



380 DARK INDIGO LANE
GRANITEVILLE, SC 29829

AVAILABLE INDUSTRIAL BUILDING

326,000 SF
30.82 Acres

PROPERTY SPECIFICATIONS

GENERAL

- **Building Size:** Approximately 326,000 square feet and a 10,000 square foot detached mechanicals building
- **Number of Buildings:** Two single story industrial buildings
- **Lot Size:** Approximately 30.82 acres
- **Condition of Property:** Very good
- **Date of Construction:** 1994 & 1998
- **Office Facilities:** Main office is 2,656 SF with 7 private offices, break room, conference room, restrooms, and lobby
- **Dimensions:** West Section = 257' x 244'8"
East Section = 310' x 711'6"
- **Ceiling Heights:** Primarily 19' - 25' clear with a 37' clear in a 15,552 SF
- **Column Spacing:** Primarily 46' x 38'
- **Lighting:** LED
- **Zoning:** RUD - Rural Development
- **Parking:** Paved parking for approximately 222 vehicles
- **Former Use:** Warehouseing and textile dyeing and finishing
- **Security:** Perimeter is completely fenced
- **Taxes:** Tax map #: 049-11-02-001

CONSTRUCTION

- **Floors:** Reinforced concrete
- **Walls:** Precast concrete
- **Roof:** 60 MIL TPO – 20 Year Warranty (200,000 SF installed in 2024, 126,000 SF installed in 2025)
- **Columns:** Steel H beams

FIRE PROTECTION

- **Sprinkler System:** 100% wet system with a .15GPM/2500SF, .28GPM/2000SF & .35GPM/3000SF density

TRUCK LOADING

- **West Section:** Eleven 9' x 10' dock high doors with pit levelers and dock seals. One 10' x 10' drive-in door.
- **East Section:** Six 8' x 9' dock high doors with EOD levelers and seals and one 10' x 10' dock high door with EOD leveler. One 21' wide x 24' high drive-in door.

UTILITIES

- **Power:** Supplied by Dominion Energy
- **Gas:** Supplied by Dominion Energy
- **Water:** Supplied by Valley Public Services Authority, 12" main line size, 8" line to the building
- **Sewer:** Supplied by Valley Public Services Authority, 16" main line size, 12" line to the building
- **Telecommunications:** Supplied by AT&T

MECHANICALS

- **HVAC:** Office 100% heated and cooled

TRANSPORTATION:

- Property is located 2.2 miles south of Interstate 20 (exit 11).
- The Augusta commercial airport is located 20 miles southwest.
- Port of Charleston is 151 miles southeast and the Port of Savannah is 139 miles south



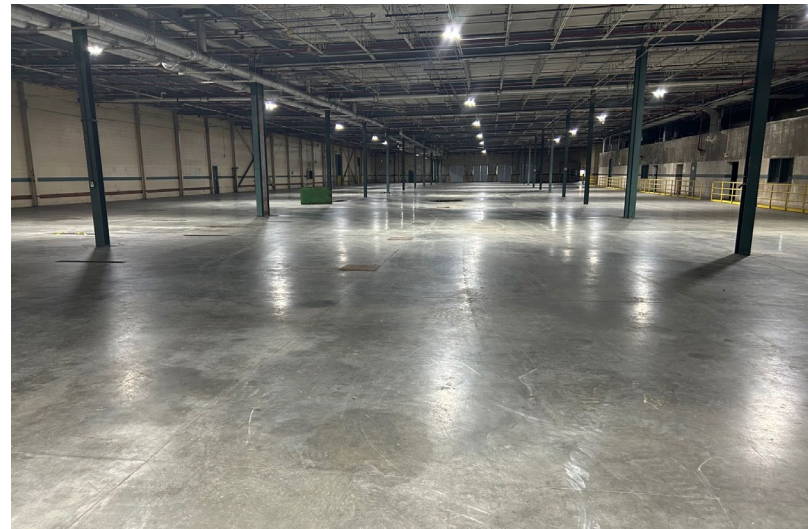
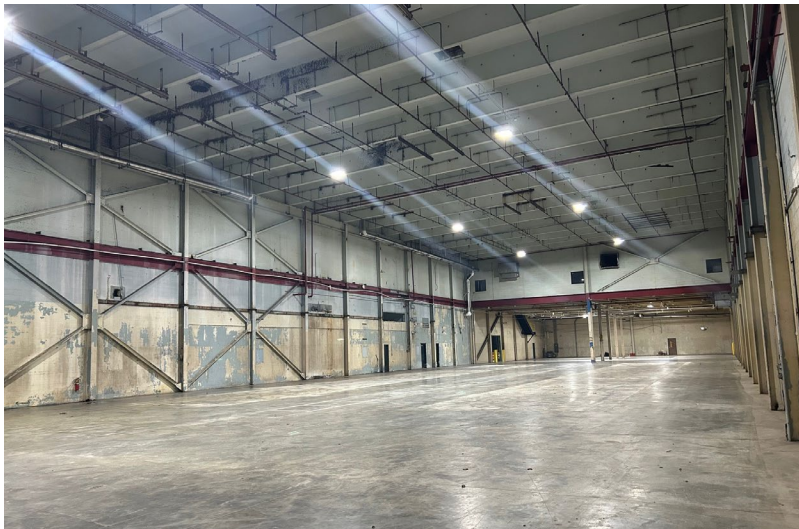
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PHOTOS EXTERIOR



