

## Aiken County Industrial Spec Building

1040 Sage Mill Parkway  
Graniteville, SC 29829



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### Information

<b>Sales Price</b>	\$3,650,000	<b>Year Built</b>	2015
<b>Total Building Area</b>	105,000 SF	<b>Tenancy</b>	Single
<b>Expandable To</b>	1,000,000 SF	<b>Column Spacing</b>	50 FT x 50 FT
<b>Site Size</b>	22.5 AC	<b>Roof Material</b>	Membrane
<b>Wall Material</b>	Concrete	<b>Dock Doors</b>	4
<b>Clear Height Range</b>	32 FT at eaves	<b>Parking Spaces</b>	280-325 (room for more)
<b>Drive-In Doors</b>	1		

### Transportation

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

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