

AVAILABLE INDUSTRIAL BUILDING

Oconee Economic Alliance
South Carolina



Seneca Industrial Facility - Space 1

320 Shiloh Road
Seneca, South Carolina

LOCATION DESCRIPTION

Tax Map ID(s): 240-00-04-003
Municipality: Within City Limits
Zoning: Industrial
Land Use: North: Residential
 South: Residential
 East: Residential
 West: Industrial

PRICING INFORMATION

Sale Price: Lease Only
Annual Lease Rate: \$2.50/SF (Triple Net)

BUILDING INFORMATION

Tenancy: Multi-Tenant
Year Built: 1968
Building Condition: Good
Total Building Area: 75,000 Sq. Feet
Site Size: 30 acres
Bldg Dimensions:
Slab Thickness: 6"
Wall Material: Masonry Block

UTILITIES

Water Provider: City of Seneca / Seneca Light & Water
Wastewater Provider: Seneca Light & Water
Natural Gas Provider: Fort Hill Natural Gas
Telecomm. Provider: AT&T
Electric Provider: Seneca Light & Water
Alternative Gases: None

TRANSPORTATION

Road Serving Bldg: Shiloh Road	Nearest Interstate: I-85 (15.0 miles)
Runway Access: No	Nearest Port: South Carolina Inland Port (54 miles)
Rail Access: Yes (Norfolk Southern Railway)	Nearest Coastal Port: Charleston (247 miles)
Nearest Intermodal: Atlanta	Nearest Comm. Arprt: GSP International (48.0 miles)

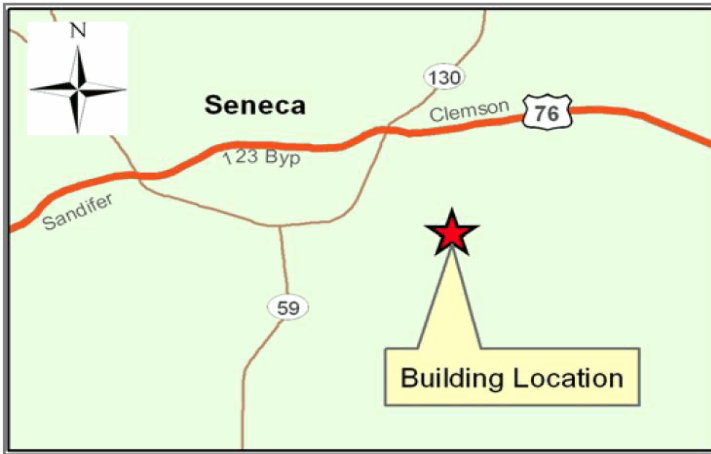
SPACE INFORMATION

Available Area: 75,000 Sq. Feet	Minimum Area: 10,000 Sq.Ft.
Office Area: Sq. Feet	Heated Area: To Suit
Air Cond. Area: To Suit	Fire Suppression: Wet
Primary Lighting: To Suit	Clear Ht Range: 20' - 29'
Drive-In Doors: 1	Dock Doors: 3
Auto Spaces:	Trailer Spaces:
Most Recent Use: Manufacturing	

Comments: Part of a 420,000 SF building, owned by City of Seneca; located within a New Market Tax Credit zone; City can offer competitive lease rates; this site is within a Foreign Trade Zone eligible area; for more info, please contact our office at 864-638-4210.

Seneca Industrial Facility - Space 1

320 Shiloh Road
Seneca, South Carolina



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.