



# 65 Windham Boulevard

Aiken, South Carolina | 260,000 SF Manufacturing Facility

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# Key Metrics

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Price

\$11,000,000

SF

260,000

Acres

±44.40

\$/SF

\$42.31





# Property Highlights

## Interstate Access

The property off of Exit 22 and located less than 5 minutes from I-20 and 40 minutes to the I-26 interchange near Columbia.

## Proximity to General & Commercial Air Transportation

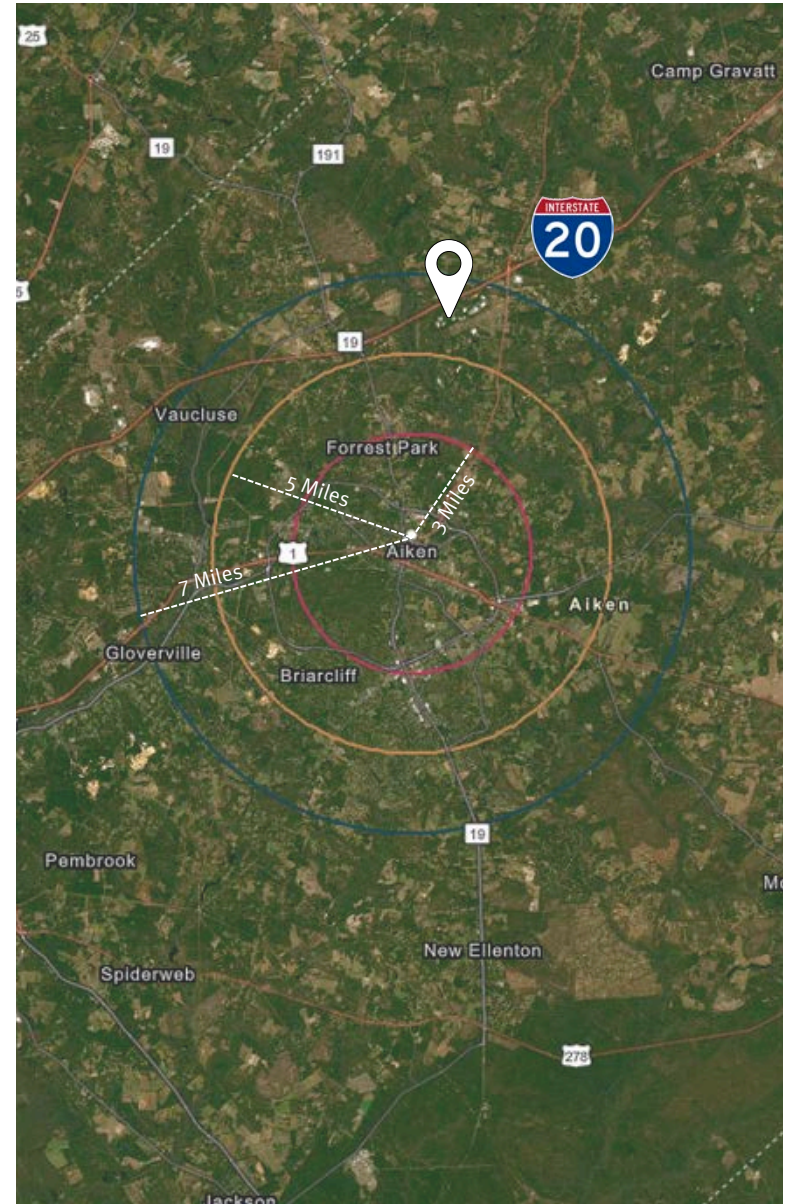
The property is adjacent to Aiken Regional, a full service FBO and ILS airport with a 5,500' runway. Commercial flights are within 45 minutes at Bush Field in Augusta and CAE International in Columbia. Within 2.5 hours are Atlanta's Hartsfield International and Charlotte Douglass International Airports, both among the 7 busiest airports in the world by number of flights handled daily allowing convenient access to both national and international users

## Expansion

There are two additional parcels totaling  $\pm 44.40$  acres that allow for the next user to expand on site or expand with a separate free-standing facility across Givens Street to the southeast of the original parcel.

