

For Sale

\$1,350,000



687 Andrews Rd.

Fountain Inn, SC

±25,000SF Warehouse Property Fountain Inn, SC



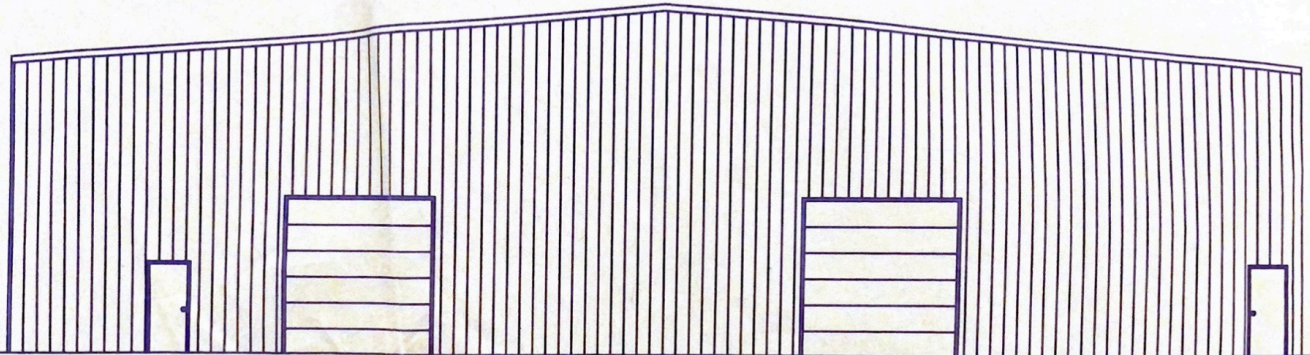
208 Dove Tree Rd.
Greenville, SC 29615

Ernest A. Crosby
Broker-in-Charge
864-245-2293

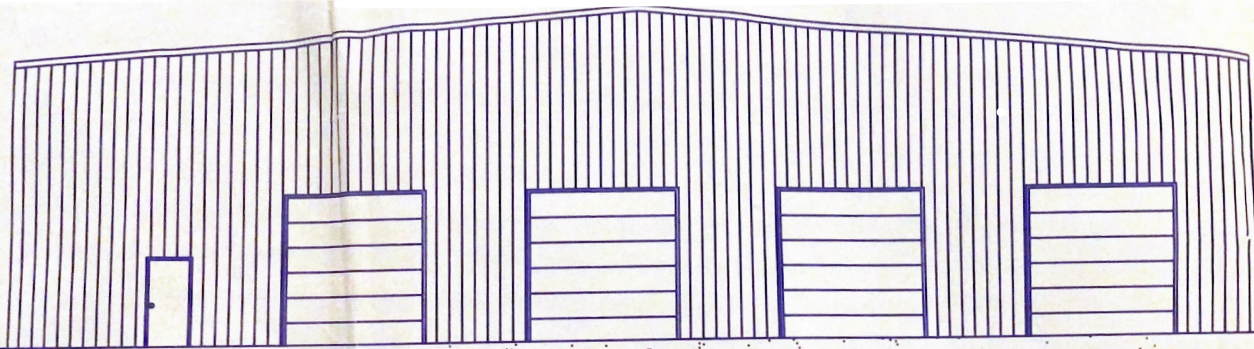
ecrosby@therealtysuite.com

The information contained herein has been obtained from sources we believe to be reliable; however, The Realty Suite, LLC has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Building Specifications

