

Pointe Salkehatchie Industrial Park

463 INNOVATION DRIVE | FAIRFAX, SC 29827



**50,000 sf Industrial building recently completed
for sale or lease**

For more information contact:

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Property highlights

PRICE

\$3.75 mil
sale price

\$5.75/sf
lease rate

SPECS

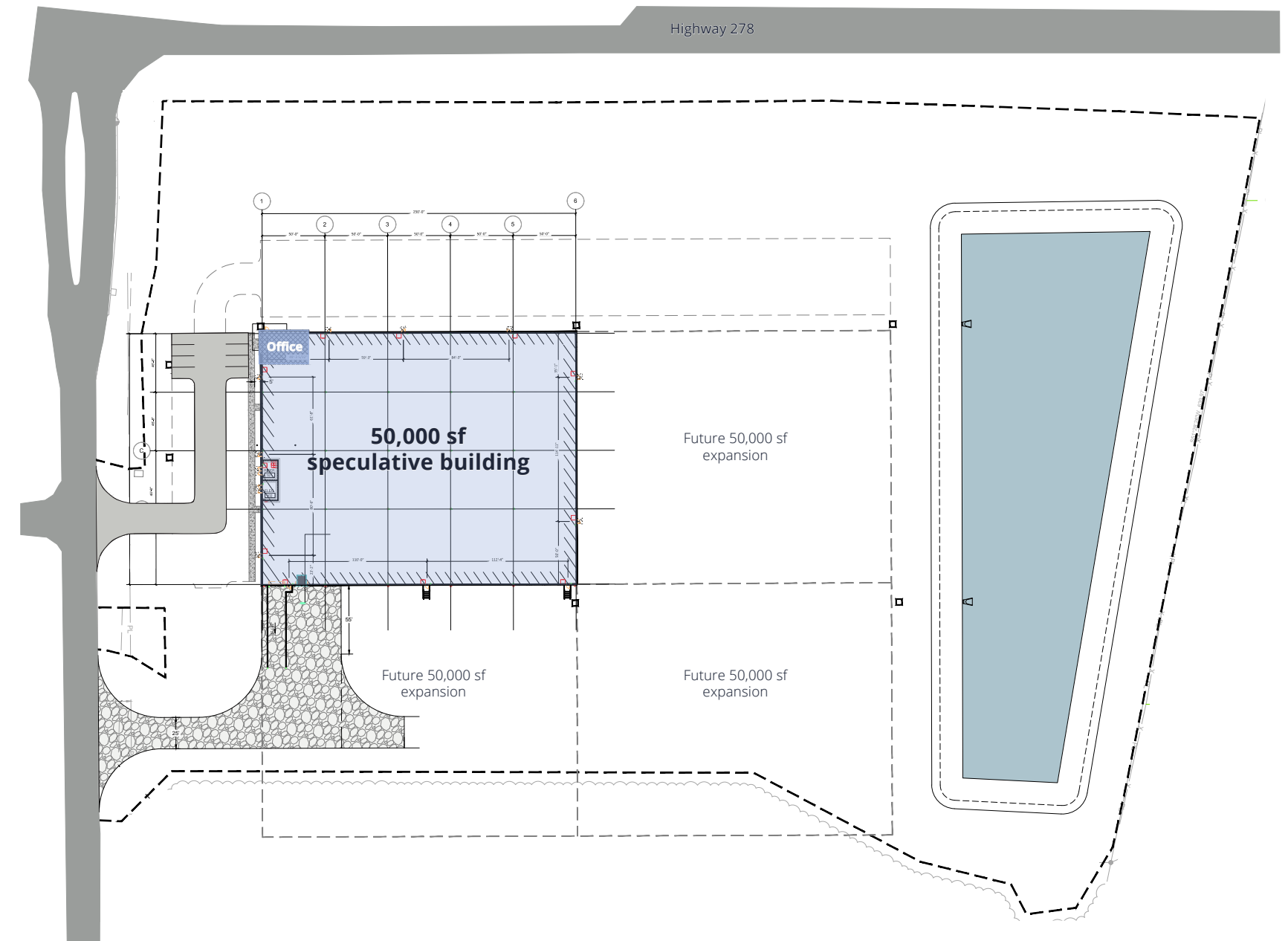
County	Allendale
TMS	122-00-00-020
Zoning	Industrial
Building size	50,000 sf
Expandable area	100,000 sf
Building dimensions	250' x 200'
Site	12 acres
Additional Land	100 acres
Year built	2022
Heated Area	To suit
Air Conditioned area	To suit
Walls	Insulated precast
Floor	To suit
Roof	60 mil TPO
Ceiling height	31' 6" clear height
Lighting	To suit
Column Spacing	50' x 46' 8" interior bay 50' x 60' loading bay
Sprinklers	To suit
Loading Docks	(1) 9' x 10'; 15 knock outs
Drive in Bays	(1) 12' x 14'
Parking	To suit