## County Developed Industrial Park

Located in the Vereens Industrial Park, a city/county developed industrial park with full CC&R's adjacent to the Aiken Regional Airport. Park occupants include BAE Systems, Caristar Group, Carolina Turbine Support, Aiken Precision Technologies and Valmet, Inc.



## CSRA Demographics



Medium Home Value  
\$198,719



Population  
662,275



Annual Growth Rate  
.43%



Labor Force  
269,031



Unemployment Rate  
4.8%



Total Colleges  
4

# Floor Plans





# Available Parcels

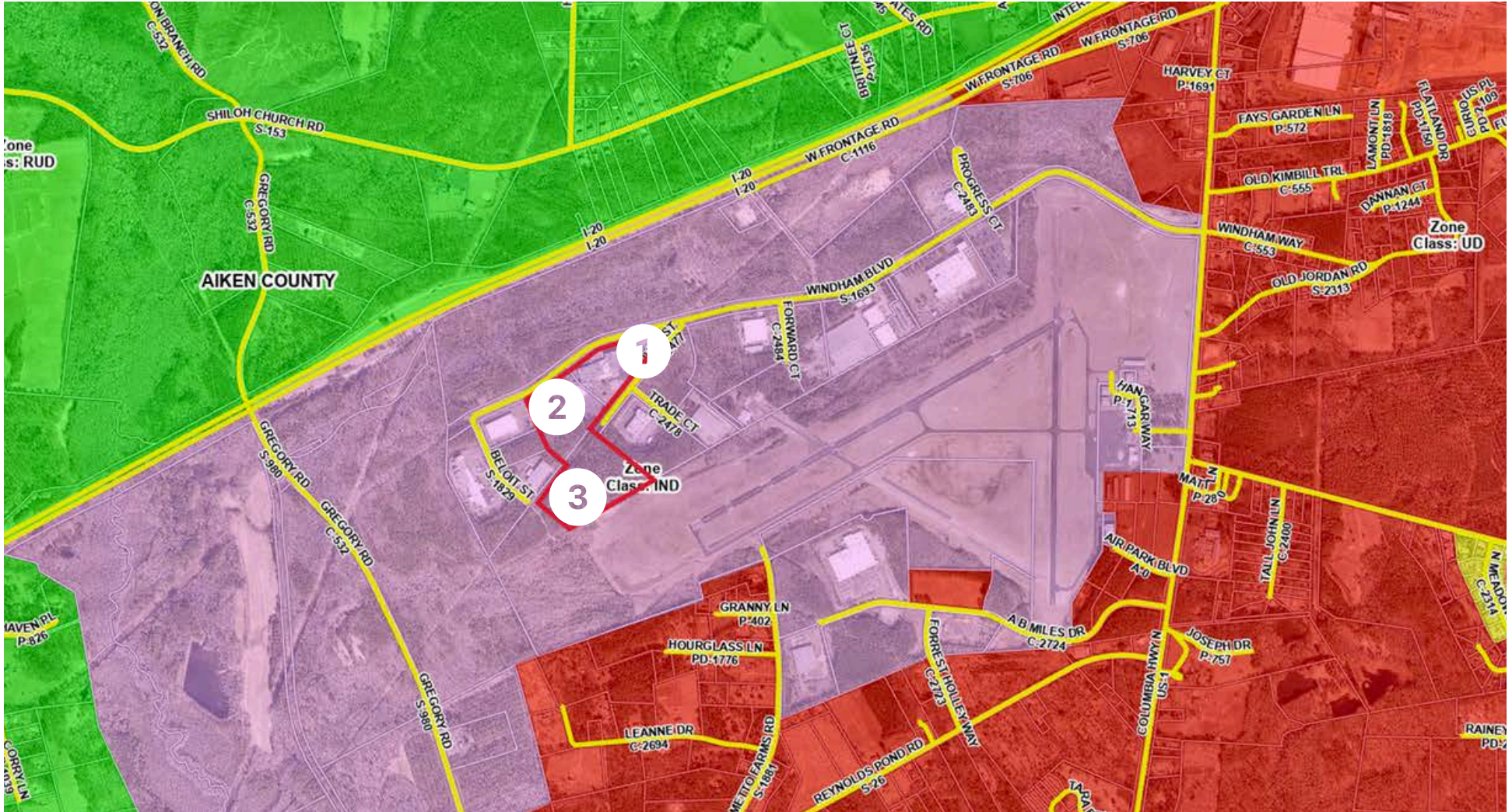
**1** 117-00-11-011  
10.66 Acres

**2** 117-00-11-010  
13.81 Acres

**3** 117-00-11-008  
19.93 Acres

## Zoning Class: Industrial

The Industrial (I) District provides for a wide variety of industrial uses, warehousing, and wholesaling activities that do not overburden the available streets, infrastructure, or public services.





