

362 N. Old Laurens Rd. 70K  
 362 N. Old Laurens Road  
 Fountain Inn, SC 29644

<b>County</b>	Laurens
<b>Municipality</b>	City
<b>Zoning</b>	No Zoning Present
<b>Tax Map ID</b>	904-07-01-033
<b>Landuse</b>	Forestry/Undeveloped (N) Forestry/Undeveloped (S) Mixed Use (E) Light Industrial (W)

**Pricing**

<b>Pricing</b>	For Lease
<b>Annual Lease Rate</b>	\$3.50/sqft/year

**Details**

<b>Tenancy</b>	Multi-Tenant (1 Building)
<b>Year Built</b>	1999
<b>Building Condition</b>	Not Yet Assessed
<b>Total Building Area</b>	70,000 Sq Ft
<b>Site Size</b>	14.46 Acres
<b>Building Dimensions</b>	Rectangular
<b>Slab Thickness</b>	Unknown
<b>Wall Material</b>	Metal



**Utilities**

<b>Water Provider</b>	Laurens County Water & Sewer Commission
<b>Wastewater Provider</b>	Septic
<b>Natural Gas Provider</b>	Fountain Inn Natural Gas System (Connected)
<b>Telecomm Providers</b>	Spectrum, AT&T
<b>Electric Provider</b>	Duke Energy
<b>Alternative Gases</b>	None Available

**Transportation**

<b>Road Serving Building</b>	N. Old Laurens Rd (2 Lanes)	<b>Rail Access</b>	No
<b>Runway Access</b>	No	<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Greenville-Spartanburg International (18.00 Miles)	<b>Nearest Interstate</b>	I-385 (1.00 Mile)
<b>Nearest Marine Port</b>	Charleston (191.00 Miles)	<b>Nearest Inland Port</b>	Inland Port Greer (22.00 Miles)
<b>Nearest Intermodal Yard</b>	NS Greer (22.00 Miles)		

**Available Space Information B**

<b>Available Area</b>	70,000 Sq Ft	<b>Minimum Area</b>	Not Subdividable
<b>Office Area</b>	2,565 Sq Ft	<b>Heated Area</b>	100%
<b>Air Conditioned Area</b>	Office Only	<b>Fire Suppression</b>	Wet - 100%
<b>Lighting</b>	LED	<b>Clear Height Range</b>	22' - 33'
<b>Drive-In Doors</b>	1	<b>Dock Doors</b>	5
<b>Approximate Auto Space Parking</b>	25	<b>Approximate Trailer Parking</b>	20
<b>Most Recent Use</b>	Distribution/Warehouse		

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