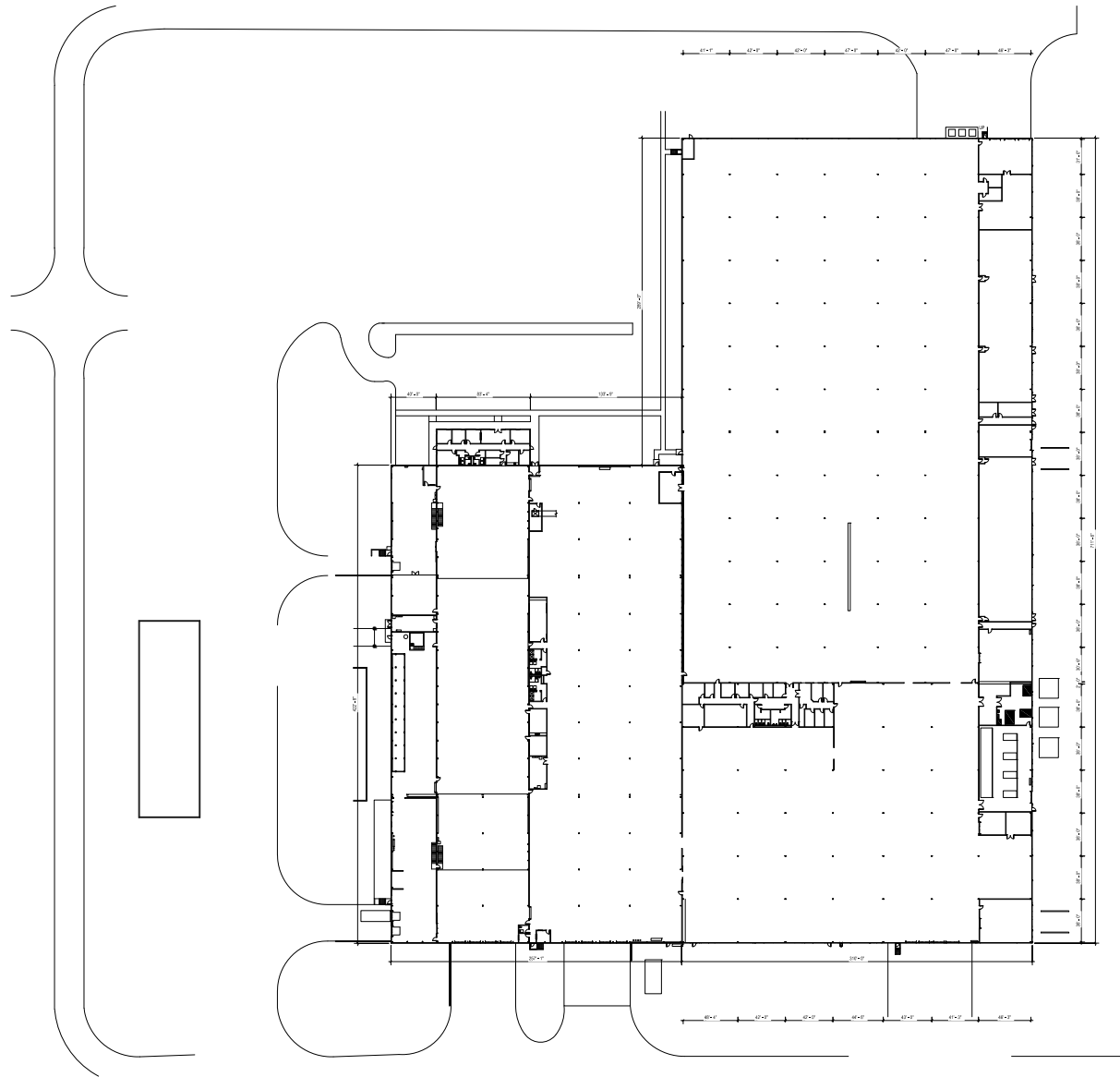
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PHOTOS INTERIOR



