

# For Sale

# \$1,500,000



687 Andrews Rd.

Fountain Inn, SC

**±25,000SF Warehouse Property Fountain Inn, SC**



**THE  
REALTY  
SUITE**

208 Dove Tree Rd.  
Greenville, SC 29615

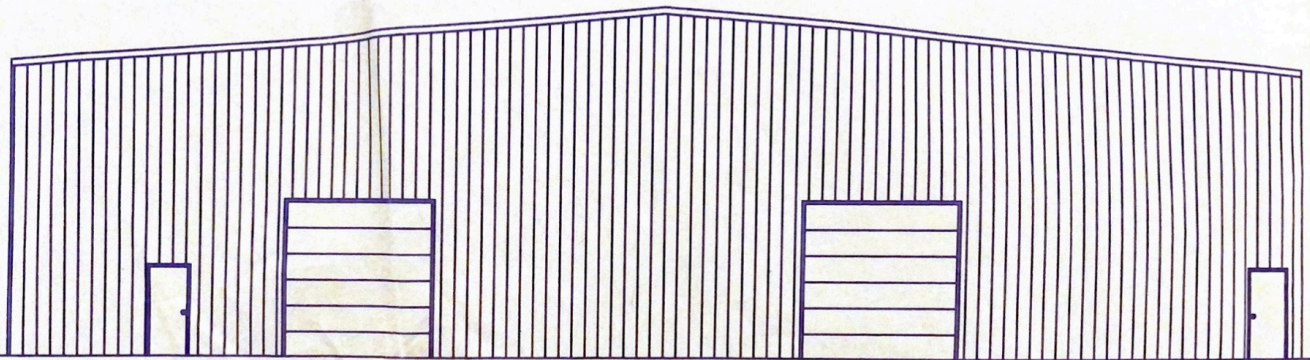
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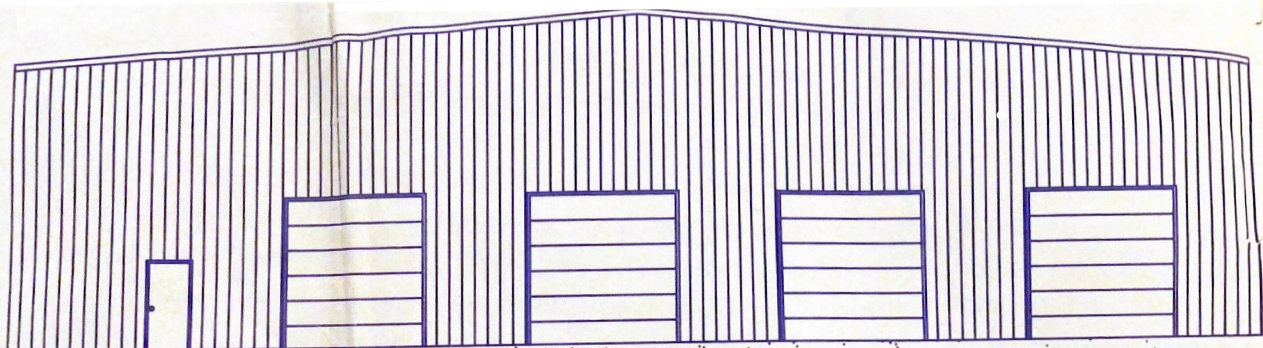
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## Building Specifications

