

Clinton 60K Spec Building
 19375 Highway 72 E
 Clinton, SC 29325

County	Laurens
Municipality	City
Zoning	Industrial
Tax Map ID	901-35-01-040
Landuse	Light Industrial (N) Interstate (S) Light Industrial (E) Interstate (W)

Pricing

Pricing	For Sale
Sale Price	\$3,000,000

Details

Tenancy	Single-Tenant (1 Building)
Year Built	2019
Building Condition	Excellent
Total Building Area	60,000 Sq Ft
Expandable To	180,000 Sq Ft
Site Size	10.00 Acres
Building Dimensions	Rectangular
Slab Thickness	To Suit
Wall Material	Concrete



Utilities

Water Provider	City of Clinton
Wastewater Provider	City of Clinton
Natural Gas Provider	Clinton Newberry Natural Gas Authority (Not Connected)
Telecomm Provider	AT&T
Electric Provider	City of Clinton
Alternative Gases	None Available

Transportation

Road Serving Building	SC72 (3 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (41.00 Miles)	Nearest Marine Port	Charleston (168.00 Miles)
Nearest Inland Port	Inland Port Greer (41.00 Miles)	Nearest Intermodal Yard	NS Greer (41.00 Miles)

Available Space Information Clinton 26 60K Spec Building

Available Area	60,000 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 Range	32' - 34'
Drive-In Doors	1	Dock Doors	2
Approximate Auto Space Parking	100	Approximate Trailer Parking	15
Most Recent Use	Never Occupied		

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 mcmillan | padan | smith
ARCHITECTURE

CLINTON SPECULATIVE BUILDING
100 COMMERCE PARK
2021

PERSPECTIVE