

**Location**

Address: 1084 International Pl  
 City: Aiken  
 State: South Carolina  
 ZIP Code: 29829  
 County: Aiken  
 Tax Map ID:

**Sale/Lease Information**

Sale: \$9,900,000.00  
 Annual Lease: \$3.95 sq ft/\$42.50 sq m  
 Plus Taxes, Insurance, & Maintenance  
 Date Available: Immediately

**Property Information**

Year Built: 1997  
 Condition: Excellent  
 Area  
 Office: 18,192 sq ft/1,690.76 sq m  
 Manufacturing/Warehouse: 300,808 sq ft/27,957.10 sq m  
 Total: 319,000 sq ft/29,647.86 sq m

Construction  
 Floor: 6 in/15.24 cm Concrete  
 Walls: Insulated Metal  
 Roof: Insulated Single Ply Membrane  
 Columns:

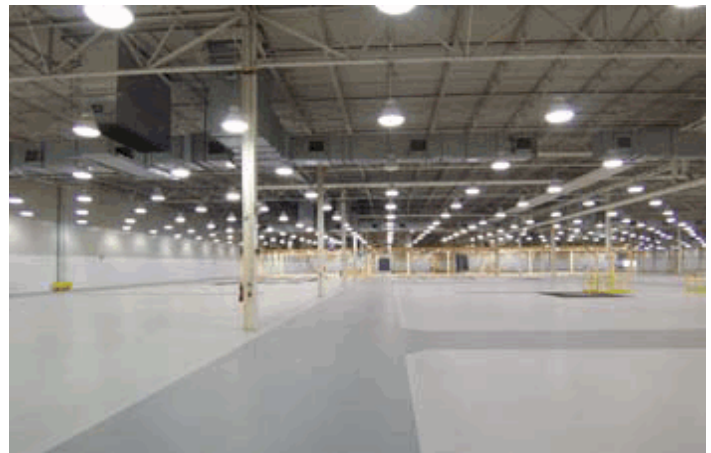
Interior Features  
 Height Under Beam (Center):  
 Clear Height at Center: 26.00 ft/7.92 m  
 Height Under Beam (Eaves):  
 Clear Height at Eaves: 26.00 ft/7.92 m  
 Clear Span Distance:  
 Column Spacing: 40x66 ft/12.1x20.1 m  
 Heated Area: 272,008 sq ft/25,270 sq m  
 Air Conditioned Area: 273,000 sq ft/25,362 sq m  
 Lighting Type: Metal Halide  
 Sprinkler Coverage: 100% Wet

Exterior Features  
 Drive in Doors: 2  
 Loading Docks: 7  
 Parking Spaces:  
 Site Size: 50.00 ac/20.23 ha  
 Addtl. Land Available:

Former Use: Automotive Bearings Manufacturing

**Transportation Accessibility**

Closest Interstate  
 Interstate-20: 0.95 mi/1.53 km  
 Closest Port  
 Savannah: 129.74 mi/208.75 km  
 Closest Rail Line  
 Norfolk Southern: 2.03 mi/3.27 km  
 Rail Access: No  
 Closest Commercial Airport  
 Augusta Regional: 22.93 mi/36.89 km  
 Closest Civil Airport  
 Twin Lakes: 3.31 mi/5.33 km



**Utilities/Services**

Water Service Provider:	City of Aiken
Water Main Diameter:	6.00 in/15.24 cm
Comments:	Aiken County, 6" Main
Sewer Service Provider:	Aiken PSA - Horse Creek
Sewer Type (Force or Gravity):	Gravity
Sewer Main Diameter:	6.00 in/15.24 cm
Comments:	
Natural Gas Provider:	SCE&G
Natural Gas Line Diameter:	
Comments:	
Electricity Provider:	South Carolina Electric & Gas Co.
Electrical Comments:	Two 4000 Amp Switchgears, 277/440 Volt
Telecommunications Provider:	Yes
Fiber Optics Provider:	Not Determined
Cable Provider:	Not Determined
Fire Department:	G.V.W. Fire Dept.
Distance to Fire Department:	4.11 mi/6.61 km
Fire Dept.'s ISO Rating:	0

