

County	Laurens
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	565-00-00-073
Landuse	Undeveloped Land (N) Undeveloped Land (S) Residential (E) Undeveloped Land (W)

**Pricing**

Pricing	For Sale/Lease
Sale Price	\$4,250,000
Annual Lease Rate	\$2.00/sqft/year

**Details**

Tenancy	Single-Tenant (2+ Buildings)
Year Built	1980
Building Condition	Not Yet Assessed
Total Building Area	190,192 Sq Ft
Site Size	52.00 Acres
Building Dimensions	Rectangular
Slab Thickness	6"
Wall Material	Concrete

**Transportation**

Road Serving Building	Torrington Road (2 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (40.00 Miles)	Nearest Interstate	I-26 (5.00 Miles)
Nearest Marine Port	Charleston (172.00 Miles)	Nearest Inland Port	Inland Port Greer (42.00 Miles)
Nearest Intermodal Yard	NS Greer (42.00 Miles)		

**Available Space Information 877 Torrington Road**

Available Area	190,192 Sq Ft	Minimum Area	Not Subdividable
Office Area	9,400 Sq Ft	Heated Area	100%
Air Conditioned Area	Portion	Fire Suppression	Wet - 0%
Lighting	Fluorescent	Clear Height Range	23' - 26'
Drive-In Doors	13	Dock Doors	3
Approximate Auto Space Parking	230	Approximate Trailer Parking	30
Most Recent Use	Distribution/Warehouse		

**Utilities**

Water Provider	City of Clinton
Wastewater Provider	Laurens County Water & Sewer Commission
Natural Gas Provider	Clinton Newberry Natural Gas Authority (Connected)
Telecomm Provider	AT&T
Electric Provider	Duke Energy
Alternative Gases	None Available

Shaw -H5  
Laurens County  
877 Torrington Road  
Clinton, SC 29325



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Department of Commerce  
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