

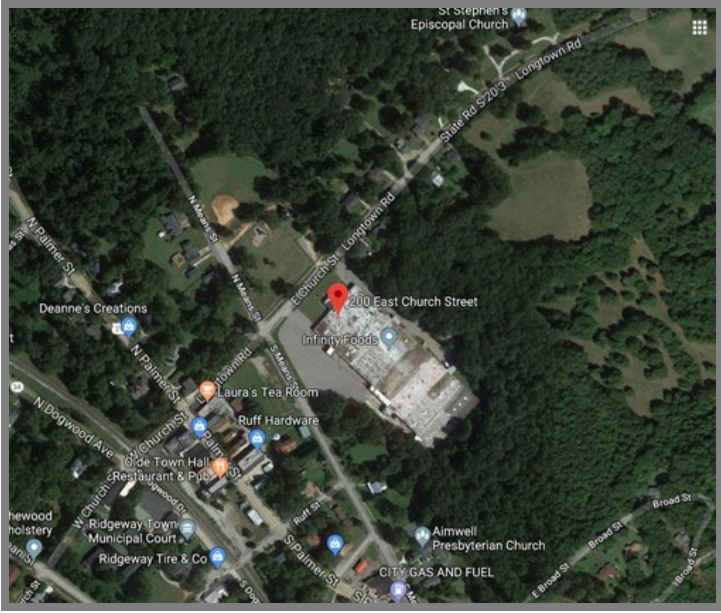
County	Fairfield
Municipality	City
Zoning	No Zoning Present
Tax Map ID	168-03-08-003-000
Landuse	Residential (N) Transportation (S) Undeveloped Land (E) Recreation (W)

Pricing

Pricing	For Sale/Lease
Sale Price	\$2,500,000
Annual Lease Rate	\$2.00/sqft/year

Details

Tenancy	Single-Tenant (1 Building)
Year Built	1968
Building Condition	Good
Total Building Area	175,000 Sq Ft
Site Size	13.20 Acres
Building Dimensions	Rectangular
Slab Thickness	Less than 6"
Wall Material	Masonry



Utilities

Water Provider	Well
Wastewater Provider	Septic
Natural Gas Provider	Town of Winnsboro (Connected)
Telecomm Provider	Frontier Communications
Electric Provider	Dominion Energy
Alternative Gases	None Available

Transportation

Road Serving Building	SC Hwy 34 (2 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Interstate	I-77 (3.00 Miles)	Nearest Port	Georgetown (133.00 Miles)
Nearest Commercial Airport	Columbia Metro (31.00 Miles)	Nearest Intermodal Facility	NS Charlotte (71.00 Miles)

Available Space Information G

Available Area	23,200 Sq Ft	Minimum Area	Not Subdividable
Office Area	400 Sq Ft	Heated Area	Office Only
Air Conditioned Area	Office Only	Fire Suppression	Wet - 100%
Lighting	LED	Clear Height Range	12' - 13'
Drive-In Doors	Undetermined	Dock Doors	2
Approximate Auto Space Parking	8	Approximate Trailer Parking	3
Most Recent Use	Distribution/Warehouse		

Charm Building
Fairfield County
200 E Church Street
Ridgeway, SC 29130