# Property Summary

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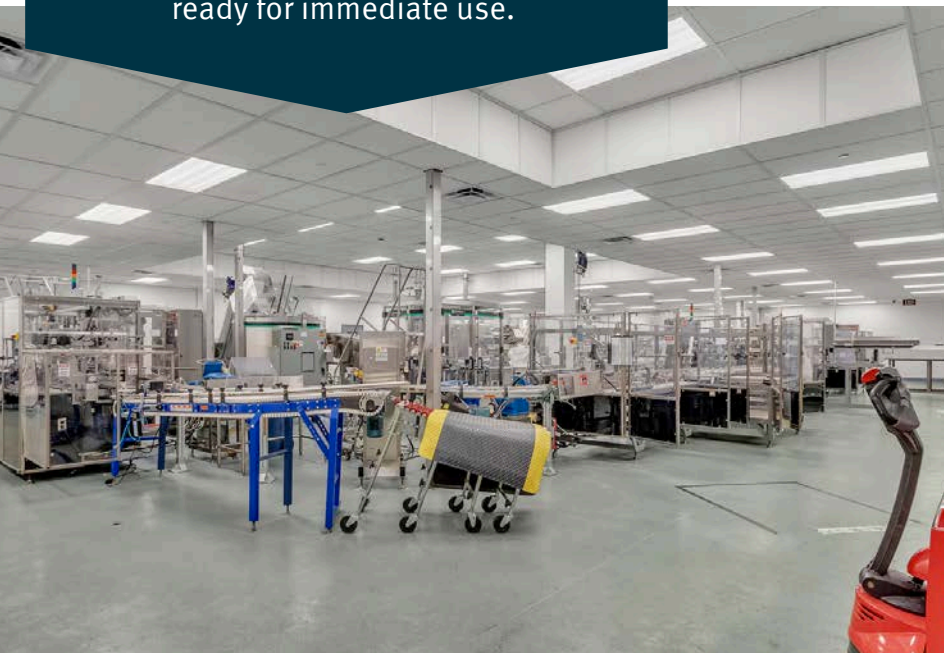


The property features a robust three-story 173,475 SF facility dedicated to manufacturing, packaging, and maintenance operations. Included in the sale are all essential equipment, ensuring a turnkey solution for prospective buyers. Among the key assets are two 250 HP boilers, installed in 2007. Additionally, the property boasts a well-equipped pump station designed to handle diesel fuel, with storage capacity for 20,000 gallons, highlighting its readiness for heavy-duty operations. Complementing these features, a welding shop is strategically located on the backside of the main building, offering a specialized area for metal fabrication or repairs. This property represents a comprehensive industrial complex, fully outfitted and ready for immediate use.



## Equipment Included in Sale

- 1- Kohler Natural Gas Fired - 125 KVS Back Up Generator
- 4 - Tableting Suites
- 2 - Fixed Bed Drying Suites
- 1 - High Shear Granulating Suites
- 2 - Powder Dispensing Suite
- 4 - Packaging Lines
- USP Purified Water Systems, Pharmaceutical grade with 2,700 gallons AST generating 27 GPM with Continuous Loop
- 4 Dust Collectors



# Property Specifications

## PROPERTY ADDRESS

65 Windham Boulevard | Aiken County | Aiken, SC 29805

## LOCATION

19 Miles north of Augusta, GA off of US Route 1 | 3 Miles from 1-20 and 52 miles Southwest of I-26 and Columbia, SC

## YEAR BUILT

1978 - Plant additions made in 2003, 2004, 2006

## CEILING HEIGHTS

14' in dropped acoustical ceiling areas 24' below the main beams in the warehouse

## COLUMNS

Steel H

## ROOF

Varies by section; includes single-ply membrane, TOP membrane and insulated standing seam metal

## FLOORS

Concrete with 1/4" trowel finished epoxy coating in production area and siloxane - based clear sealant in the warehouses.

