

# AVAILABLE INDUSTRIAL BUILDING

Oconee Economic Alliance  
South Carolina



## 155 Maxim Drive

155 Maxim Drive  
Westminster, SC 29693

### LOCATION DESCRIPTION

<b>Tax Map ID(s):</b>	251-00-02-050
<b>Municipality:</b>	Unincorporated
<b>Zoning:</b>	No assigned zoning
<b>Land Use:</b>	North: Undeveloped Land South: Commercial East: Undeveloped Land West: Light Industrial

### PRICING INFORMATION

For Sale, Price: \$975,000

### BUILDING INFORMATION

<b>Tenancy:</b>	Single Tenant (1 Building)
<b>Year Built:</b>	1983
<b>Building Condition:</b>	Excellent
<b>Total Building Area:</b>	21,800 Sq.Ft.
<b>Site Size:</b>	3.90 Acres
<b>Bldg Dimensions:</b>	Rectangular
<b>Wall Material:</b>	Concrete
<b>Slab Thickness:</b>	Less than 6"

### UTILITIES

<b>Water Provider:</b>	Westminster Public Works
<b>Wastewater Provider:</b>	Westminster Public Works
<b>Natural Gas Provider:</b>	Fort Hill Natural Gas (Not Connected)
<b>Telecomm. Provider:</b>	AT&T
<b>Electric Provider:</b>	Blue Ridge Electric Cooperative
<b>Alternative Gases:</b>	None Available

### TRANSPORTATION

<b>Road Serving Bldg:</b>	US 123 (4 Lanes)	<b>Nearest Interstate:</b>	I-85 (15 Miles)
<b>Runway Access:</b>	No	<b>Nearest Sea Port:</b>	Charleston (247 Miles)
<b>Rail Access:</b>	No	<b>Nearest Int'l Airport:</b>	Hartsfield-Jackson (121 Miles)
<b>Nearest Intermodal:</b>	NS Atlanta (111 Miles)	<b>Nearest Comm. Arprt:</b>	GSP International (57 Miles)

### SPACE INFORMATION

<b>Available Area</b>	21,800 Sq.Ft.	<b>Minimum Area:</b>	Not Subdividable
<b>Office Area:</b>	2,500 Sq.Ft.	<b>Heated Area:</b>	Portion
<b>Air Cond. Area:</b>	Portion	<b>Fire Suppression:</b>	Wet 100%
<b>Primary Lighting:</b>	T5	<b>Clear Ht Range:</b>	19'0 - 21'0"
<b>Drive-In Doors:</b>	1	<b>Dock Doors:</b>	2
<b>Auto Spaces:</b>	41	<b>Trailer Spaces:</b>	5
<b>Most Recent Use:</b>	Undetermined		

**Comments:** 20,500 SF Pad adjacent to the building for expansion opportunity.

# 155 Maxim Drive

155 Maxim Drive  
Westminster, SC 29693



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.

