

Pointe Salkehatchie Industrial Park

463 Innovation Dr | Fairfax, SC

FOR LEASE OR SALE



50,000 SF INDUSTRIAL BUILDING RECENTLY COMPLETED

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Overview

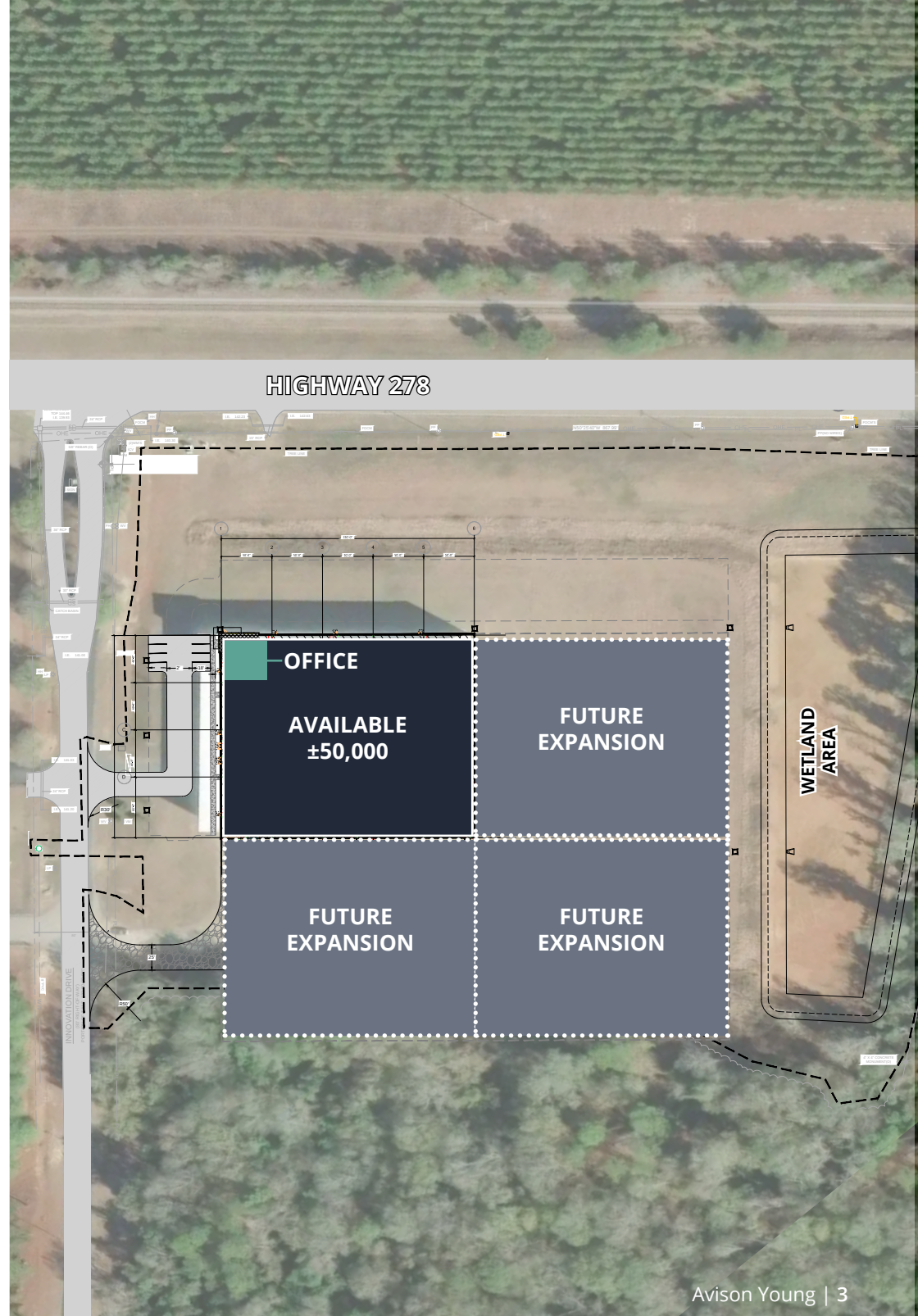
463 Innovation Drive is a new speculative industrial building in Allendale County's Pointe Salkehatchie Industrial Park, now available for immediate occupancy. It consists of 50,000 square feet, with the potential to expand up to 150,000 square feet. The building is located within the State-Certified 110-Acre Pointe Salkehatchie Industrial Park. This site offers excellent infrastructure and accessibility. It is also strategically located to both Charleston and Savannah ports. This industrial facility provides a prime opportunity to establish or expand manufacturing or distribution operations with attractive economic incentives.

