

Location

Address: 30 Pine House Road
 City: Trenton
 State: South Carolina
 ZIP Code: 29847
 County: Edgefield
 Tax Map ID:

Sale/Lease Information

Sale: \$3,444,350.00
 Annual Lease: \$2.50 sq ft/\$26.90 sq m
 Plus Taxes, Insurance, & Maintenance
 Date Available:

Property Information

Year Built: 1992
 Condition: Average
 Area
 Office: 1,047 sq ft/97.31 sq m
 Manufacturing/Warehouse: 244,978 sq ft/22,768.26 sq m
 Total: 246,025 sq ft/22,865.56 sq m

Construction
 Floor: Concrete
 Walls: Insulated Metal
 Roof: Insulated Metal
 Columns:

Interior Features
 Height Under Beam (Center): 21.75 ft/6.63 m
 Clear Height at Center: 24.10 ft/7.35 m
 Height Under Beam (Eaves): 11.91 ft/3.63 m
 Clear Height at Eaves: 13.41 ft/4.09 m
 Clear Span Distance:
 Column Spacing: 25x50 ft/7.6x15.2 m
 Heated Area: Off + Limited Areas
 Air Conditioned Area: Office Only
 Lighting Type: Metal Halide
 Sprinkler Coverage: 100% Dry

Exterior Features
 Drive in Doors: 3
 Loading Docks: 8
 Parking Spaces:
 Site Size: 12.00 ac/4.86 ha
 Addtl. Land Available:

Former Use: Warehouse

Transportation Accessibility

Closest Interstate
 Interstate-20: 10.44 mi/16.80 km
 Closest Port
 Savannah: 137.06 mi/220.53 km
 Closest Rail Line
 Norfolk Southern: 0.39 mi/0.63 km
 Rail Access: No
 Closest Commercial Airport
 Augusta Regional: 30.01 mi/48.29 km
 Closest Civil Airport
 Twin Lakes: 7.67 mi/12.34 km



Utilities/Services

Water Service Provider: Edgefield Co W&SA
 Water Main Diameter: 16.00 in/40.64 cm
 Comments:
 Sewer Service Provider: Edgefield Cnty. W&S Auth.
 Sewer Type (Force or Gravity): Force
 Sewer Main Diameter: 6.00 in/15.24 cm
 Comments:
 Natural Gas Provider: SCE&G
 Natural Gas Line Diameter: 3.00 in/7.62 cm
 Comments: 3" Main
 Electricity Provider: South Carolina Electric & Gas Co.
 Electrical Comments: 3200 Amps
 Telecommunications Provider: Yes
 Fiber Optics Provider: Not Determined
 Cable Provider: Not Determined

Fire Department: Trenton Fire Dept.
 Distance to Fire Department: 1.00 mi/1.61 km
 Fire Dept.'s ISO Rating: 6

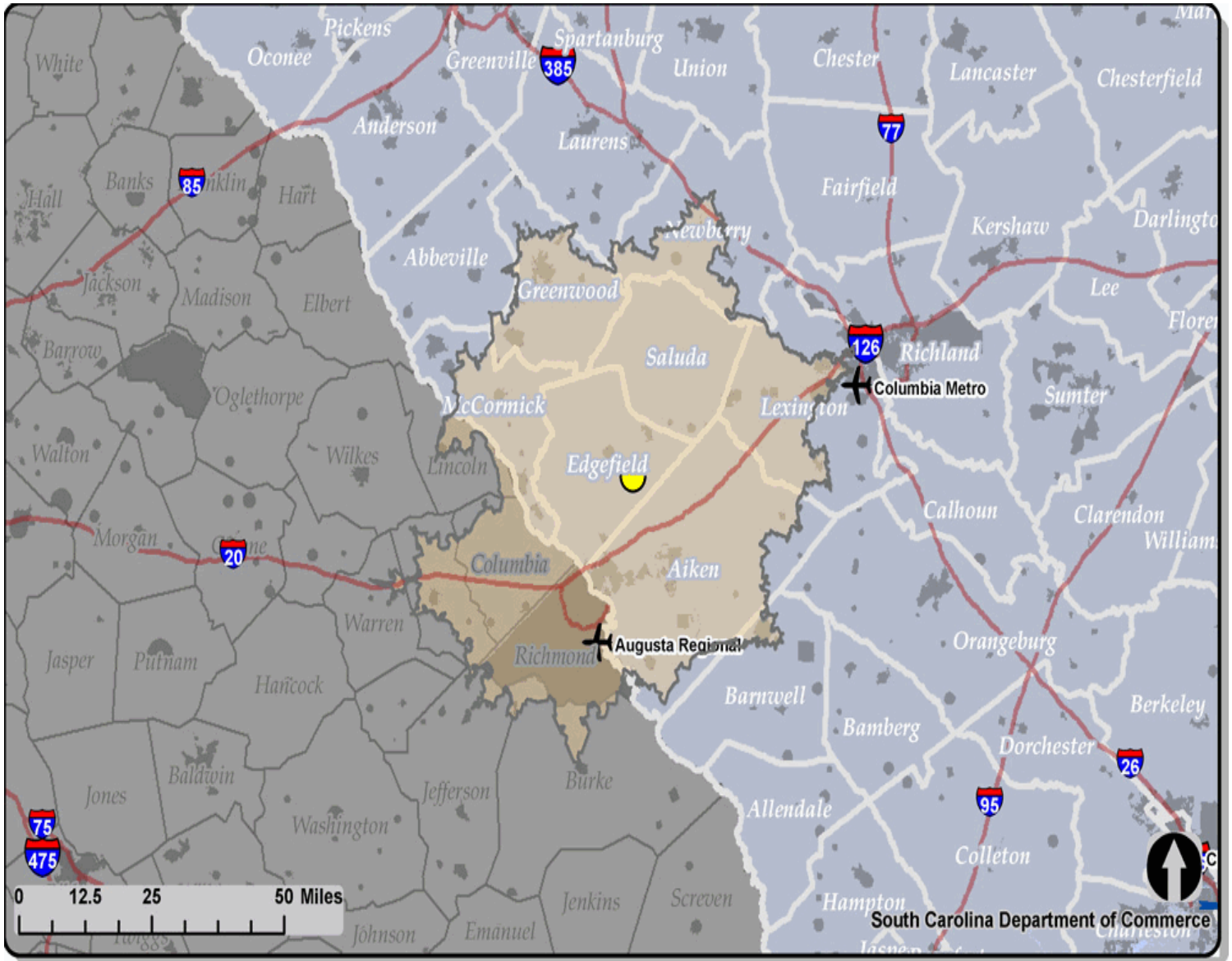
Comments

Property is available with a 60 day notice.

General Information

County Development Status:	Least	Census Tract:	45037970400
Per Capita Income for County :	\$23,157	Housing Units in Tract (2000 Census):	1,093
Avg. Hourly Wage for County:	\$11.58	Census Tract Pop. (2000 Census):	3,015
		Median Age in Tract (2000 Census):	31.4
Subject Property Inside City Limits:	Yes		
School District:	Edgefield		
Tax District:	Trenton		

60 Minute Drive Time Map of Martin IMI Building 3



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.