## WALLS

Varies by section; predominately brick over insulated block and insulated metal sandwich panels. The maintenance building is corrugated pre-engineered metal with exposed vinyl backed insulated.

## LIGHTING

Combination of recessed fluorescent fixtures in the production area with T-5 fixtures in the warehouse section

## GAS

Provider: Dominion Energy  
Main: 6" High Pressure  
Line: 4"

## WATER

City of Aiken  
Main: 12"  
Line: 2" Domestic  
Fire: 6"

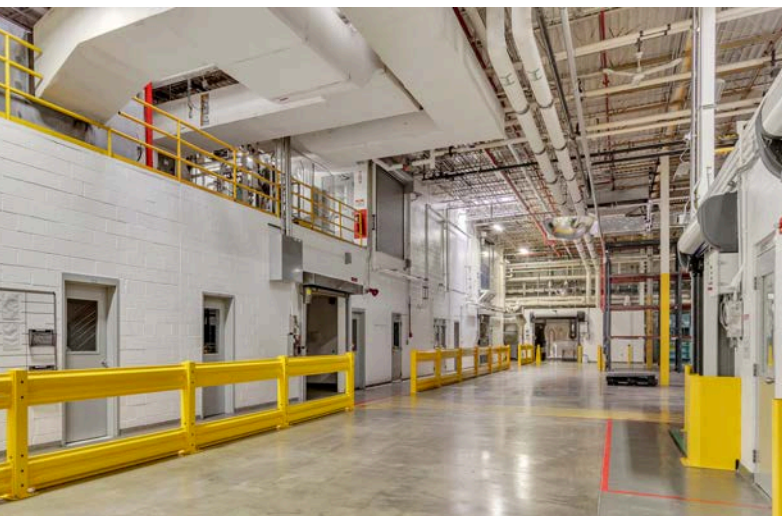
## SEWER

City of Aiken  
Main: 12"  
Fire: 8"

## POWER

Provider: Dominion Energy  
Primary: 23.9kV Primary Distribution Line  
Transformers: 5 - Transformers: 2-1,000 KVA  
1-1,500 KVA  
1-2,000KVA  
1-2,500 KVA  
Interior Switch Gear: 6-480y/277 v; 3 phase, 4 wire  
Bus Duct - 1-400 AMP; 100 Lineal Feet





### HEAT

Process heat provided by 2-250 HP dual fuel Clever Brooks boilers (2007) using natural gas and #2 Fuel oil

### AIR CONDITIONING

Air Conditioning provided by:  
2-York 375 tons chiller (R-134 refrigerant)  
1-Carrier 550 tons chiller (R-22 refrigerant)  
3-Marley cooling towers

### SPRINKLERS

100% system, ordinary hazard, with in rack system in the +57,250 SF warehouse; 8" loop; electric jockey pump and 200HP Detroit Diesel Pump