Highlights

TMS	122-00-00-020
Space	±50,000 sf
Expandable area	±100,000 sf
Site	12 acres
Date available	Now
Sale price	\$3,600,000
Lease Rate	\$5.75 psf
Lease type	Triple net (NNN)
Year built	2022
Zoning	Industrial
County	Allendale

PROPERTY SPECIFICATIONS

Building Size (GLA)	50,000 sf; expandable to 100,000 sf
Building Dimensions	250' x 200'
Lot Acreage	±12 acres
Additional Land	100 acres
Parking	To suit
Floors	To suit
Ceiling height	31' 6" clear height
Column Spacing	50' x 46' 8" interior bay 50' x 60' loading bay
Dock-High Doors	(1) 9' x 10'; 15 knock outs
Drive-In Bays	(1) 12' x 14'
Roof	60 Mil TPO
Walls	Insulated precast
Lighting	To suit
Sprinklers	To suit
Heated area	To suit
Air Conditioned area	To suit



Expandable utility capacity

Utility	Provider/Service	Notes
Gas	Dominion Energy	Line 2,500' (762 m) from Site 4" (10 cm) Line
Power	Dominion Energy	12 kV Distribution 3 Phase
Water	Town of Fairfax	Line On Site 8" (20 cm) Line Gravity Capacity: 270,000 gpd (2,649,788 lpd)
Sewer	Town of Fairfax	Line On Site 8" (20 cm) Line Gravity Capacity: 270,000 gpd (2,649,788 lpd)
Telecom	AT&T, Breezeline, PRTC	-
Fire Dept. / ISO	4 miles away (7km)	ISO Rating: 4



Building Photos



Allendale County makes business sense

TIER IV INCENTIVES, FOREIGN TRADE ZONE ACCESS, AND OPPORTUNITY ZONE
ADVANTAGES REDUCE STARTUP AND EXPANSION COSTS



Tier IV state incentives

Eligible projects creating 10+ full-time jobs may qualify for enhanced state incentive programs



Job creation credits

Significant job tax credits available over a five-year period



Lower property tax burden

Fee-in-Lieu-of-Tax (FILOT) agreements can provide predictable, reduced property tax costs



Workforce training

Employee training assistance helps offset workforce development expenses



Customized incentive packages

Incentive structures can be tailored to business size, investment level, and job creation plans



Multi-county park status

Additional benefits may be available for qualifying locations within a Multi-County Industrial Park

\$25,000
tax credit per job

5 years
job tax credit potential

0%
State property tax

0%
inventory tax

0%
local income tax

Exempt
Manufacturing equipment

Location

Washington

Clarks Hill Lake

Edgefield

Lexington
Red Bank

**SOUTH
CAROLINA**

Sumter

Lake City

Appling

Evans

Aiken

Thomson

Augusta

Williston

Blackville

Bamberg

Barnwell

Orangeburg

Lake Marion

Manning

Kingstree

Andrews



100,131

Population (60 min. drive)



23,481

Workforce



2.8%

Low unionization rate

Distances

I-95 38 minutes

I-26 57 minutes

Port of Savannah 68 miles

Port of Charleston 89 miles

Airports

Savannah 65 miles

Charleston 84 miles

Augusta 62 miles

Columbia 77 miles



SC Industrial Campus



Lowcountry Regional
Industrial Park



EVANESCE Carolina Textile Care



Charleston

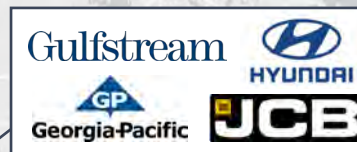


Hollywood



Ridgeland

Beaufort



Hilton Head
Island



Savannah



Williston
Island

Richmond Hill

Glennville

Hinesville

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