

Location

Address: 300 Northland Drive
 City: Aiken
 State: South Carolina
 ZIP Code: 29801
 County: Aiken
 Tax Map ID:

Sale/Lease Information

Sale: \$1,200,000.00
 Annual Lease: Negotiable
 Date Available: Immediately

Property Information

Year Built: 1999
 Condition: Excellent
 Area
 Office:
 Manufacturing/Warehouse: 25,500 sq ft/2,369.97 sq m
 Total: 25,500 sq ft/2,369.97 sq m

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

Interior Features
 Height Under Beam (Center): 21.33 ft/6.50 m
 Clear Height at Center: 22.83 ft/6.96 m
 Height Under Beam (Eaves): 17.50 ft/5.33 m
 Clear Height at Eaves: 19.33 ft/5.89 m
 Clear Span Distance:
 Column Spacing: 25'x54' and 25'x60'
 Heated Area: 100%
 Air Conditioned Area: None
 Lighting Type: Vapor
 Sprinkler Coverage: 100%

Exterior Features
 Drive in Doors: 1
 Loading Docks: 2
 Parking Spaces:
 Site Size: 2.60 ac/1.05 ha
 Addtl. Land Available: 5.00 ac/2.02 ha

Former Use: Fiberglass Mat Reclamation

Transportation Accessibility

Closest Interstate
 Interstate-20: 5.43 mi/8.74 km
 Closest Port
 Savannah: 121.92 mi/196.17 km
 Closest Rail Line
 Norfolk Southern: 0.10 mi/0.16 km
 Rail Access: No
 Closest Commercial Airport
 Augusta Regional: 26.82 mi/43.15 km
 Closest Civil Airport
 Aiken Muni: 6.20 mi/9.98 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

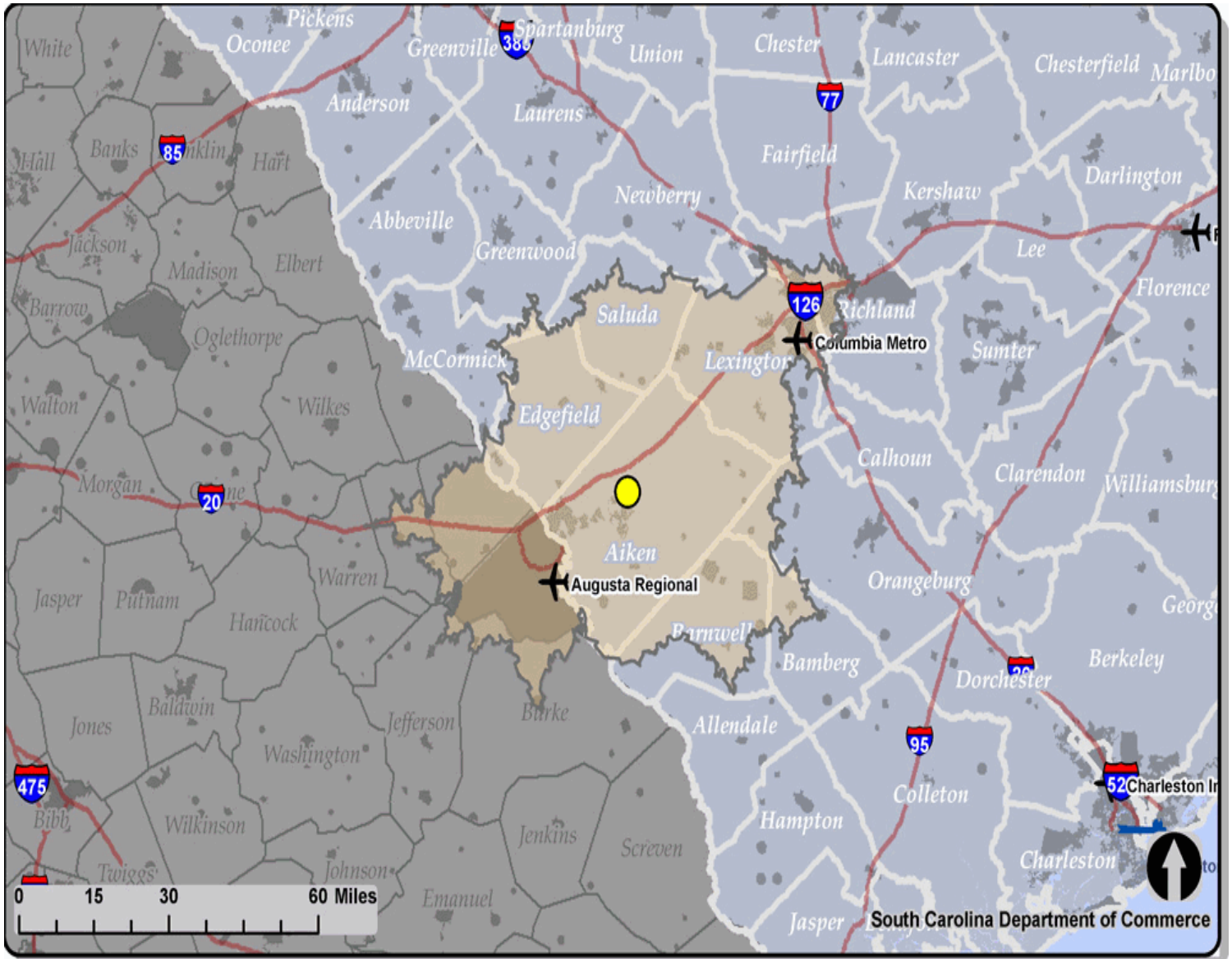
Fire Department: Aiken Public Safety
 Distance to Fire Department: 1.80 mi/2.90 km
 Fire Dept.'s ISO Rating: 0

Comments

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):	8,419
		Median Age in Tract (2000 Census):	33.8
Subject Property Inside City Limits:	Yes		
School District:	Aiken		
Tax District:	Unincorporated		

60 Minute Drive Time Map of Yout Fiberglass Reclaimers



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.