UTILITIES

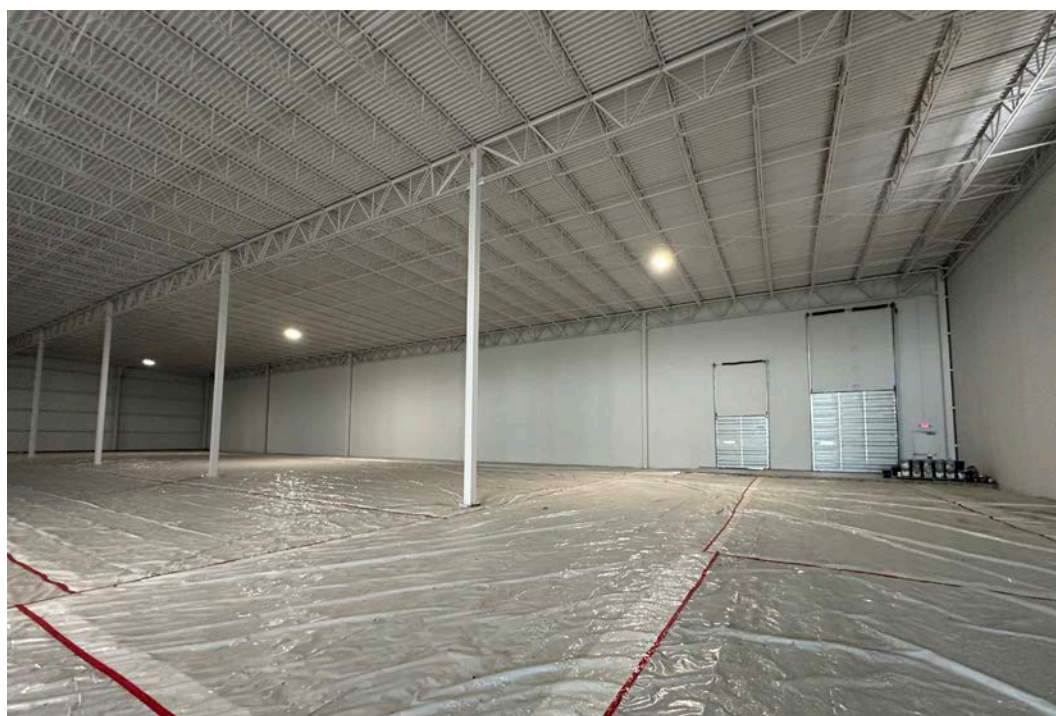
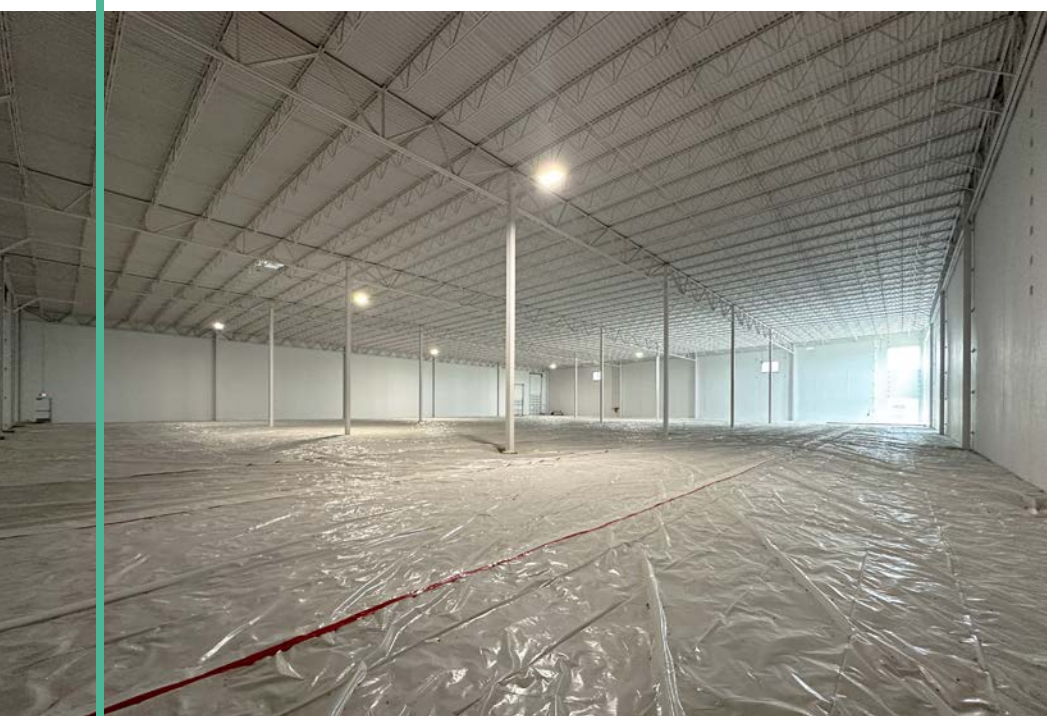
Water Service	Town of Fairfax Line On Site 10" (25 cm) Line Capacity: 398,000 gpd (1,506,594 lpd)
Waste Water System	Town of Fairfax Line On Site 8" (20 cm) Line Gravity Capacity: 270,000 gpd (2,649,788 lpd)
Natural Gas Provider	Dominion Energy Line 2,500' (762 m) from Site 4" (10 cm) Line
Primary Electricity Provider	Dominion Energy 12 kV Distribution 3 Phase
Telecom Provider	AT&T, Breezeline, PRTC
Fire Department	4 Miles (7 km) ISO Rating: 4



