

Location

Address: 163 Earle Street
 City: Wagener
 State: South Carolina
 ZIP Code: 29164
 County: Aiken
 Tax Map ID:

Sale/Lease Information

Sale: Negotiable
 Annual Lease: Negotiable
 Date Available: Immediately

Property Information

Year Built: 1947
 Condition: Average
 Area
 Office: 1,500 sq ft/139.41 sq m
 Manufacturing/Warehouse: 154,500 sq ft/14,359.23 sq m
 Total: 156,000 sq ft/14,498.64 sq m
 Construction
 Floor: Concrete
 Walls: Concrete Block and Insulated Metal
 Roof: Rubber and Insulated Metal
 Columns:

Interior Features

Height Under Beam (Center):
 Clear Height at Center: 29.00 ft/8.84 m
 Height Under Beam (Eaves):
 Clear Height at Eaves: 11.00 ft/3.35 m
 Clear Span Distance:
 Column Spacing: Varying
 Heated Area: 100%
 Air Conditioned Area: 119,400 sq ft/11,092 sq m
 Lighting Type: Fluorescent
 Sprinkler Coverage: 100% Wet

Exterior Features

Drive in Doors:
 Loading Docks: 3
 Parking Spaces:
 Site Size: 8.60 ac/3.48 ha
 Addtl. Land Available: 2.00 ac/0.81 ha

Former Use: Cut & Sew

Transportation Accessibility

Closest Interstate
 Interstate-20: 12.89 mi/20.74 km
 Closest Port
 Charleston: 108.02 mi/173.80 km
 Closest Rail Line
 CSX: 14.27 mi/22.96 km
 Rail Access: No
 Closest Commercial Airport
 Columbia Metro: 28.05 mi/45.13 km
 Closest Civil Airport
 Corporate: 13.82 mi/22.24 km



Utilities/Services

Water Service Provider: Town of Wagener
 Water Main Diameter: 6.00 in/15.24 cm
 Comments:
 Sewer Service Provider: Town of Wagener
 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:
 Comments:
 Electricity Provider: South Carolina Electric & Gas Co.
 Electrical Comments:
 Telecommunications Provider: Yes
 Fiber Optics Provider: Not Determined
 Cable Provider: Not Determined

Fire Department: Wagener Fire Dept.
 Distance to Fire Department: 0.43 mi/0.69 km
 Fire Dept.'s ISO Rating: 0

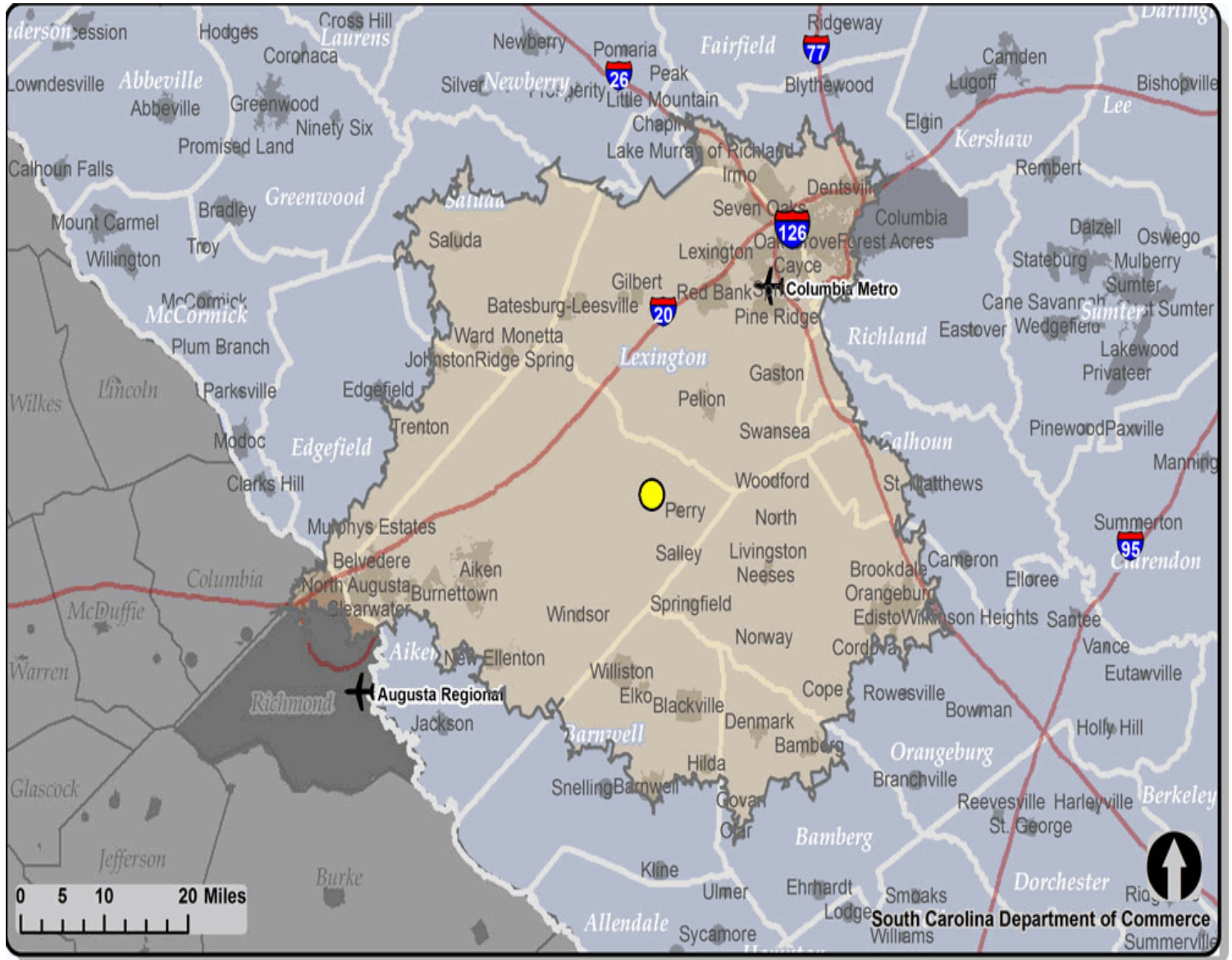
Comments

This property is owned by the Town of Wagner

General Information

| | | | |
|--------------------------------------|----------------|---------------------------------------|-------------|
| County Development Status: | Least | Census Tract: | 45003021700 |
| Per Capita Income for County : | \$28,418 | Housing Units in Tract (2000 Census): | 2,053 |
| Avg. Hourly Wage for County: | \$14.21 | Census Tract Pop. (2000 Census): | 4,480 |
| | | Median Age in Tract (2000 Census): | 35.6 |
| Subject Property Inside City Limits: | Not Determined | | |
| School District: | Aiken | | |
| Tax District: | Wagener | | |

60 Minute Drive Time Map of Wagener Manufacturing



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.