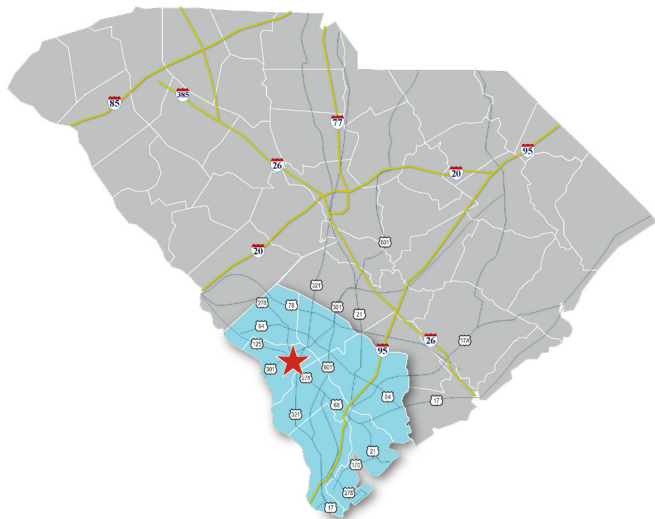


# 50,000 SF SPECULATIVE FACILITY

Pointe Salkehatchie Industrial Park • 463 Innovation Drive • Fairfax, SC 29827

## FOR LEASE OR SALE



### **For More Information and Pricing Contact:**

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15 South Main Street, Suite 701, Greenville, SC 29601

[www.agrancel.com](http://www.agrancel.com)

## property highlights

### Building

Building Size	50,000 sf expandable to 150,000 sf
Dimensions	200' x 250'
Site	12 acres
Parking	To suit tenant
Ceiling Height	31' 6" clear height
Floors	To suit tenant
Columns	50' x 46' 8" interior bay 50' x 60' loading bay
Lights	To suit tenant
Roofing	60 mil TPO
Walls	Insulated precast

### Truck Court

Docks	(1) 9' x 10'; 15 knock outs
Drive-In Door	(1) 12' x 14'

### Utilities

Gas	4"   Dominion Energy
Power	12 kv, 3 phase   Dominion Energy
Water	10"   Town of Fairfax
Sewer	8" gravity   Town of Fairfax
TeleCom	PRTC
Fire Department	4 miles
ISO Rating	4



