

# AVAILABLE INDUSTRIAL BUILDING

Oconee Economic Alliance  
South Carolina



## 424 Stamp Creek Rd.

424 Stamp Creek Rd.  
Salem, SC 29676

### LOCATION DESCRIPTION

<b>Tax Map ID(s):</b>	087-00-01-021
<b>Municipality:</b>	Unincorporated
<b>Zoning:</b>	Commercial
<b>Land Use:</b>	North: Agricultural South: Residential East: Residential West: Residential

### PRICING INFORMATION

For Sale or Lease, Price: \$1,499,500 or Min: \$2.25, Max: \$7.00 per sqft

### BUILDING INFORMATION

<b>Tenancy:</b>	Multi Tenant (1 Building)
<b>Year Built:</b>	1973
<b>Building Condition:</b>	Not Yet Assessed
<b>Total Building Area:</b>	52,000 Sq.Ft.
<b>Site Size:</b>	5.83 Acres
<b>Bldg Dimensions:</b>	Rectangular
<b>Wall Material:</b>	Masonry
<b>Slab Thickness:</b>	6"

### UTILITIES

<b>Water Provider:</b>	Town of Salem Water Department
<b>Wastewater Provider:</b>	Septic
<b>Natural Gas Provider:</b>	Service Not Available (Not Connected)
<b>Telecomm. Provider:</b>	AT&T
<b>Electric Provider:</b>	Blue Ridge Electric Cooperative
<b>Alternative Gases:</b>	None Available

### TRANSPORTATION

<b>Road Serving Bldg:</b>	Stamp Creek Rd. (2 Lanes)	<b>Nearest Interstate:</b>	I-85 (30 Miles)
<b>Runway Access:</b>	No	<b>Nearest Sea Port:</b>	Charleston (250 Miles)
<b>Rail Access:</b>	No	<b>Nearest Int'l Airport:</b>	Charlotte Douglas (138 Miles)
<b>Nearest Intermodal:</b>	NS Greer (55 Miles)	<b>Nearest Comm. Arprt:</b>	GSP International (54 Miles)

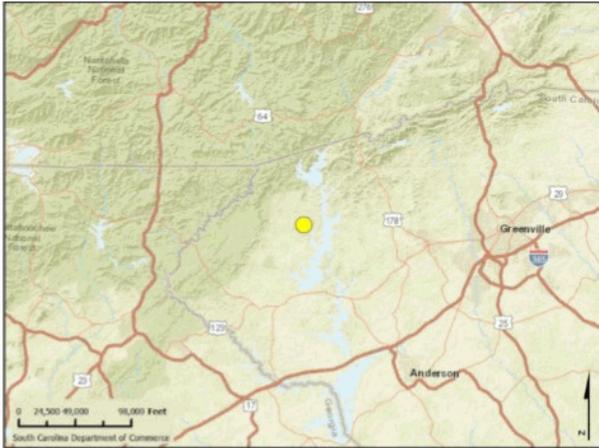
### SPACE INFORMATION

<b>Available Area</b>	30,000 Sq.Ft.	<b>Minimum Area:</b>	Not Subdividable
<b>Office Area:</b>	2,700 Sq.Ft.	<b>Heated Area:</b>	100%
<b>Air Cond. Area:</b>	To Suit	<b>Fire Suppression:</b>	Wet 100%
<b>Primary Lighting:</b>	Fluorescent	<b>Clear Ht Range:</b>	15'0 - 18'0"
<b>Drive-In Doors:</b>	5	<b>Dock Doors:</b>	3
<b>Auto Spaces:</b>	30	<b>Trailer Spaces:</b>	1
<b>Most Recent Use:</b>	Distribution/Warehouse		

**Comments:** Fenced storage available, signage, a lighted parking lot, and an 8,000 sqft outdoor shed.

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Source of Property Information: LocateSC / SC Department of Commerce

Disclaimer: Though all reasonable efforts have been made to ensure the accuracy of the information presented in this document, the Oconee Economic Alliance and the EDIS Partnership make no warranties - express or implied - regarding its correctness and therefore disclaim all liability with regard to the use of this document.