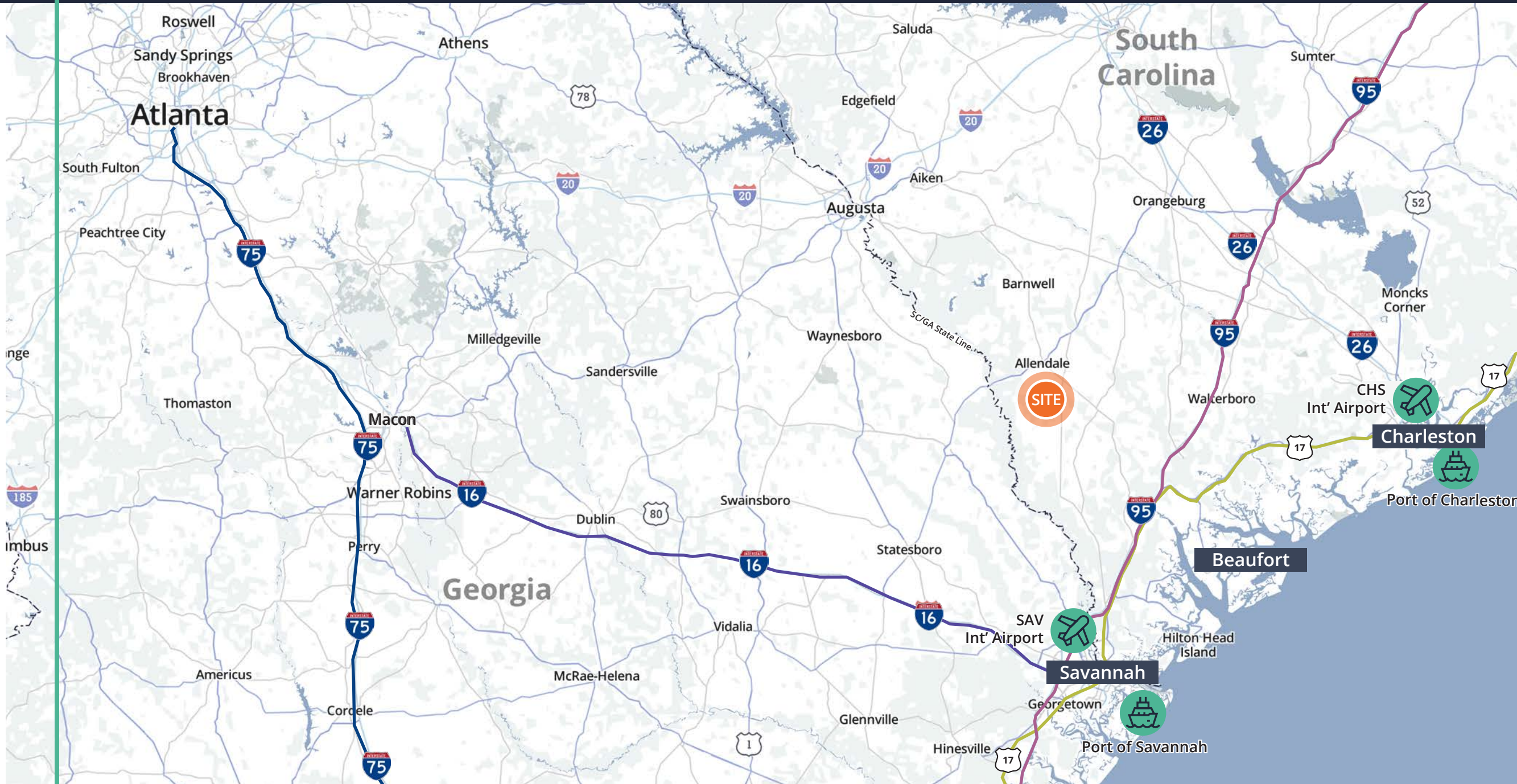
Site plan



Building photos



Location highlights



TRANSPORTATION AND ACCESS



Drive time

Hwy 278 | 1 Minute
 1-95 | 35 Minutes
 1- 26 | 65 Minutes
 1- 20 | 75 Minutes



Port Access

Savannah | 75 Minutes
 Charleston | 120 Minutes



Airports

Savannah | 80 Minutes
 Columbia | 110 Minutes
 Charleston | 110 Minutes
 Allendale | 2 Minutes

WORKFORCE PROFILE

10.66%
 SC's population growth rate
 (#10 in the U.S.)

16%
 Average annual mfg. employment growth
 (Highest in the Southeast)

5.5M
 SC Population
 (2024)

#50
 Lowest work stoppage rate in the nation

0
 No state minimum wage in South Carolina

1.6%
 Unionization rate
 (Lowest in the nation, in a right-to-work state)



**AVISON
YOUNG**

avisonyoung.com

**Broker
contacts**

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