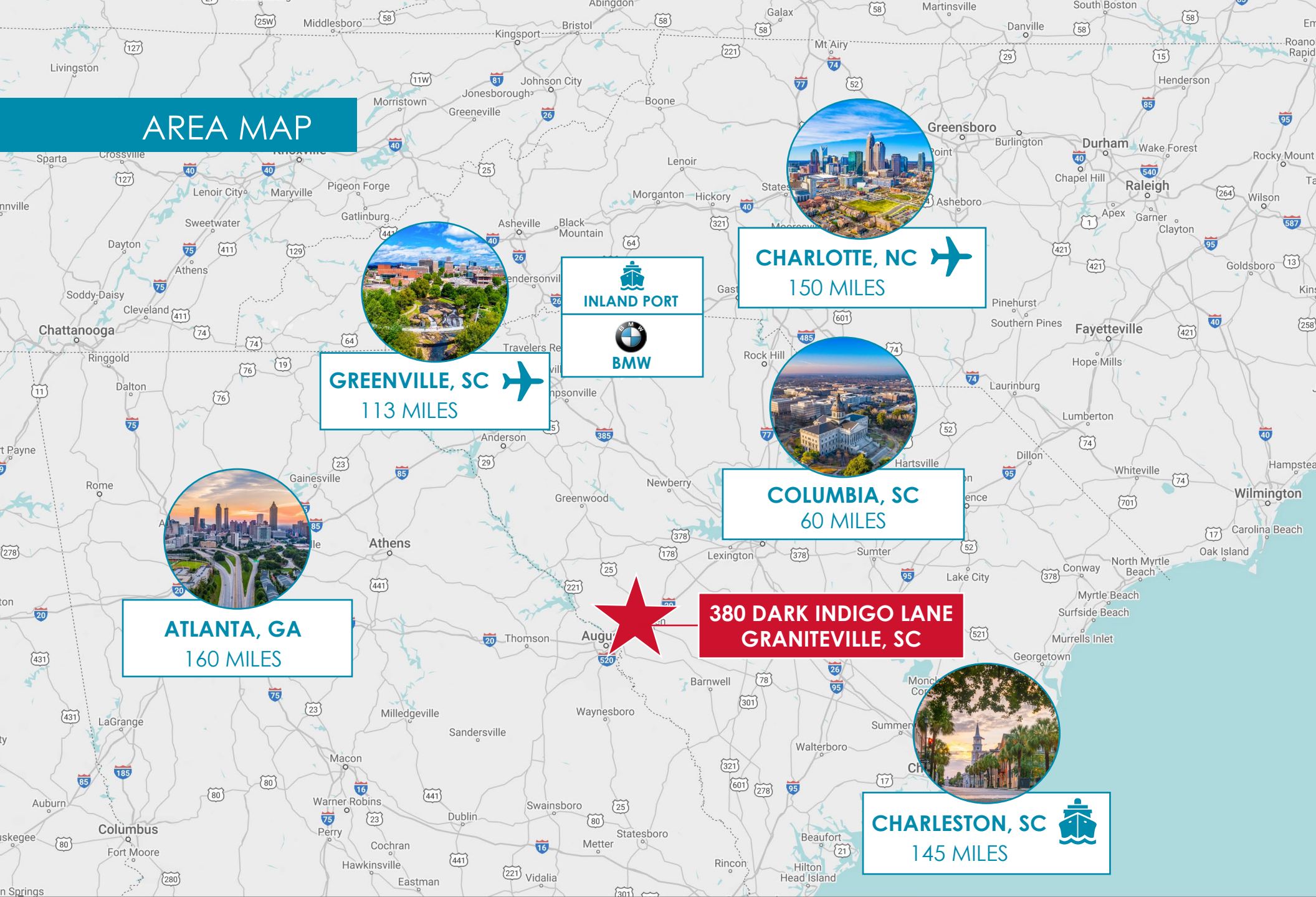
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FLOOR PLAN



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AREA MAP



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