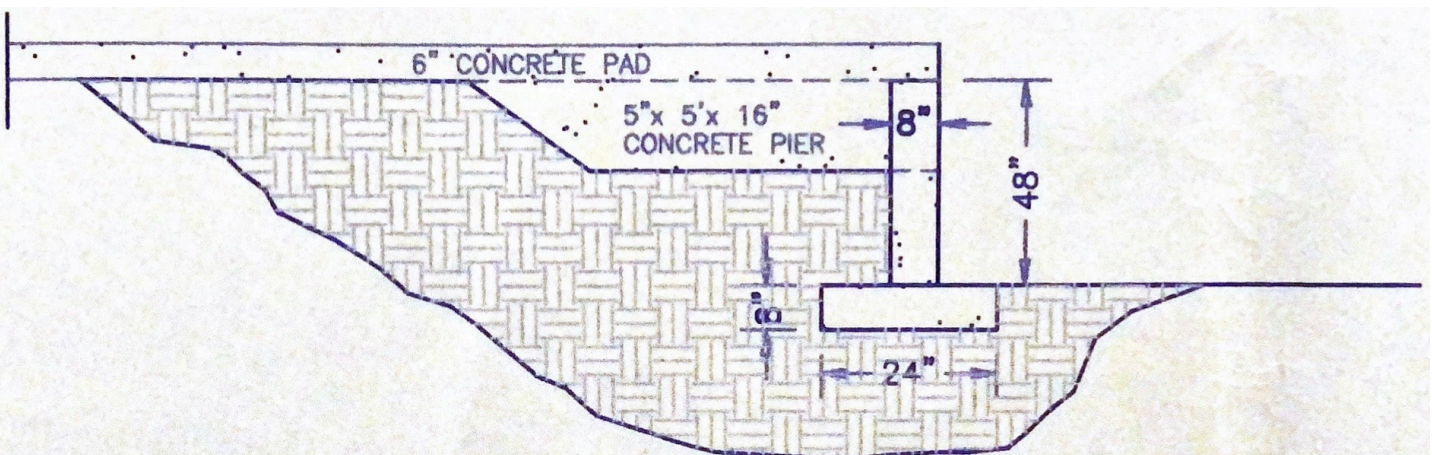


FRONT ELEVATION

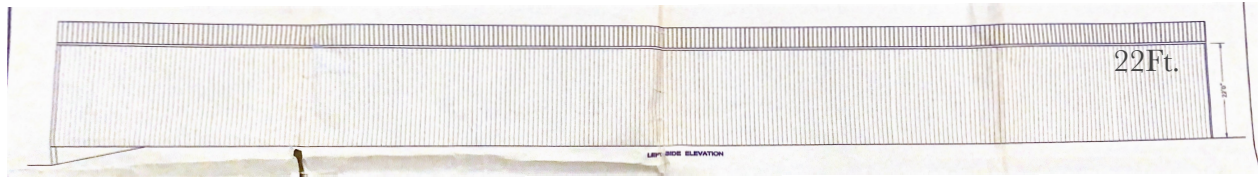


48" CONCRETE WALL

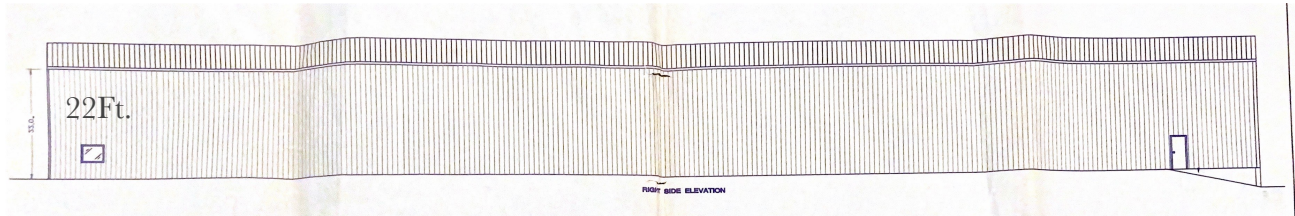
REAR ELEVATION



LOADING DOCK FOUNDATION



Left Side Elevation



Right Side Elevation

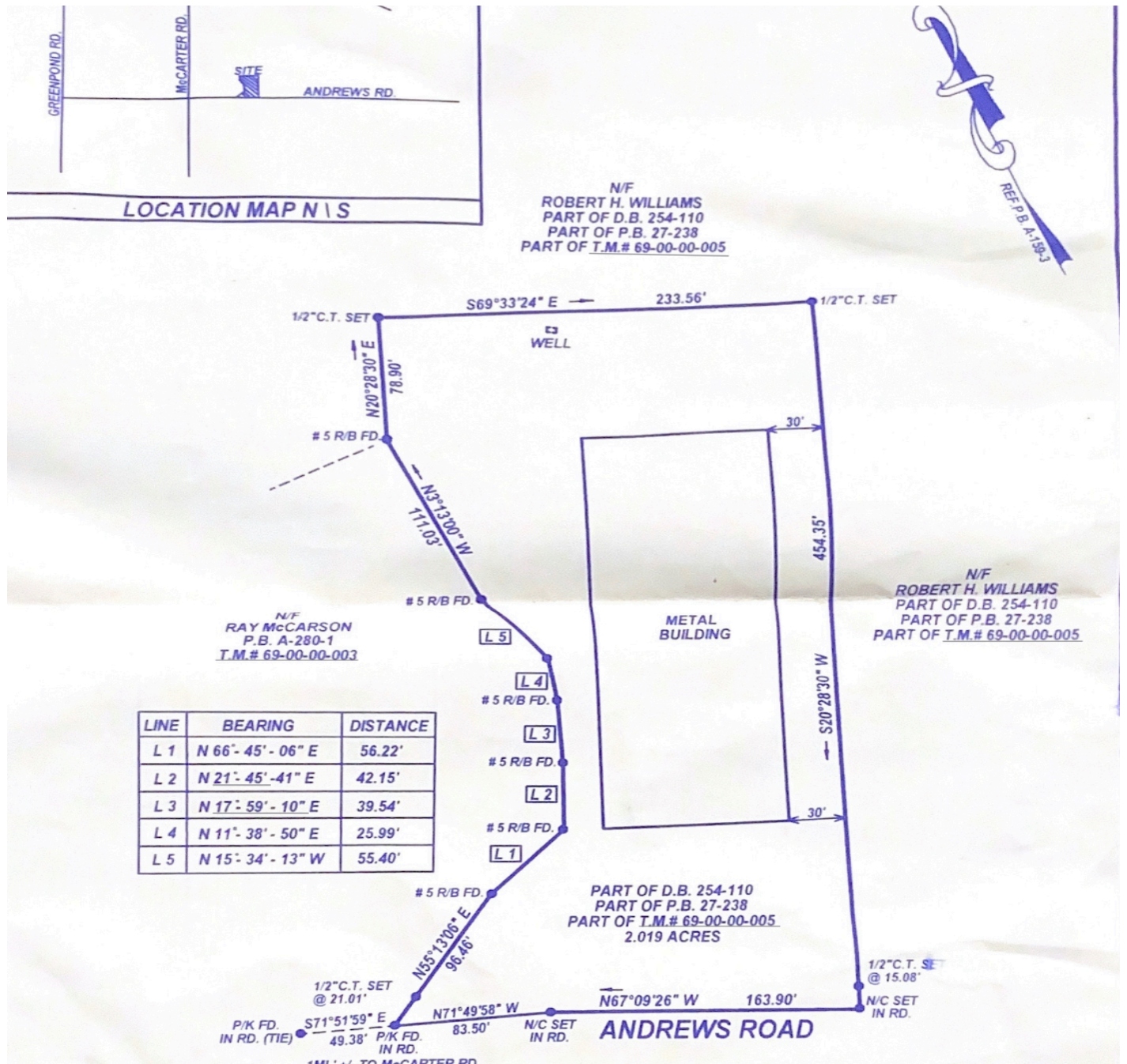
### Structure Exterior Notes:

- 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'





## 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