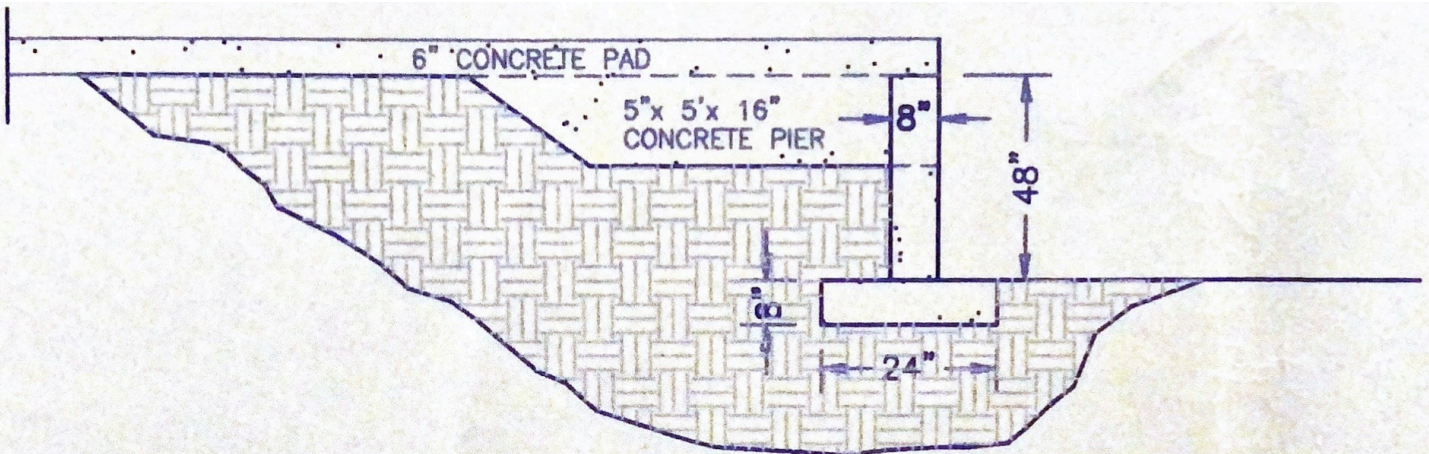


FRONT ELEVATION

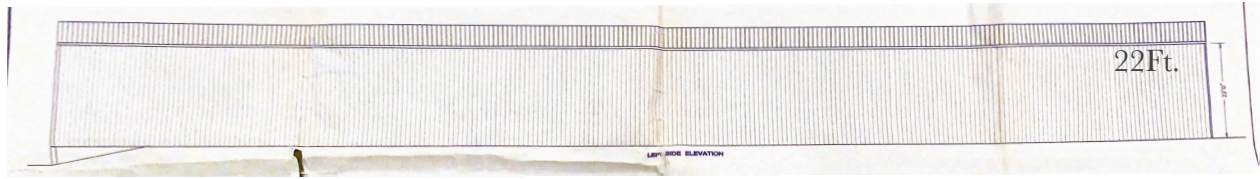


48" CONCRETE WALL

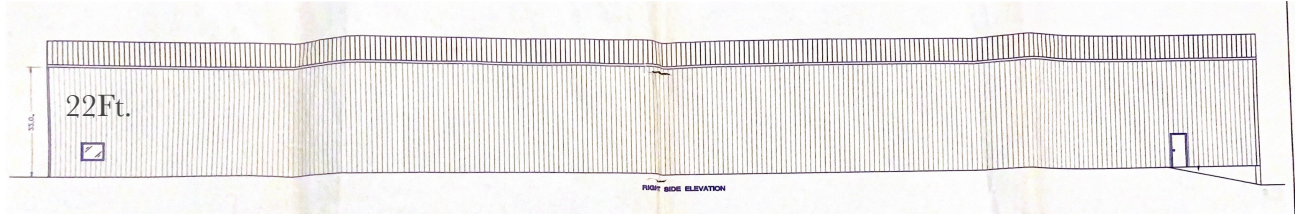
REAR ELEVATION



LOADING DOCK FOUNDATION



Left Side Elevation



Right Side Elevation

Structure Exterior Notes:

