

AVAILABLE INDUSTRIAL BUILDING

Oconee Economic Alliance
South Carolina



424 Stamp Creek Rd.

424 Stamp Creek Rd.
Salem, SC 29676

LOCATION DESCRIPTION

Tax Map ID(s):	087-00-01-021
Municipality:	Unincorporated
Zoning:	Commercial
Land Use:	North: Agricultural South: Residential East: Residential West: Residential

PRICING INFORMATION

For Lease, Price: Min: \$2.25, Max: \$7.00 per sqft

BUILDING INFORMATION

Tenancy:	Multi Tenant (1 Building)
Year Built:	1973
Building Condition:	Not Yet Assessed
Total Building Area:	52,000 Sq.Ft.
Site Size:	5.83 Acres
Bldg Dimensions:	Rectangular
Wall Material:	Masonry
Slab Thickness:	6"

UTILITIES

Water Provider:	Town of Salem Water Department
Wastewater Provider:	Septic
Natural Gas Provider:	Service Not Available (Not Connected)
Telecomm. Provider:	AT&T
Electric Provider:	Blue Ridge Electric Cooperative
Alternative Gases:	Propane,

TRANSPORTATION

Road Serving Bldg:	Stamp Creek Rd. (2 Lanes)	Nearest Interstate:	I-85 (30 Miles)
Runway Access:	No	Nearest Sea Port:	Charleston (250 Miles)
Rail Access:	No	Nearest Int'l Airport:	Charlotte Douglas (138 Miles)
Nearest Intermodal:	NS Greer (55 Miles)	Nearest Comm. Arprt:	GSP International (54 Miles)

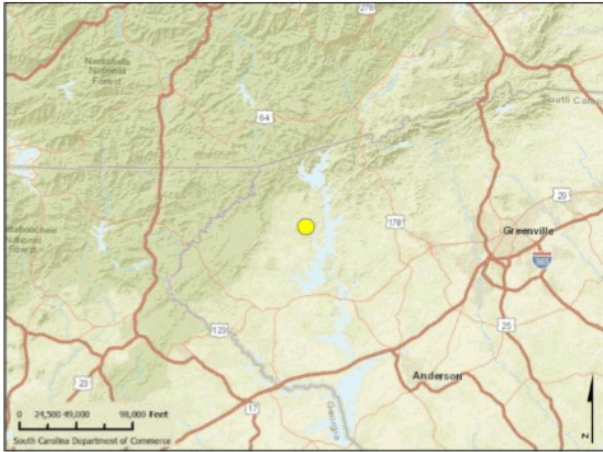
SPACE INFORMATION

Available Area	30,000 Sq.Ft.	Minimum Area:	Not Subdividable
Office Area:	2,700 Sq.Ft.	Heated Area:	100%
Air Cond. Area:	To Suit	Fire Suppression:	Wet 100%
Primary Lighting:	Fluorescent	Clear Ht Range:	15'0 - 18'0"
Drive-In Doors:	5	Dock Doors:	3
Auto Spaces:	30	Trailer Spaces:	1
Most Recent Use:	Distribution/Warehouse		

Comments: Fenced storage available, signage, a lighted parking lot, and an 8,000 sqft outdoor shed.

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Source of Property Information: LocateSC / SC Department of Commerce

Disclaimer: Though all reasonable efforts have been made to ensure the accuracy of the information presented in this document, the Oconee Economic Alliance and the EDIS Partnership make no warranties - express or implied - regarding its correctness and therefore disclaim all liability with regard to the use of this document.