### Transportation Accessibility

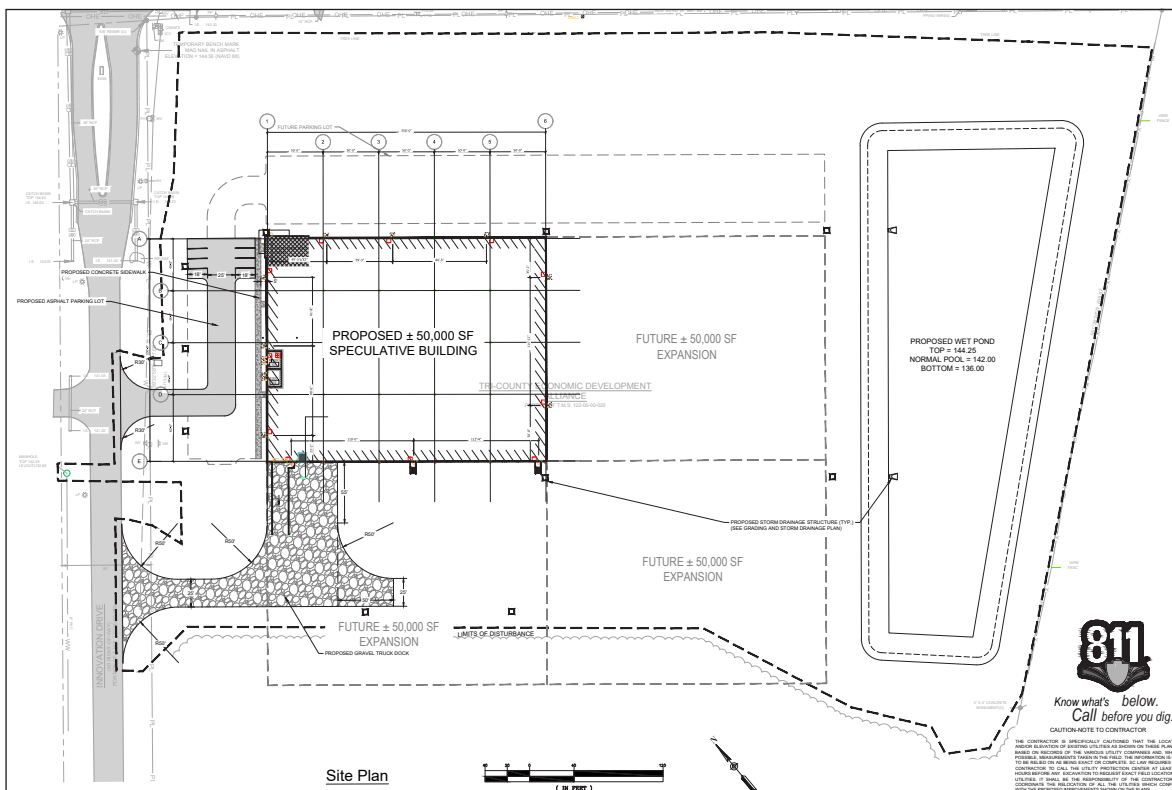
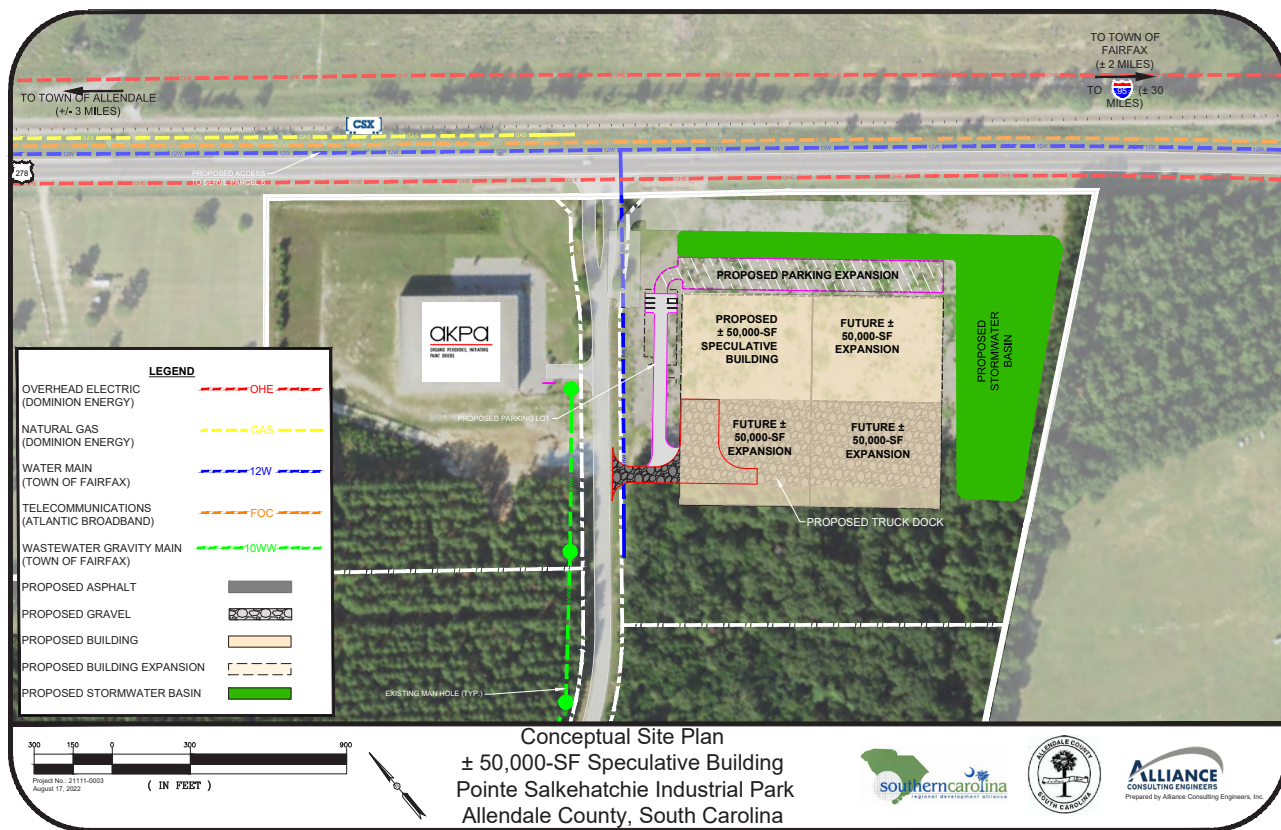
Interstates	I-95: 35 Minutes, I-26: 65 Minutes, I-20: 75 Minutes
Access Hwy	Highway 278
Ports	Savannah: 75 Minutes Charleston: 120 Minutes
Airports	Columbia Metropolitan: 100 Minutes Charleston International: 110 Minutes
Civil Airports	Allendale County: 2 Minutes

