



401 OCONEE BUSINESS PARKWAY
WESTMINSTER, SC 29693

AVAILABLE FOR SALE AND LEASE
INDUSTRIAL BUILDING

170,417 SF
28.9 Acres

PROPERTY SPECIFICATIONS

GENERAL

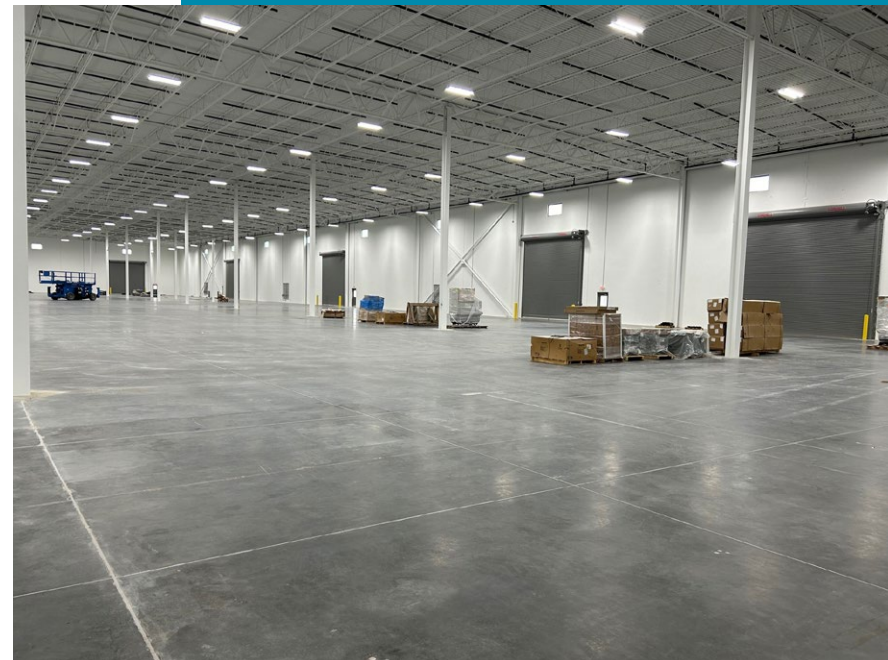
- **Building Size:** 170,417 SF
- **Lot Size:** 28.9 AC
- **Condition of Property:** Brand New
- **Date of Construction:** 2023/2024
- **Clear Height:** 32' clear height on the west wall, 36' clear height in the center and 33'8" clear on the east wall
- **Column Spacing:** 50' x 60' and 60' x 85'
- **Dimensions:** Plant = 500' x 320', Office = 63'3" x 148'8"
- **Office Space:** 9,580 SF (in shell condition)
- **Cranes:** The building was designed to hold cranes but none currently exist
- **Zoning:** Industrial
- **Parking:** Parking lot has been graded with curbing added to hold 156 vehicles. Future parking expansion to hold 125 additional vehicles.
- **Lighting:** LED with 32 clerestory windows around the perimeter of the building
- **Miscellaneous:**
 - The site has a fenced in lay down or storage yard.
 - The site has room for an 80,000 SF expansion.
 - The site is adjacent to the Tri-County Technical College – Oconee Campus.

FIRE PROTECTION

- **Sprinkler System:** 100% via an ESFR sprinkler system

MECHANICALS

- **HVAC:** Roof mounted fans with wall louvers



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Partner & Senior Vice President

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PROPERTY SPECIFICATIONS

CONSTRUCTION

- **Floors:** 6", 4000 PSI reinforced concrete
- **Walls:** Tilt up concrete
- **Roof:** 45 MIL, white TPO with 2.6" of rigid insulation (R30) over a metal deck
- **Columns:** Steel H beams

TRUCK LOADING

- **Dock Doors:** Currently two 9' x 10' dock high doors with pit levelers, dock locks and seals. The south side of the building has 14 additional knock out dock door panels.
- **Drive in Doors:** Seven 20' x 20' drive in doors

UTILITIES

- **Gas:** Supplied by Fort Hill Natural Gas, 4 inch main line
- **Power:** Supplied by Blue Ridge Electric Co-Operative. Siemens 1600A, 480V, 3 phase switchgear
- **Water:** Supplied by City of Walhalla, 10 inch main line
- **Sewer:** Supplied by Oconee Joint Regional Sewer Authority, 8 inch main line
- **Telecommunications:** Fiber optics available in the park via either Upcountry Fiber or AT&T

