



**Aiken County Industrial Spec Building**

1041 Sage Mill Parkway  
Graniteville, SC 29829

**Pricing**

Sales Price	\$3.65 million
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**Building Information**

Year Built	2015
Tenancy	Single
Total Building Area	105,000 square feet
Expandable To	1 million square feet
Site Size	22.5 acres
Column Spacing	50' x 50'
Slab Thickness	No slab (buyer choice)
Wall Material	Concrete
Roof Material	Membrane
Clear Height Range	32' at eave
Dock Doors	4
Drive-In Doors	1
Parking Spaces	280-325 (room for more)



**Transportation**

Interstate	I-20 (less than 1 mile)
Port	Charleston (145 miles)
Commercial Airport	Augusta, GA (22 miles) Columbia, SC (53 miles)
Intermodal Facility	Charleston (145 miles)

**More Building Details**

Building is expandable in two directions up to 1 million square feet

For more sites and buildings information, visit  
[www.locatesc.com](http://www.locatesc.com).

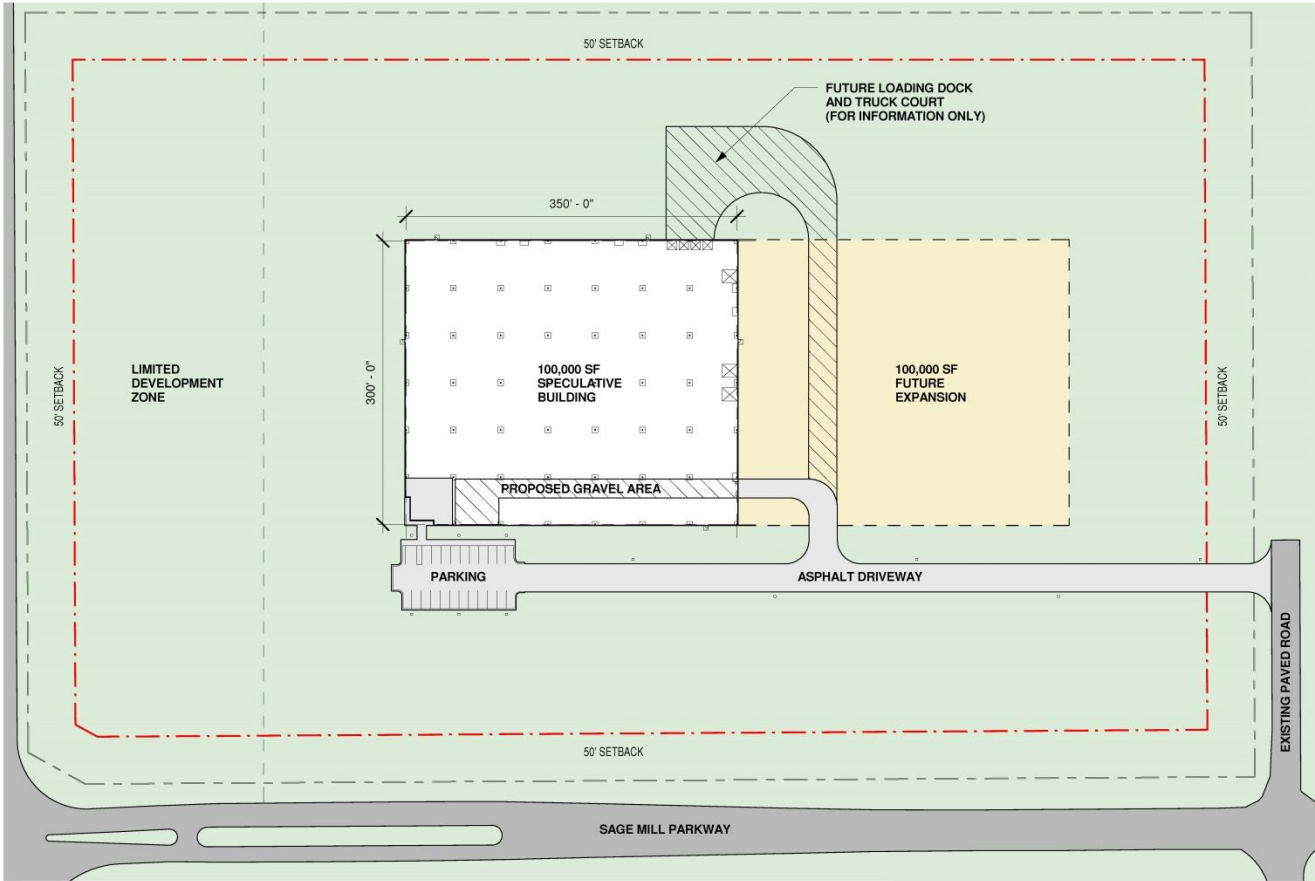
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EDGEFIELD  
SALUDA**  
SOUTH CAROLINA



**HAVE IT MADE HERE**



**ECONOMIC  
DEVELOPMENT  
PARTNERSHIP**  
Aiken, Edgefield & Saluda Counties, SC



**INDUSTRIAL SPEC BUILDING**  
AIKEN, SC  
11 FEBRUARY 2015

ARCHITECTURAL SITE PLAN