### COMPRESSED AIR

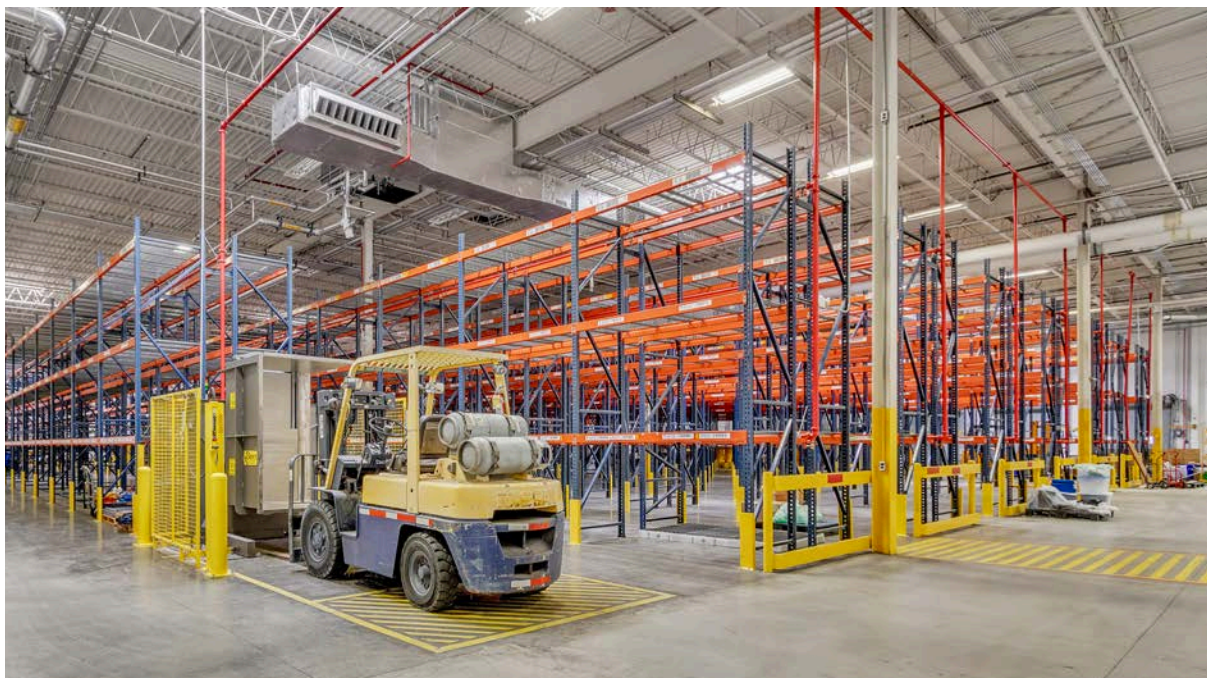
1-100 HP Ingersoll Rand oilless screw-type air compressor with Air dryer and receiving tank

### SECURITY

Fire; siemens fire panel; Access; Tech systems interior and exterior access control reads with 84 mounted cameras; automatic gates

### PARKING

Plant and office; 231 paved, marked and lighted  
Handicap: 7 | Truck: 7



## Plant Features

- Production Areas
- Packaging Areas
- Lab & Quality Assurance Areas
- Maintenance Shop
- Approximately  $\pm 57,430$  SF of Air-Conditioned Warehouse Space with the capacity to hold up to 4,000 Pallets of Materials



# Dock Doors

6 in the Larger Warehouse | 3 in the Smaller Warehouse

9' X 10' dock height automatic roll-up doors with dock seals, bumper pads, spotlights, load levelers, bollards and dock restraints







Property Consists of ±24,095 SF Office Space





# Market Summary

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# Aiken, South Carolina

Aiken, chartered in 1828, is a city steeped in historic charm with a vibrant downtown and a deep-rooted passion for equestrian activities. Located in Aiken County, South Carolina, within the Central Savannah River Area near Augusta, Georgia, Aiken is experiencing steady growth. The 2023 counted 177,130 persons living in the County, an increase of about 4.9% from 2020. Aiken is the fourth largest South Carolina county by land area, and its size of 1,073 square miles is 28 square miles larger than the state of Rhode Island. As the county seat of Aiken County, the city has become a focal point for both history enthusiasts and those who appreciate a lively community atmosphere.

With a skilled and growing workforce, companies choose to locate in Aiken because they know the necessary resources are readily available. Our region is a transportation hub, where highways, rail lines, and air services converge, ensuring easy access to major markets. Centrally located between major cities, Aiken is just a 2.5-hour drive from two international airports and two ports, making it a strategic choice for businesses. With available industrial sites, buildings, and extensive infrastructure, we are well-equipped to accommodate new enterprises. Furthermore, our local governments are committed to economic development, enhancing the quality of life and fostering a supportive business environment.



## Augusta, Georgia | CSRA

AUGUSTA GEORGIA, located in the east central section of the state, is approximately 150 miles east of Atlanta on Interstate 20. The Savannah River serves as the boundary between Augusta and Aiken County, South Carolina. Augusta's current population is about 200,000. Along with several other Georgia and South Carolina counties the region is known as the Central Savannah River Area, commonly referred to as the CSRA and is home to approximately half a million people. Augusta is Georgia's second oldest and second largest city, founded during the British colonial period as a trading outpost.