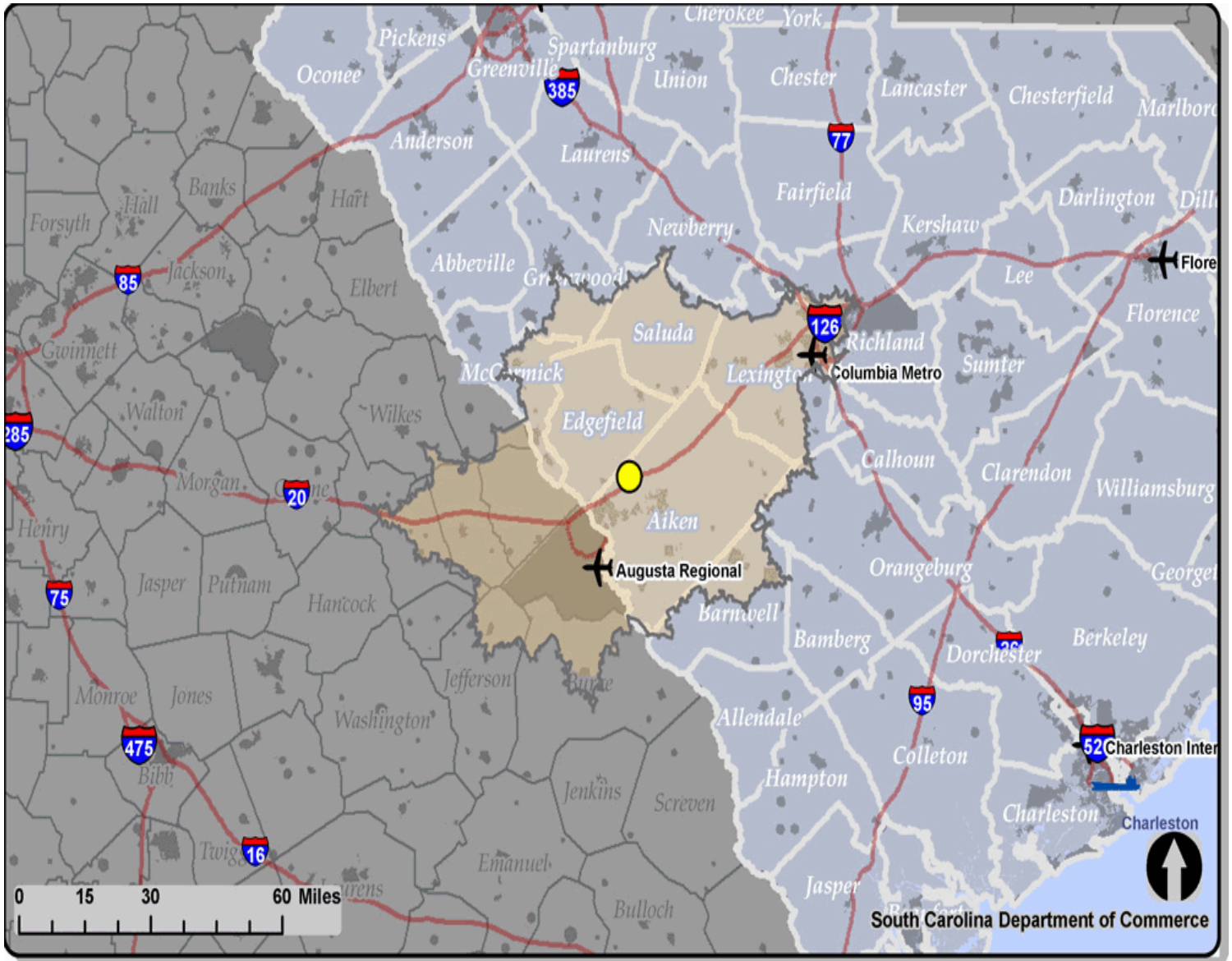
**Comments**

23,496 square feet of the floor has not been poured. The total building area includes 27,524 square feet of basement.

**General Information**

County Development Status:	Least	Census Tract:	45003020300
Per Capita Income for County :	\$28,418	Housing Units in Tract (2000 Census):	3,499
Avg. Hourly Wage for County:	\$14.21	Census Tract Pop. (2000 Census):	
		Median Age in Tract (2000 Census):	33.8
Subject Property Inside City Limits:	Not Determined		
School District:	Aiken		
Tax District:	Unincorporated		

**60 Minute Drive Time Map of SKF**



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.