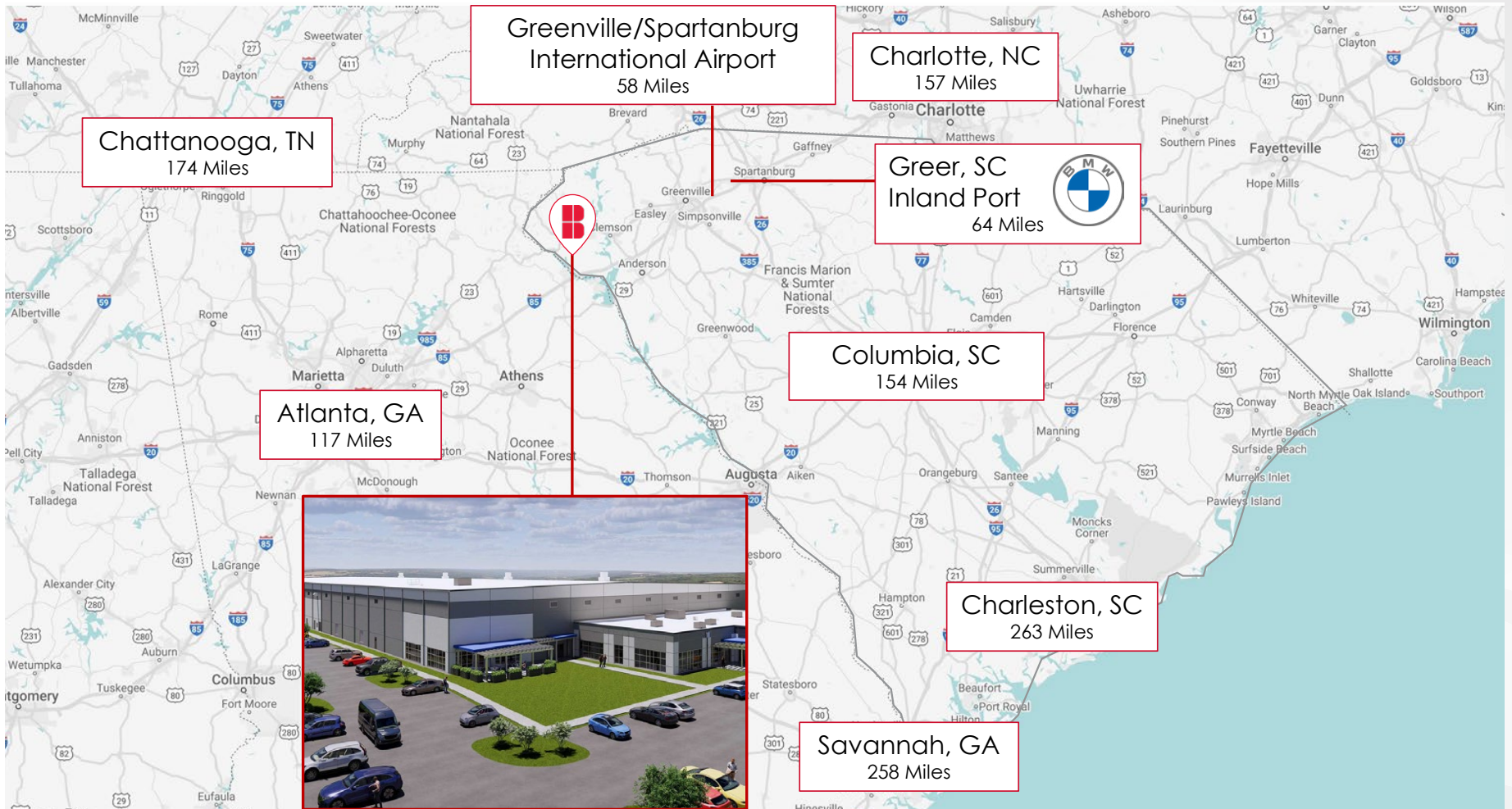
TRANSPORTATION

- The property is located 15 miles north of I-85 via Hwy 11 (exit 1)
- The property is located 58 miles northwest of the GSP International Airport
- The property is located 64 miles northwest of the SC Inland Port-Greer



