

# AVAILABLE INDUSTRIAL BUILDING

Oconee Economic Alliance  
South Carolina



## Jacobs Road Building

1 Jacobs Road  
Seneca, SC 29672

### LOCATION DESCRIPTION

**Tax Map ID(s):** 227-01-00-005  
227-01-00-003  
**Municipality:** Unincorporated  
**Zoning:** Control Free  
**Land Use:** North: Residential  
South: Transportation  
East: Undeveloped Land  
West: Undeveloped Land

### PRICING INFORMATION

For Lease, Price: \$2.50 per sqft

### BUILDING INFORMATION

**Tenancy:** Single Tenant (1 Building)  
**Year Built:** 1959  
**Building Condition:** Average  
**Total Building Area:** 130,000 Sq.Ft.  
**Site Size:** 14.16 Acres  
**Bldg Dimensions:** Non-Traditional  
**Wall Material:** Brick, Masonry, Metal  
**Slab Thickness:** Less than 6"

### UTILITIES

**Water Provider:** Seneca Light & Water  
**Wastewater Provider:** Seneca Light & Water  
**Natural Gas Provider:** Fort Hill Natural Gas (Connected)  
**Telecomm. Provider:** AT&T  
**Electric Provider:** Duke Energy  
**Alternative Gases:** None Available

### TRANSPORTATION

<b>Road Serving Bldg:</b> Jacobs Rd (2 Lanes)	<b>Nearest Interstate:</b> I-85 (15 Miles)
<b>Runway Access:</b> No	<b>Nearest Sea Port:</b> Charleston (236 Miles)
<b>Rail Access:</b> No	<b>Nearest Int'l Airport:</b> Hartsfield-Jackson (129 Miles)
<b>Nearest Intermodal:</b> NS Greer (46 Miles)	<b>Nearest Comm. Arprt:</b> GSP International (45 Miles)

### SPACE INFORMATION

<b>Available Area</b> 135,000 Sq.Ft.	<b>Minimum Area:</b> Not Subdividable
<b>Office Area:</b> 15,000 Sq.Ft.	<b>Heated Area:</b> 100%
<b>Air Cond. Area:</b> 100%	<b>Fire Suppression:</b> ESFR 100%
<b>Primary Lighting:</b> Fluorescent	<b>Clear Ht Range:</b> 15'0 - 21'0"
<b>Drive-In Doors:</b> 2	<b>Dock Doors:</b> 9
<b>Auto Spaces:</b> 200	<b>Trailer Spaces:</b> 20
<b>Most Recent Use:</b> Manufacturing	

Comments:

# Jacobs Road Building

1 Jacobs Road  
Seneca, SC 29672



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.

