



AIKEN INDUSTRIAL 66,000 SF PAD

Aiken, SC 29805

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JORDAN TROTTER
COMMERCIAL REAL ESTATE



SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



Build-To-Suit opportunity located just 2.5 miles off I-20 Exit 22. Situated off I-20 this location easily serves Columbia, SC, Augusta, GA and beyond. This property has easy access to Aiken Regional Airport as well.

- 66,000 SF pad
- 6 Dock High Doors (6' x 9')
- 2 Ground Level Doors
 - ESFR Sprinkler
 - 6" Concrete Slab
 - Zoned Industrial

AIKEN COUNTY

APN | 117-00-11-013

ZONE | IND

4.43 AC

66,000 SF INDUSTRIAL PAD

FOR LEASE





EDGEFIELD HIGHWAY

SHILOH CHURCH ROAD

REYNOLDS POND ROAD

COLUMBIA HIGHWAY N

THE CARLSTAR GROUP

EXIT 22

Shaw

JD LEVER
ELEMENTARY SCHOOL

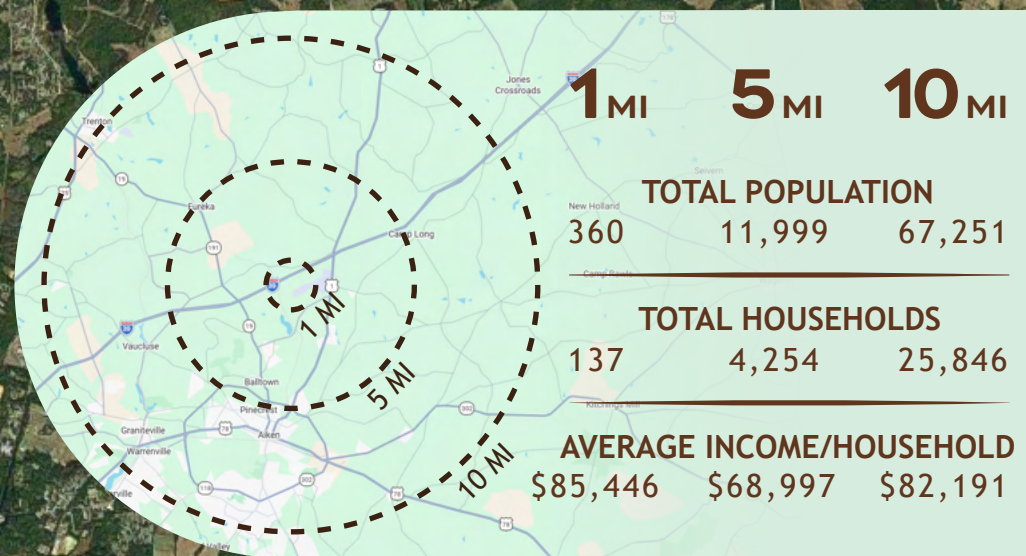
AIKEN REGIONAL
AIRPORT

SITE

EXIT 18







AIKEN COUNTY STATISTICS



**Region
Population:**
177,649



**Annual
Growth Rate:**
1.3%

Major Industry:

- Savannah River Nuclear Solutions (11,635 employees - expanding by 2,000 permanent jobs in 2035)
- CB&I AREVA MOX (3,000 employees)
- Carlisle Tire & Wheel (3,500 employees)
- Kimberly Clark (1,250 employees)
- Bridgestone Americas Tire Operation (1,525 employees)



**Average
Commute:**
25 mins



**Medium
Income:**
\$69,182

Travel:

Area has 31 airports within a 50 mile radius

Healthcare:

Aiken Regional Medical Center (1,117 employees)

Education:

Aiken County Public Schools (3,346 employees)



**Unemployment
Rate:**
3.4%

