

101 Michelin Drive
 101 Michelin Dr.
 Laurens, SC 29360

County	Laurens
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	411-00-00-012
Landuse	Agricultural (N) Light Industrial (S) Agricultural (E) Agricultural (W)

Pricing

Pricing	For Sale/Lease
Sale Price	\$46,000,000
Annual Lease Rate	\$3.45/sqft/year

Details

Tenancy	Single-Tenant (1 Building)
Year Built	1991
Building Condition	Not Yet Assessed
Total Building Area	1,170,972 Sq Ft
Expandable To	1,670,972 Sq Ft
Site Size	118.14 Acres
Building Dimensions	Rectangular
Slab Thickness	7"
Wall Materials	Concrete, Metal



Utilities

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

Transportation

Road Serving Building	Hwy 221 (4 Lanes)	Rail Access	CSX Transportation
Runway Access	No	Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (33.00 Miles)	Nearest Interstate	I-385 (2.00 Miles)
Nearest Marine Port	Charleston (178.00 Miles)	Nearest Inland Port	Inland Port Greer (34.00 Miles)
Nearest Intermodal Yard	NS Greer (34.00 Miles)		

Available Space Information 101 Michelin Drive

Available Area	1,170,972 Sq Ft	Minimum Area	Not Subdividable
Office Area	10,000 Sq Ft	Heated Area	Office Only
Air Conditioned Area	Office Only	Fire Suppression	Wet - 100%
Lighting	T5	Clear Height Range	30' - 35'
Drive-In Doors	2	Dock Doors	118
Approximate Auto Space Parking	150	Approximate Trailer Parking	300
Most Recent Use	Distribution/Warehouse		

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