

400 S. Nelson Drive
 400 S. Nelson Dr
 Fountain Inn, SC 29644

County	Laurens
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	068-00-00-009
Landuse	Interstate (N) Undeveloped Land (S) Undeveloped Land (E) Undeveloped Land (W)

Pricing

Pricing	For Sale/Lease
Sale Price	\$5,200,000
Annual Lease Rate	\$1.00 to \$6.00/sqft/year

Details

Tenancy	Single-Tenant (1 Building)
Year Built	1997
Building Condition	Not Yet Assessed
Total Building Area	68,500 Sq Ft
Expandable To	87,500 Sq Ft
Site Size	26.00 Acres
Building Dimensions	Rectangular
Slab Thickness	6"
Wall Material	Concrete



Utilities

Water Provider	Laurens County Water & Sewer Commission
Wastewater Provider	City of Fountain Inn
Natural Gas Provider	Fountain Inn Natural Gas (Connected)
Telecomm Provider	AT&T
Electric Provider	Duke Energy
Alternative Gases	None Available

Transportation

Road Serving Building	South Nelson Drive (2 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (18.00 Miles)	Nearest Interstate	I-385 (1.00 Mile)
Nearest Marine Port	Charleston (191.00 Miles)	Nearest Inland Port	Inland Port Greer (22.00 Miles)
Nearest Intermodal Yard	NS Greer (22.00 Miles)		

Available Space Information 400 S. Nelson Building

Available Area	68,500 Sq Ft	Minimum Area	Not Subdividable
Office Area	9,000 Sq Ft	Heated Area	None
Air Conditioned Area	100%	Fire Suppression	None
Lighting	Fluorescent	Clear Height Range	26' - 30'
Drive-In Doors	1	Dock Doors	4
Approximate Auto Space Parking	88	Approximate Trailer Parking	Undetermined
Most Recent Use	Other		

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