## the advantage

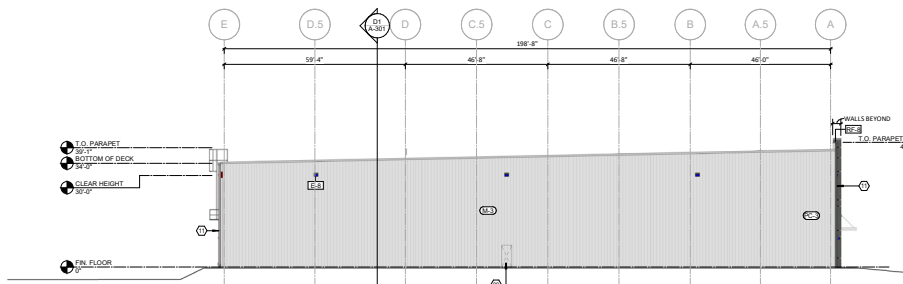
- Speed to Market with this Expandable Spec Building
- Low Utility Rates
- Robust Talent Pool Ready for Work
- Tier IV county (\$25,000/job) allows South Carolina's maximum Tier tax credits to both expanding and new companies.
- Proximity to both Charleston and Savannah ports



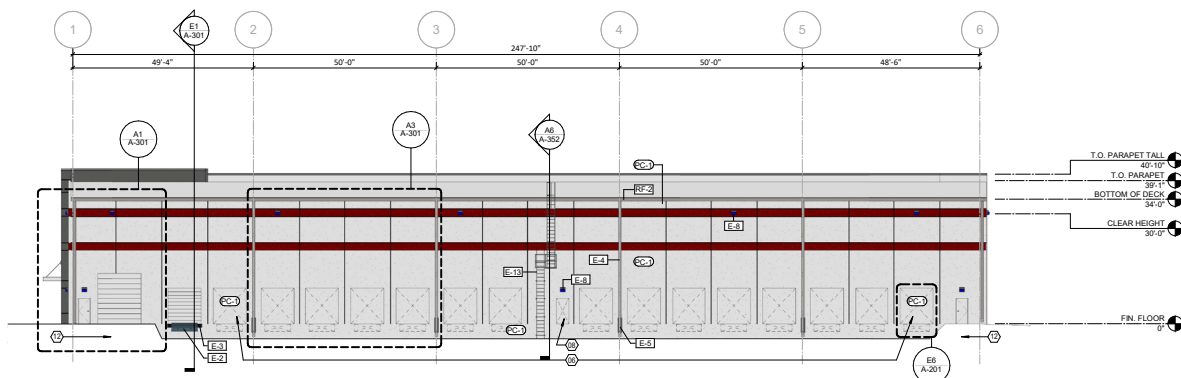
## site plans



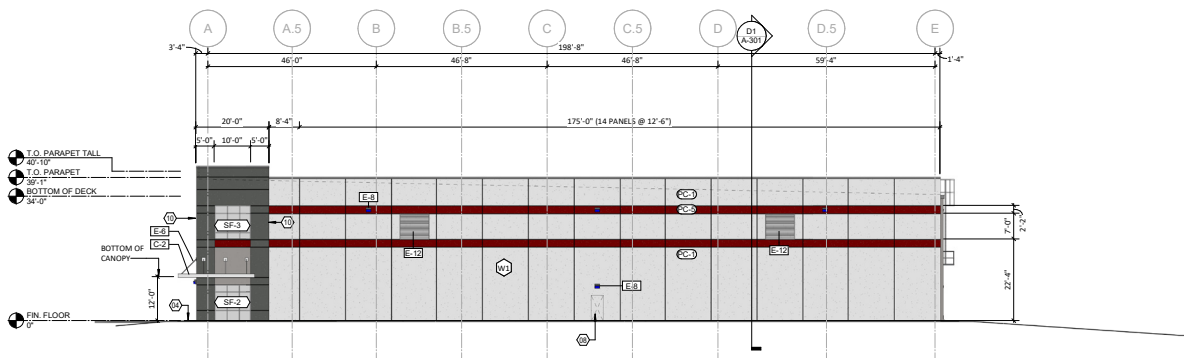
## proposed elevations



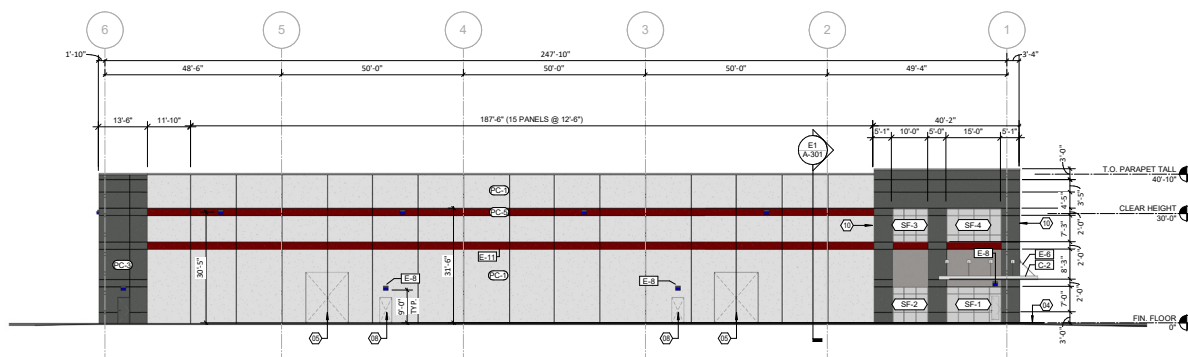
**ELEVATION - EXTERIOR - EAST**



**ELEVATION - EXTERIOR - SOUTH**



**ELEVATION - EXTERIOR - WEST**



**ELEVATION - EXTERIOR - NORTH**

## ready workforce

# 10.66%

SC's population growth rate  
(#10 in the U.S.)

# 16%

Average annual mfg.  
employment growth  
(Highest in the Southeast)

# 5,277,830

SC's 2021 population

# #50

Lowest work stoppage rate  
in the nation

# 0

No state minimum wage in  
South Carolina

# 1.6%

Unionization rate, the lowest in  
the nation, in a right-to-work state

### Allendale Workforce Profile

Drive Time:	30 Minutes	45 Minutes	60 Minutes
Population	138,404	678,414	1,137,218
<b>Workforce</b>	<b>58,890</b>	<b>302,359</b>	<b>517,463</b>



## global access



1-Day Drive to two-thirds of  
the U.S. Population



Port of Charleston  
Port of Savannah



CSX and Norfolk Southern



8 International and Regional Airports



achieving success in the region



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