

Location

Address: Willow Run Business Park
 City: Aiken
 State: South Carolina
 ZIP Code: 29801
 County: Aiken
 Tax Map ID:

Sale/Lease Information

Sale: \$690,000.00
 Annual Lease: Negotiable
 Date Available: Immediately

Property Information

Year Built: 2003
 Condition: Excellent
 Area
 Office:
 Manufacturing/Warehouse: 29,524 sq ft/2,743.96 sq m
 Total: 29,524 sq ft/2,743.96 sq m

Construction
 Floor: To Suit Occupant
 Walls: Insulated Concrete Panels
 Roof: Insulated Built Up
 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: 24.00 ft/7.32 m
 Clear Span Distance:
 Column Spacing: 40x40 ft/12.1x12.1 m
 Heated Area: To Suit Occupant
 Air Conditioned Area: To Suit Occupant
 Lighting Type: To Suit Occupant
 Sprinkler Coverage: To Suit Occupant

Exterior Features

Drive in Doors: 1
 Loading Docks: 2
 Parking Spaces:
 Site Size: 5.30 ac/2.14 ha
 Addtl. Land Available:

Former Use: New Building

Transportation Accessibility

Closest Interstate
 Interstate-20: 6.50 mi/10.46 km
 Closest Port
 Savannah: 120.21 mi/193.42 km
 Closest Rail Line
 Norfolk Southern: 0.61 mi/0.98 km
 Rail Access: No
 Closest Commercial Airport
 Augusta Regional: 26.65 mi/42.88 km
 Closest Civil Airport
 Aiken Muni: 6.99 mi/11.25 km



Utilities/Services

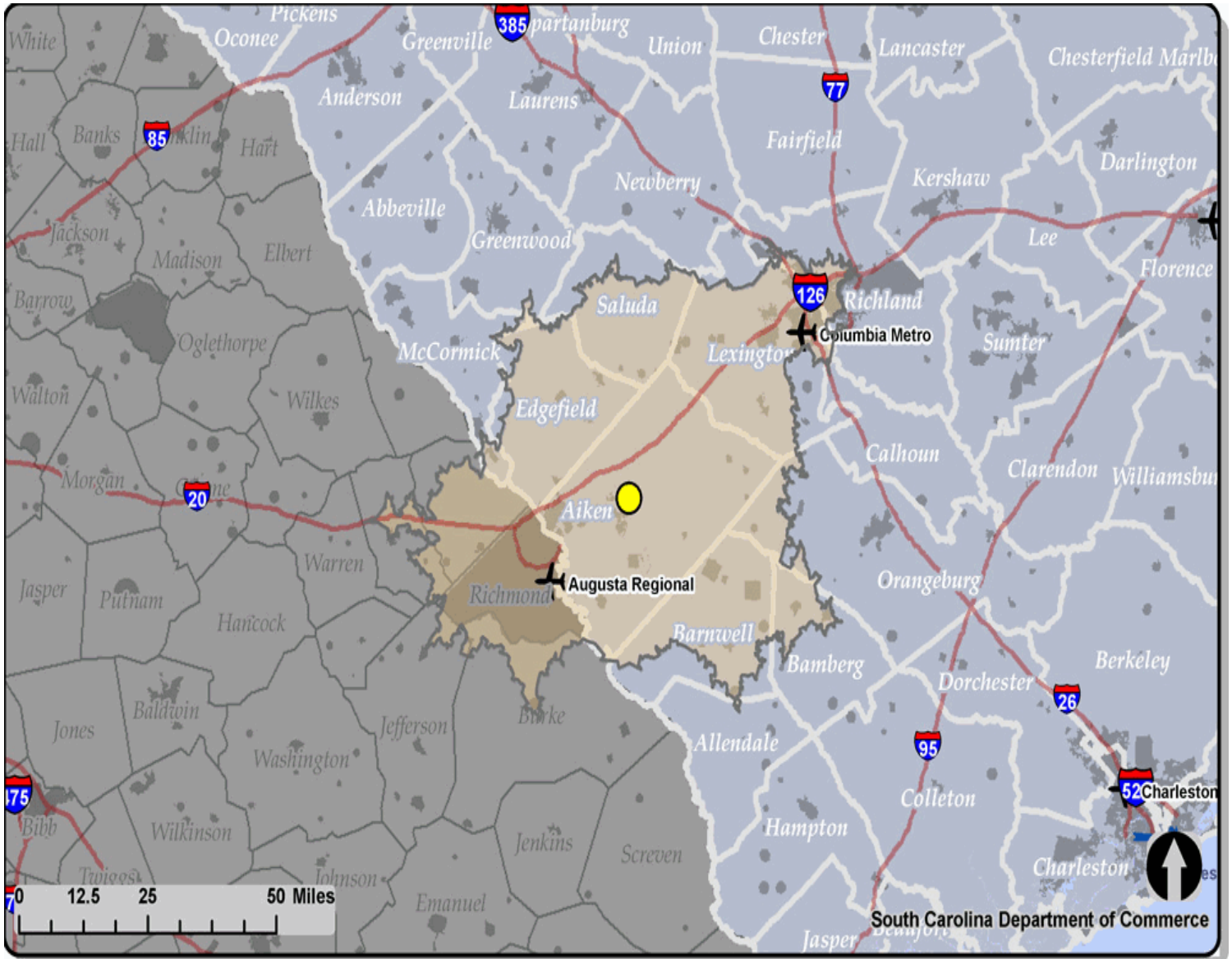
Water Service Provider:	City of Aiken
Water Main Diameter:	8.00 in/20.32 cm
Comments:	
Sewer Service Provider:	Aiken PSA - Horse Creek
Sewer Type (Force or Gravity):	Gravity
Sewer Main Diameter:	8.00 in/20.32 cm
Comments:	
Natural Gas Provider:	SCE&G
Natural Gas Line Diameter:	
Comments:	
Electricity Provider:	South Carolina Electric & Gas Co.
Electrical Comments:	
Telecommunications Provider:	Yes
Fiber Optics Provider:	Not Determined
Cable Provider:	Not Determined
Fire Department:	Aiken Public Safety
Distance to Fire Department:	1.32 mi/2.12 km
Fire Dept.'s ISO Rating:	0

Comments

General Information

County Development Status:	Least	Census Tract:	45003021601
Per Capita Income for County :	\$28,418	Housing Units in Tract (2000 Census):	2,186
Avg. Hourly Wage for County:	\$14.21	Census Tract Pop. (2000 Census):	5,299
		Median Age in Tract (2000 Census):	32.3
Subject Property Inside City Limits:	Not Determined		
School District:	Aiken		
Tax District:	Aiken		

60 Minute Drive Time Map of Willow Run Spec Building



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.