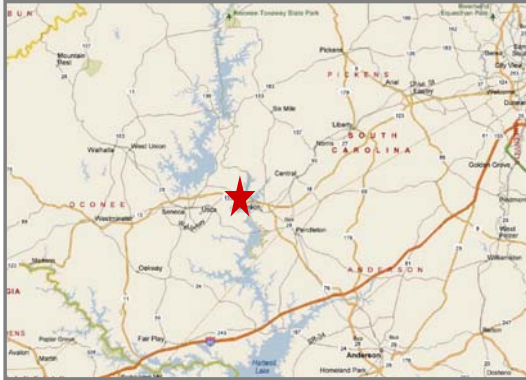


Available for Sale
MANUFACTURING

1 Jacobs Road
Seneca, SC 29678



Location

- 1 mile from Clemson University across from Lake Hartwell
- Property fronts Highway 123
- Oconee County, SC
- 10 miles from I-85 between Atlanta and Charlotte
- 2 miles from Oconee County Regional Airport
- Oconee County Population for 2008 – 68,000
- Workforce – 27,500
- South Carolina – a Right to Work State



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



75 Beattie Place, Suite 905, Greenville, SC 29601



Available for Sale
MANUFACTURING

1 Jacobs Road
Seneca, SC 29678



Property Description

- Size: 14.16 Acres
135,910 SF Building
- Built in phases from 1959 to 1990
- Roof: Built up tar and gravel/rubber membrane
- Construction: Brick, concrete block and steel
- Floor: Reinforced concrete/thickness varies
- Ceiling: 15' to 21'
- Former use: Manufacturing machine tools/parts
- Asking Price: \$1,350,000

For more information and inspection please contact:

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TODD E. YOUNGHANS, SIOR
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75 Beattie Place, Suite 905, Greenville, SC 29601



Property Features:

- Utilities
 - Water: Town of Clemson – 10" line
 - Sewer: Seneca Sewer & Light – 6" line
 - Natural Gas: Fort Hill Natural Gas
 - 2" line off 8" high pressure main
 - Power: Duke Power
 - Substation on site (3 phase)
 - 2/4000 Amp breaker panels
 - 480/277 V
- Internal waste water treatment
- Smog filtration in part
- AC in part
- Lighting: Fluorescent
- Dock Doors: 9
- Drive In: 2
- Abundant Parking

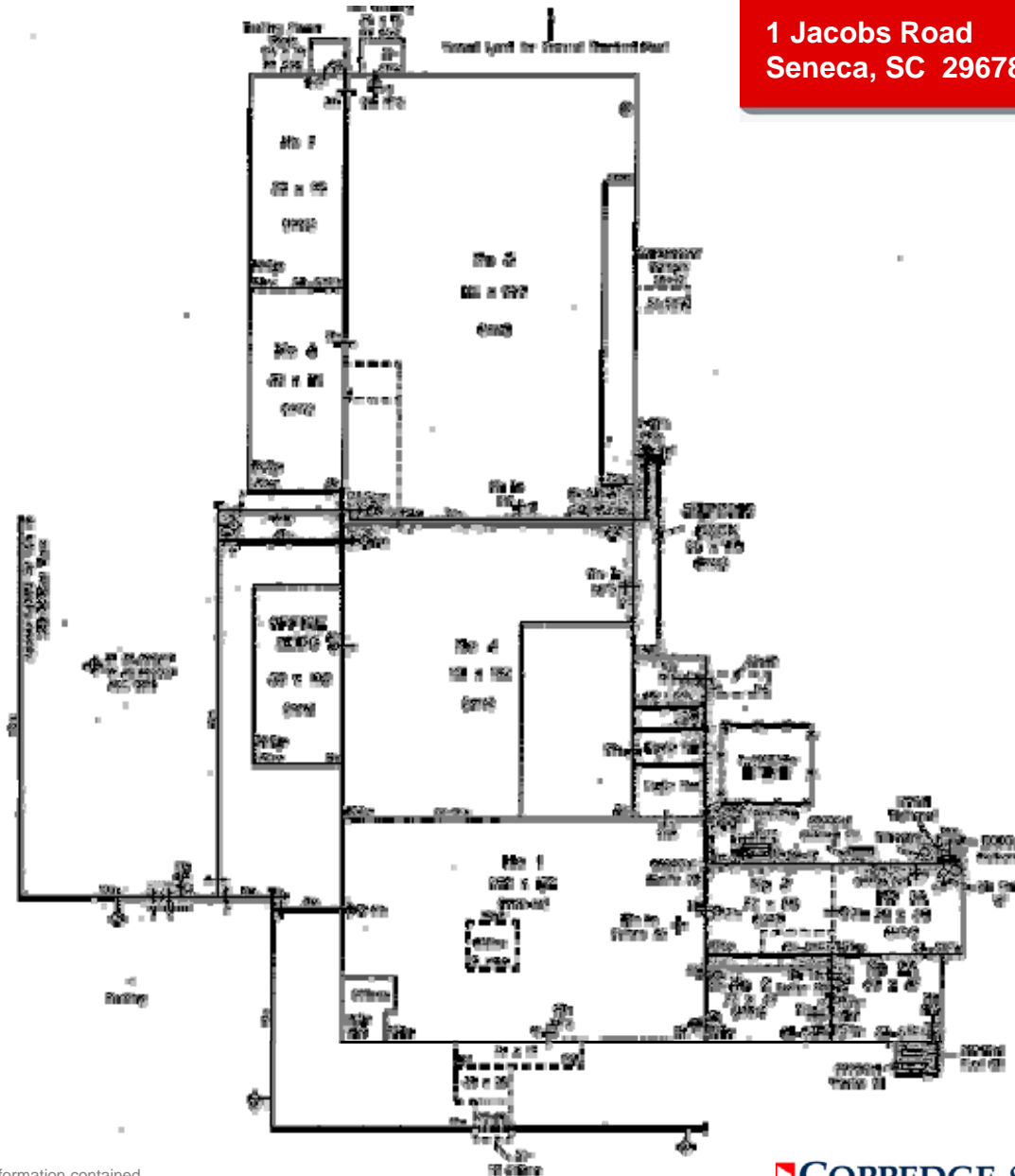
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