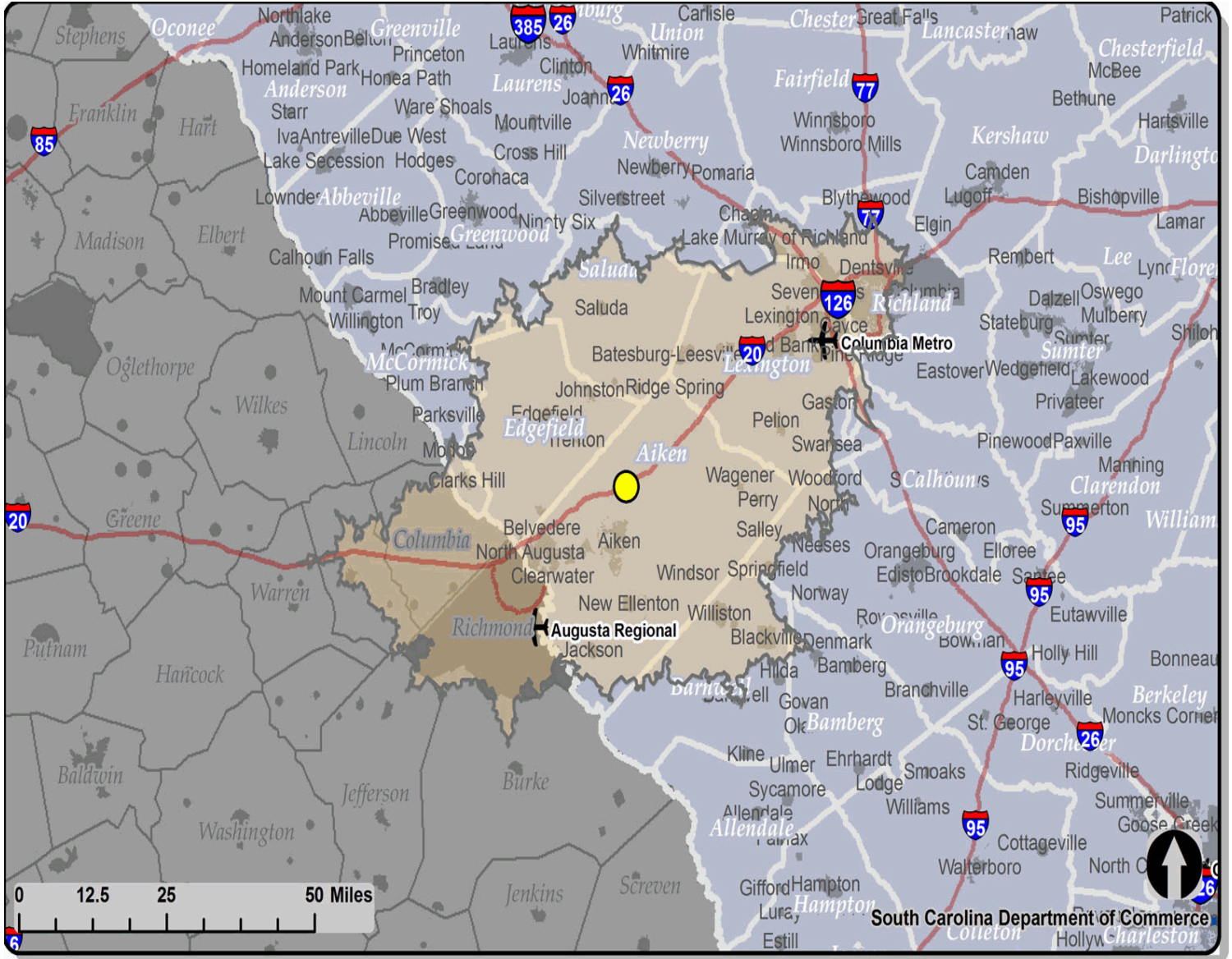
**Comments**

Available 30 days after contract.

**General Information**

County Development Status:	Least	Census Tract:	45003020200
Per Capita Income for County :	\$28,418	Housing Units in Tract (2000 Census):	1,981
Avg. Hourly Wage for County:	\$14.21	Census Tract Pop. (2000 Census):	4,776
		Median Age in Tract (2000 Census):	34.9
Subject Property Inside City Limits:	No		
School District:	Aiken		
Tax District:	1		

**60 Minute Drive Time Map of Ferguson**



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.