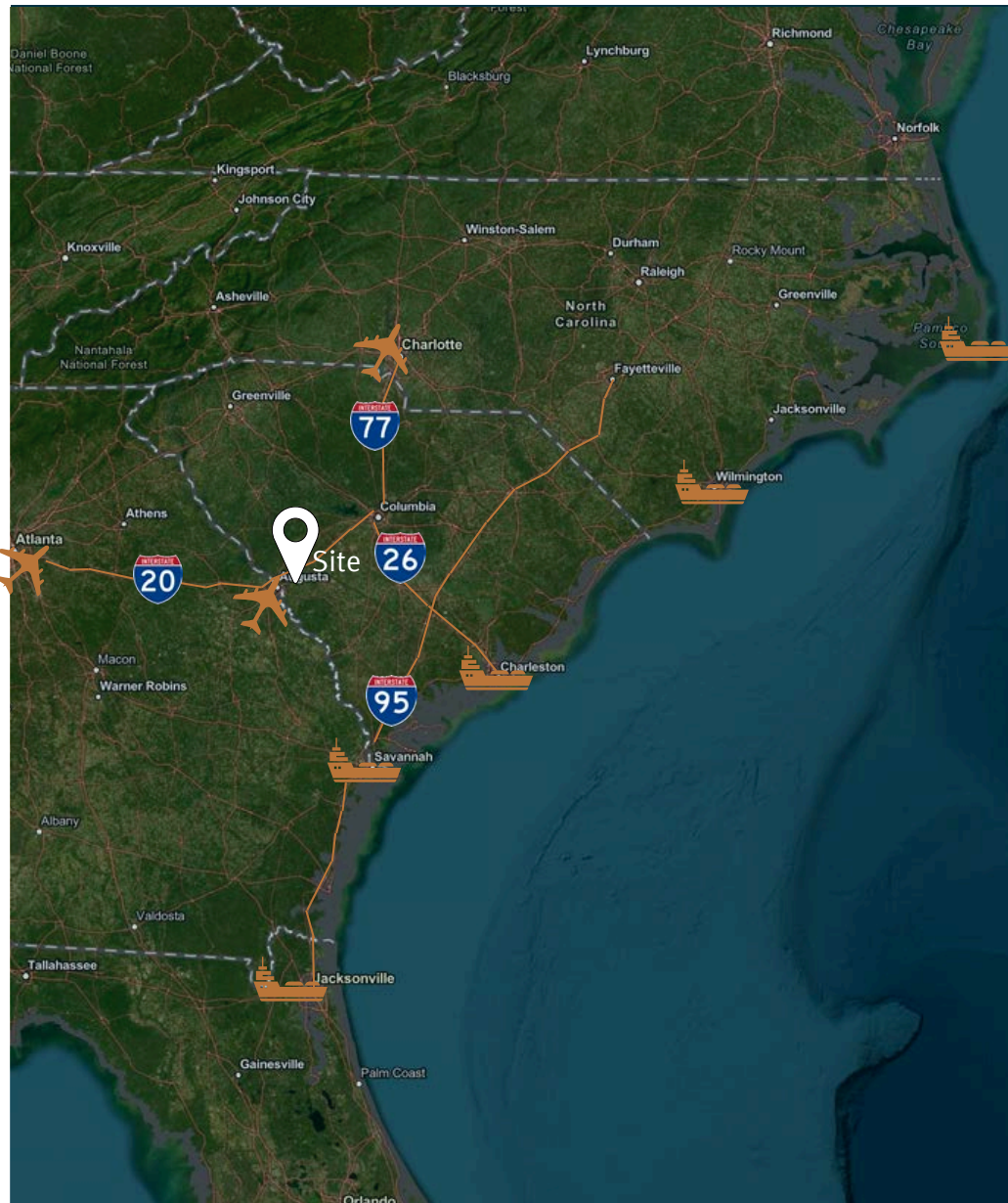
Augusta is home to a wide array of prominent companies, including Textron, Cardinal Health, Ferrara, Thermal Ceramins, Nutrien,



Starbucks, Unisys, and Electrolux, among many others. The city's appeal to these forward-thinking and international businesses is driven by several factors: a competitive cost of living, a skilled labor pool, and a strategic geographical location. These elements combine to create an ideal environment for business success, making Augusta a prime destination for companies looking to thrive and grow.