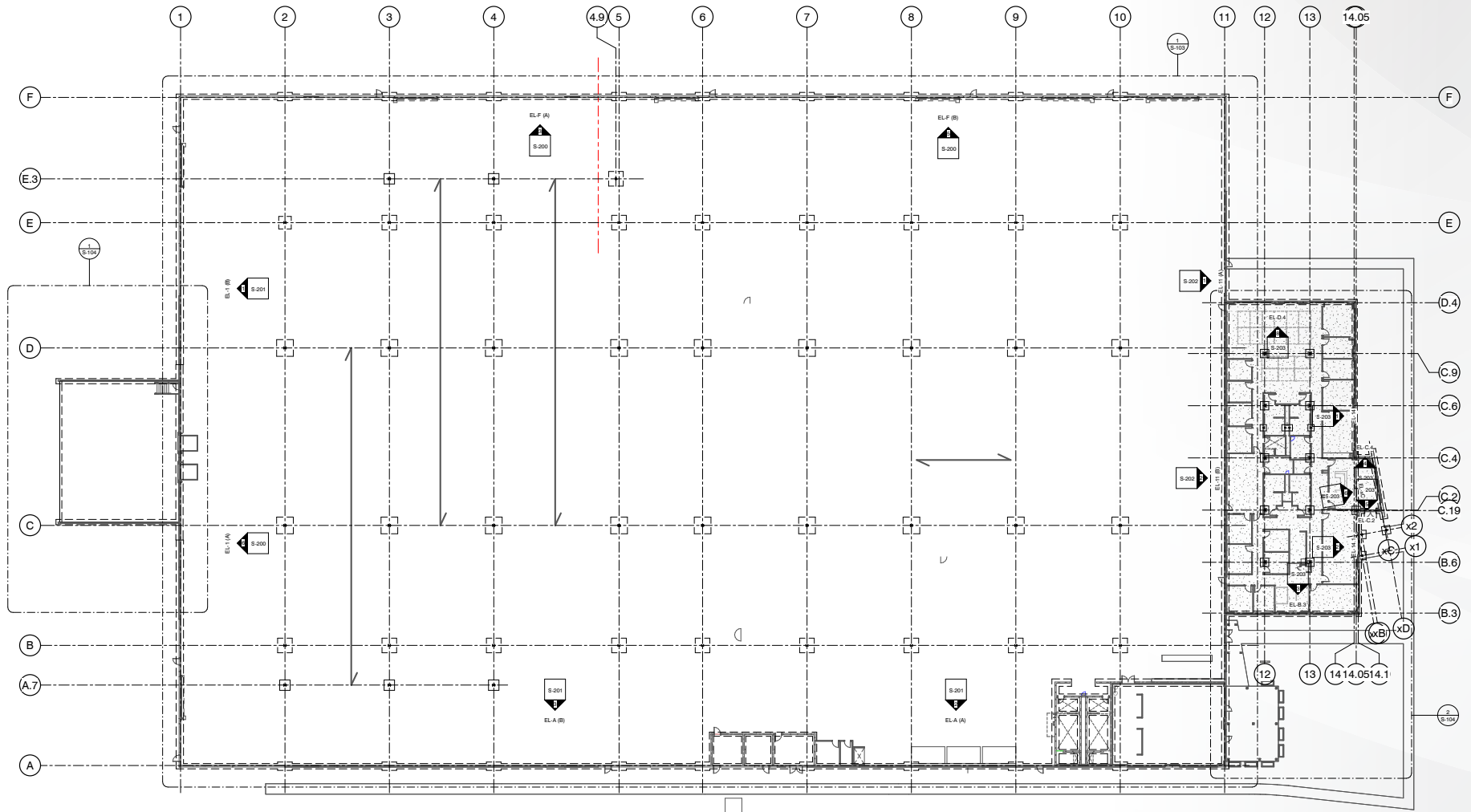
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PROPERTY LOCATON MAP



