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| County | Fairfield |
| Municipality | City |
| Zoning | Industrial |
| Tax Map ID | 145-04-03-001-000 |
| Landuse | Transportation (N) Transportation (S) Commercial (E) Transportation (W) |

Pricing

| | |
|--------------------------|------------------|
| Pricing | For Sale/Lease |
| Sale Price | \$1,700,000 |
| Annual Lease Rate | \$1.75/sqft/year |

Details

| | |
|----------------------------|----------------------------|
| Tenancy | Single-Tenant (1 Building) |
| Year Built | 1974 |
| Building Condition | Fair |
| Total Building Area | 175,000 Sq Ft |
| Expandable To | 200,000 Sq Ft |
| Site Size | 25.00 Acres |
| Building Dimensions | Rectangular |
| Slab Thickness | 6" |
| Wall Materials | Brick, Metal |



Utilities

| | |
|-----------------------------|-------------------------------|
| Water Provider | Town of Winnsboro |
| Wastewater Provider | Town of Winnsboro |
| Natural Gas Provider | Town of Winnsboro (Connected) |
| Telecomm Provider | TruVista |
| Electric Provider | Town of Winnsboro |
| Alternative Gases | None Available |

Transportation

| | | | |
|-----------------------------------|------------------------------|------------------------------------|----------------------------|
| Road Serving Building | SC 34 E (2 Lanes) | Rail Access | Norfolk Southern Railway |
| Runway Access | No | Barge Access | No |
| Nearest Interstate | I-77 (6.00 Miles) | Nearest Port | Charleston (138.00 Miles) |
| Nearest Commercial Airport | Columbia Metro (32.00 Miles) | Nearest Intermodal Facility | NS Charlotte (69.00 Miles) |

Available Space Information 396 State Highway 34 East

| | | | |
|---------------------------------------|------------------------|------------------------------------|------------------|
| Available Area | 200,000 Sq Ft | Minimum Area | Not Subdividable |
| Office Area | None Present | Heated Area | None |
| Air Conditioned Area | None | Fire Suppression | ESFR - 100% |
| Lighting | Fluorescent | Clear Height Range | 18' - 30' |
| Drive-In Doors | 7 | Dock Doors | 7 |
| Approximate Auto Space Parking | 300 | Approximate Trailer Parking | Undetermined |
| Most Recent Use | Distribution/Warehouse | | |

Fazio Building
Fairfield County
396 State Highway 34 East
Winnsboro, SC 29180



Just right for business.