# Location Overview



## Highways

Interstate 20	4.2 Miles
Interstate 26	52 Miles
Interstate 95	115 Miles
Interstate 77	59 Miles

## Airports

Aiken Regional Airport	4.2 Miles
Augusta Regional Airport	35.3 Miles
Atlanta International Airport	171.3 Miles
Charlotte Douglas International Airport	140.9 Miles

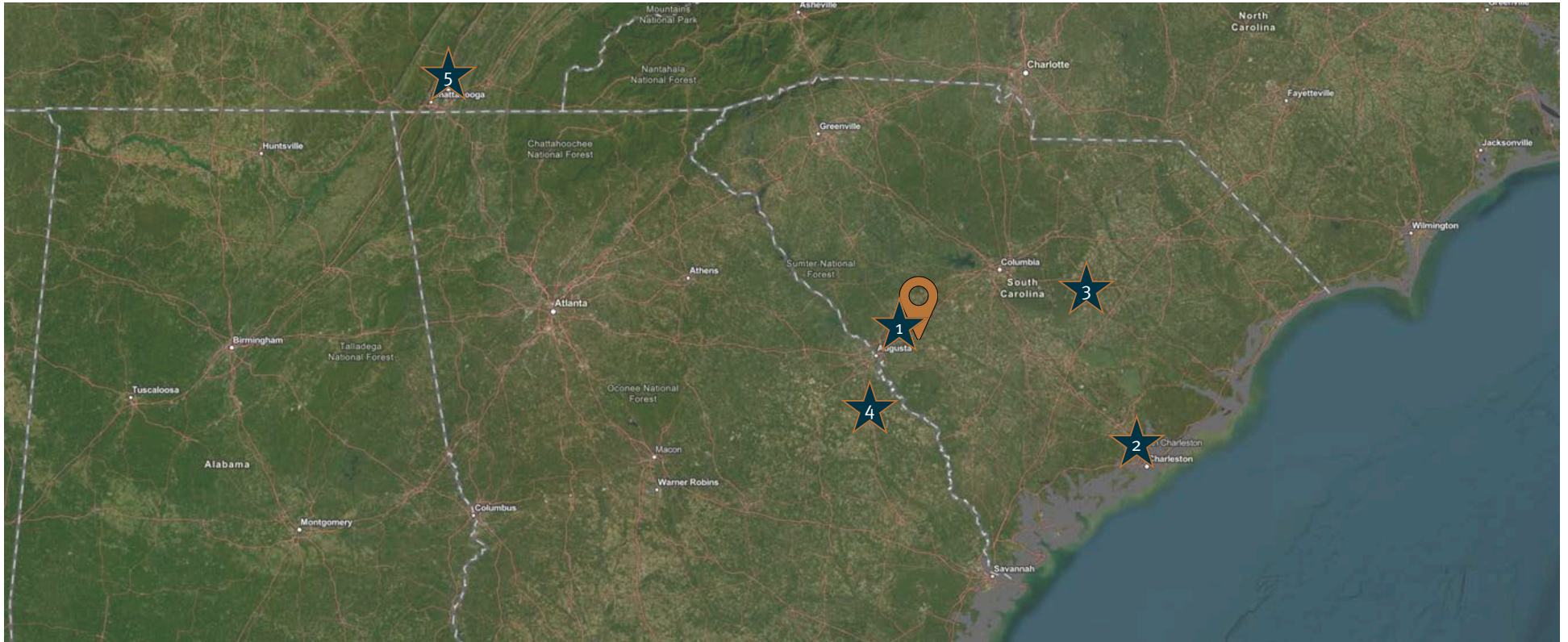
## Ports

Savannah, GA	126 Miles
Charleston, SC	131 Miles
Wilmington, NC	260 Miles
Jacksonville, FL	257 Miles



# Lease Comps

	Address	City, State	SF	Commencement	Term	Rent PSF	Recovery Type
1	358 Ascauga Lake Rd	Graniteville, SC	280,000	Jul-24	5 years	\$2.95	NNN
2	4500 Goer Dr	North Charleston, SC	203,000	Jan-24	10 years	\$5.72	NNN
3	1150 Clipper Rd	Sumter, SC	272,561	Apr-23	15 years	\$3.50	NNN
4	1 Evercare Way	Waynesboro, GA	243,240	Nov-22	3 years	\$3.50	NNN
5	6301 Enterprise Park Dr	Chattanooga, TN	210,000	Oct-22	5 years	\$4.86	NNN





# Meybohm

COMMERCIAL

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