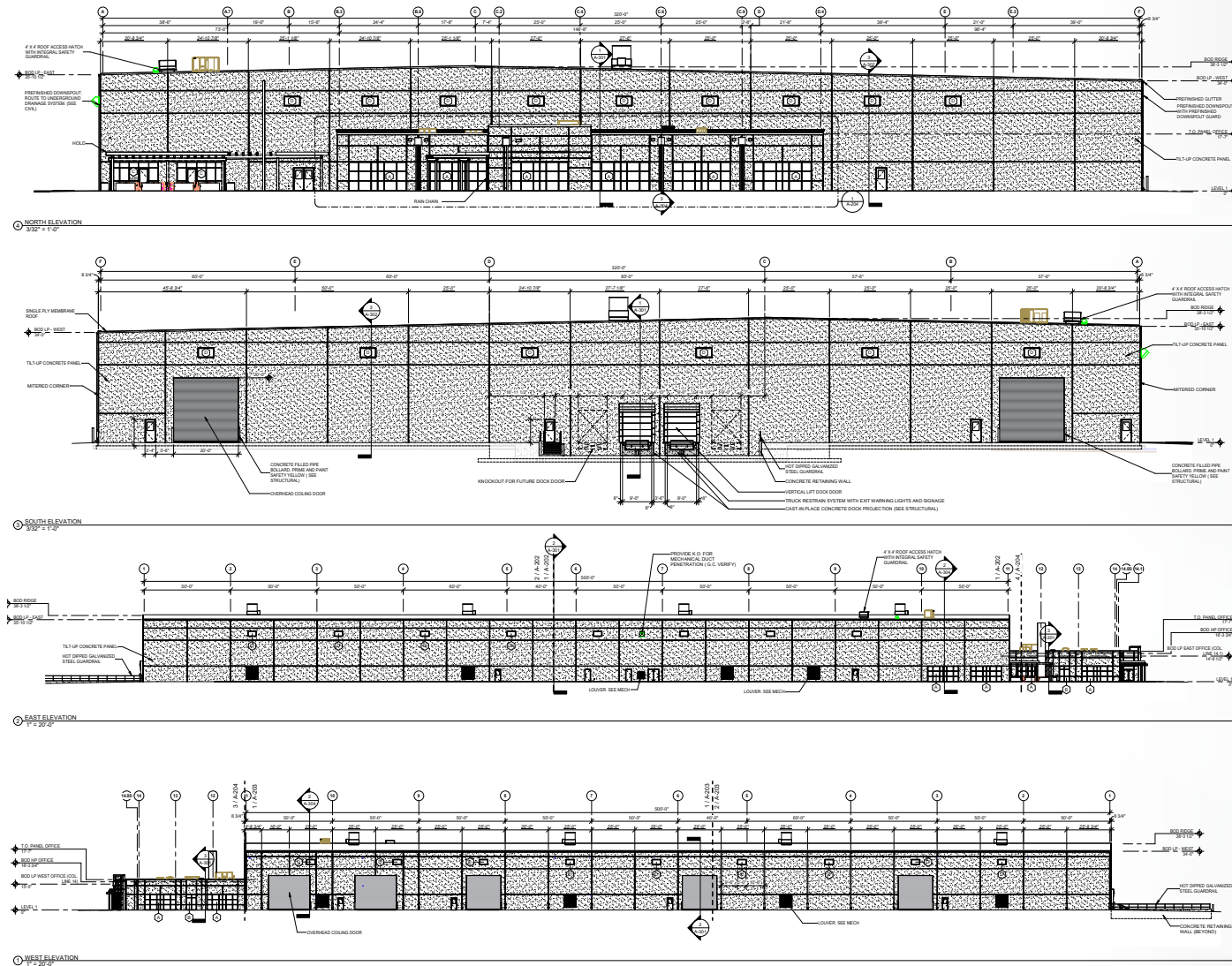
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FLOOR PLAN



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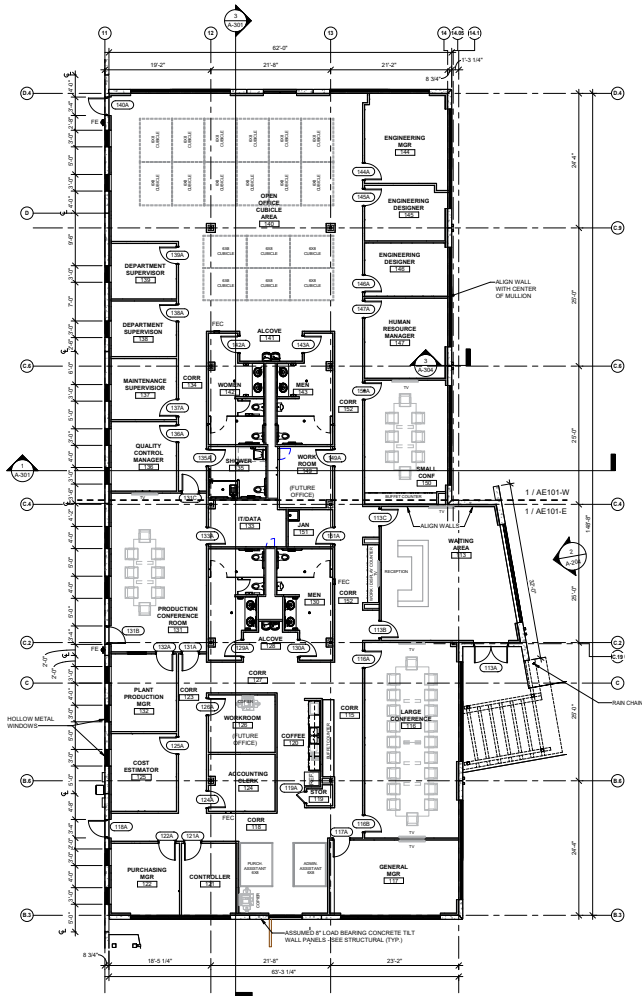
BUILDING ELEVATIONS



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OFFICE FLOOR PLAN



GENERAL FLOOR PLAN NOTES:
 1) ALL FURNITURE, WORK STATIONS, RECEPTIONIST DESK, EQUIPMENT, APPLIANCES AND ALCOHOL PROVIDED BY OWNER. SHOWN FOR REFERENCE ONLY.
 2) ALL SHADED WALLS INDICATE WALL TO GROUND.
 3) ALL CONFERENCE ROOMS, GENERAL MANAGER'S OFFICE, HUMAN RESOURCES OFFICE AND LOBBY TO HAVE SOUND ATTENUATION BLANKETS FULL HEIGHT.

ENLARGED OFFICE PLAN
 1/8" = 1'-0"



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