



OFFICE / MEDICAL OFFICE

Build to Suit, For Sale or For Lease

**202 | 204 | 206 Central Park Lane
Seneca, SC 29678**

± 4,500 - 10,000 SF Available

SALE PRICE: \$135,000 PER PAD

LEASE PRICE: CONTACT BROKER



Grayson Burgess, CCIM, SIOR • 864.770.3288 • grayson@tbccre.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPERTY OVERVIEW

Three, ±4,500 SF Pads ready for office, medical, or retail building

Two, ±5,000 SF Pads ready for office, medical, or retail building

Located in professional office park

Easy access off Highway 123

All utilities brought to site

Zoned GC - General Commercial - City of Seneca

Cleared, graded and ready for development



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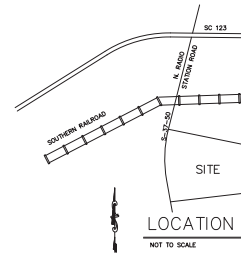
RENDERINGS



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SITE PLAN



- GENERAL NOTES:**
1. OWNER: N/F S.C. STATE CREDIT UNION D.B. 11-L-235
 2. TAX MAP 238-00-02-001
 3. ZONING: OFFICE COMMERCIAL
 4. POWER: SENECA LIGHT AND WATER
 5. SEWER: SENECA LIGHT AND WATER
 6. WATER: SENECA LIGHT AND WATER
 7. DATES OF CONSTRUCTION:
 BEGUN CLEARING: JUNE 15, 2002
 BEGUN BUILDING: JULY 15, 2002
 END CONSTRUCTION: JULY 15, 2004

- SITE PLAN NOTES:**
1. CONTRACTOR SHALL IDENTIFY THE LOCATION AND ELEVATION OF ALL UTILITIES ON SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES FROM THE DRAWINGS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FINISH GRADE.
 3. IN CASE OF EROSION CONTROL PROBLEMS CONTACT THE GENERAL CONTRACTOR AT (864) 884-8562.
 4. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
 5. ADDITIONAL EROSION CONTROL MEASURES SHALL BE AS REQUESTED BY SC DHEC AND CITY OF SENECA INSPECTOR.
 6. FOLLOW ALL S.D.C.D.T. AND OTHER ORDINANCES AND RULES WHEN CONSTRUCTING UTILITY AND DRAINAGE TRENCHES IN RIGHT-OF-WAY ARE SUBJECT TO A MINIMUM OF 10' EACH SIDE (EASEMENT FOR STORM AND UTILITIES).

GROSS BUILDING SQUARE FOOTAGE	1
NET BUILDING SQUARE FOOTAGE	1
REQUIRED PARKING @ 1 PER 200 SF	1
REGULAR PARKING SPACES	1
HANDICAP PARKING SPACES	1
TOTAL PARKING	1

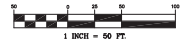
TOPOGRAPHY BY:
 SURVEYING SERVICES
 D.U.S. #4682
 573
 (D) TOTAL

N/F ANDEAS GREUTER
 D.B. 11-L-235

TRACT "A"
 N/F C & A REALTY OF SENECA, LLC
 D.B. 1104-81
 P.B. A771-04

N/F C.R. ELLISON
 D.B. 415-63
 P.B. P-44-735

EXISTING CONDITIONS



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