

Connexial Center Speculative Building

101 Connexial Blvd
 Gray Court, SC 29645



South Carolina
 Department of Commerce

Just right for business.

County	Laurens
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	157-00-00-002
Landuse	Agricultural (N) Interstate (S) Light Industrial (E) Agricultural (W)

Pricing

Pricing	For Sale/Lease
Sale Price	\$7,920,000
Annual Lease Rate	\$3.50 to \$10.00/sqft/year

Details

Tenancy	Single-Tenant (1 Building)
Year Built	2020
Building Condition	Not Yet Assessed
Total Building Area	150,660 Sq Ft
Expandable To	200,000 Sq Ft
Site Size	28.00 Acres
Building Dimensions	Rectangular
Slab Thickness	To Suit
Wall Material	Concrete

Transportation

Road Serving Building	South Frontage Rd. (2 Lanes)
Runway Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (22.00 Miles)
Nearest Marine Port	Charleston (187.00 Miles)
Nearest Intermodal Yard	NS Greer (26.00 Miles)



Utilities

Water Provider	Laurens County Water & Sewer Commission
Wastewater Provider	Laurens County Water & Sewer Commission
Natural Gas Provider	Clinton Newberry Natural Gas Authority (Not Connected)
Telecomm Provider	Spectrum
Electric Provider	Laurens Electric Cooperative
Alternative Gases	None Available

Rail Access	No
Barge Access	No
Nearest Interstate	I-385 (2.00 Miles)
Nearest Inland Port	Inland Port Greer (26.00 Miles)

Available Space Information 101 Connexial Blvd

Available Area	150,660 Sq Ft	Minimum Area	Not Subdividable
Office Area	None Present	Heated Area	To Suit
Air Conditioned Area	To Suit	Fire Suppression	To Suit - 0%
Lighting	To Suit	Clear Height	32'
Drive-In Doors	1	Dock Doors	6
Approximate Auto Space Parking	290	Approximate Trailer Parking	Undetermined
Most Recent Use	Never Occupied		

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