

County	Fairfield
Municipality	Unincorporated
Zoning	I-1 (Industrial)
Tax Map ID	184-00-00-071-000
Landuse	Light Industrial (N) Light Industrial (S) Transportation (E) Undeveloped Land (W)

Pricing

Pricing	For Sale
Sale Price	\$2,200,000

Details

Tenancy	Single-Tenant (1 Building)
Year Built	2012
Building Condition	Excellent
Total Building Area	75,000 Sq Ft
Expandable To	150,000 Sq Ft
Site Size	13.00 Acres
Building Dimensions	Rectangular
Slab Thickness	To Suit
Wall Materials	Concrete, Metal



Utilities

Water Provider	Town of Winnsboro
Wastewater Provider	Town of Winnsboro
Natural Gas Provider	Town of Winnsboro (Connected)
Telecomm Provider	TruVista
Electric Provider	SCE&G
Alternative Gases	None Available

Transportation

Road Serving Building	Cook Road (2 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Interstate	I-77 (2.00 Miles)	Nearest Port	Charleston (135.00 Miles)
Nearest Commercial Airport	Columbia Metro (29.00 Miles)	Nearest Intermodal Facility	NS Charlotte (71.00 Miles)

Available Space Information

Available Area	75,000 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	26' - 30'
Drive-In Doors	1	Dock Doors	3
Approximate Auto Space Parking	1	Approximate Trailer Parking	Undetermined
Most Recent Use	Never Occupied		

Fairfield County Speculative Building

Fairfield County
355 Commerce Boulevard
Ridgeway, SC 29130



South Carolina
Department of Commerce

Just right for business.