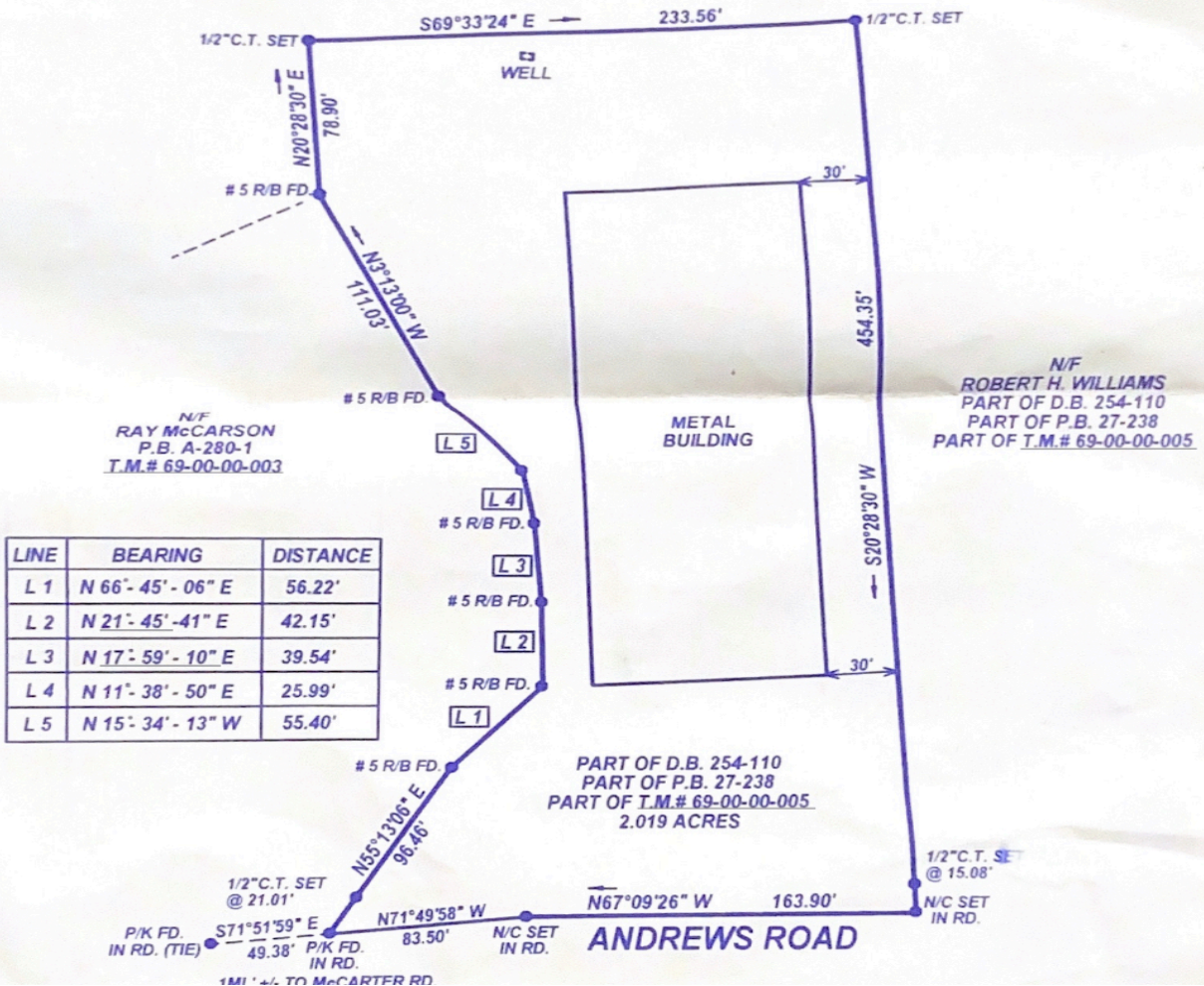
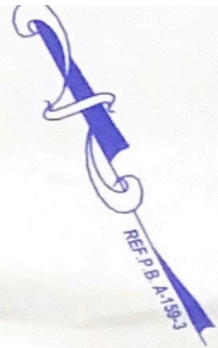
- 100'x250'x22 Pre-Engineered Steel Frame Building
- 26g Vertical Metal Siding Exterior Wall Panels
- Gable Style Roof with 1:12 Pitch
- Walls insulated with 3" Vinyl Back Insulation
- Exterior Roofing Panels are 24g Vertical Metal Siding
- 25,000sf. of 6" Depth Poured Concrete

Interior Notes:

- Metal Studs Spaced 16" o.c. Make Up Wall Structure. Then Sheeted with 1/2" Sheetrock And Painted.
- Interior Ceiling Decked with 1,500sf of 3/4" Plywood For Light Storage
- Solid Wood Interior Doors With Metal Jambs
- 36"x48" Plate-Glass Interior Windows
- Carpeted and Tile Floors
- 2'x4' Accoustic Ceiling Insulated With 6 Batt Insulation
- All Interior Walls Insulated With 4" Batt Insulation
- Three Phase Power
- HVAC In Offices/1 Vent Fan In Warehouse
- Clear Ceiling Height 25' 4"
- 4 Offices totaling 840sf
- 4 Dock Doors/2 Grade Level Doors 12'x12'



N/F
ROBERT H. WILLIAMS
PART OF D.B. 254-110
PART OF P.B. 27-238
PART OF T.M.# 69-00-00-005



Land Notes: Accessibility

- Warehouse sits on 2.02 Acres
- Adjacent Forested 7.25 Acres included in sale
- Well Water
- Septic
- No Zoning Restrictions
- Gently Sloping
- 1 Mile to I-385 via Light Truck
- 2.7 Mile to I-385 via Heavy Truck
- Tax-Map Id's 069-00-00-042 & 069-00-00-005
- Laurens County

