

AVAILABLE

336 Ascauga Lake Road, Graniteville, SC



Industrial Building *Investment Opportunity*

- 454,844 Sq. Ft.
- Divisible
- Industrial Facility on 43.17 AC
- Great Loading
- Heavy Power with a 575 Volt interior switchgear

- Abundant Parking

- Excellent access to



- Interstate connectivity to:



Matt Marks
Tower Investments, LLC
530.668.1000
mattmarks@towerinv.com
www.towerinv.com



336 Ascauga Lake Road offers convenient access to Interstate 20, approximately 2 miles south via Bettis Academy Road. Interstate 20 intersects with Interstates 26, 77 and Interstate 95, which is a main north-south artery for the east coast. Graniteville is located just 12 miles northeast of the city of Augusta, GA, and is 60 miles southwest of Columbia, SC, the state capital. Graniteville is also located just 5 miles west of Aiken, SC, which is an industrial and manufacturing hub for many international and Fortune 500 companies. Recent industrial expansion in Aiken include Newman Technology South Carolina, Inc., a manufacturer of auto parts, WHECO Corp, Kimberly-Clark, GlaxoSmithKline and SC Metal Products. The brick-walled building was built in 1963 with additions made in 1978-1980, 1987 and 1999.

Property Highlights

- 454,844 SF industrial facility on 43.17 acres.
- 5,000 SF of finished office space.
- Sixteen (16) 8'x9' dock-high doors and four (4) drive-in doors.
- Ceiling Heights: 19'-1" clear in 239,712 SF & 18' to 24' clear in 155,500 SF.
- Column Spacing: 32'x32,' 10" steel "H" columns.
- Lighting: Metal Halide.
- Power: Heavy with 575 Volt interior switchgear.
- Sprinkler: 100% (wet system).
- HVAC: heat provided by gas-fired steam boilers, Air Conditioning provided by central chillers with air wash and cooling towers.
- Parking: 300 paved, marked and lit vehicle spaces.
- Construction: brick walls, double-T panel concrete and single ply membrane roof.
- Floor: 6" reinforced concrete.



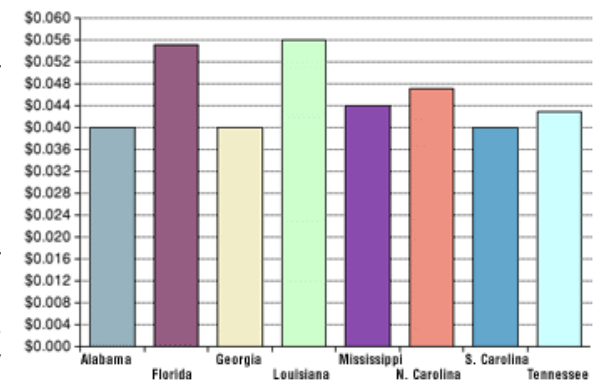
Utilities

South Carolina's industrial electric rates are the eighth-lowest in the United States, and lower even than traditional manufacturing powers such as Ohio, Michigan, Illinois, Texas and Wisconsin. By comparison, South Carolina's rates are even lower than its Southern neighbors such as North Carolina, Florida and Tennessee. South Carolina's industrial natural gas rates are superior to more than 30 other states, and Aiken and Edgefield Counties offer ideal opportunities for companies that consider natural gas as important in their business practices. SC Electric & Gas provides affordable and accessible natural gas coverage to all of the industrial parks in Aiken and Edgefield Counties.

Economic Incentives

South Carolina's economic climate is exceptional, providing the State with the reputation as a superior business location. This helps companies hold down operating costs while increasing their return on their investment. In addition, South Carolina's performance-based tax incentives reward companies for their job creation and capital investments. The States pro-business policies are demonstrated by numerous tax incentives, which can be viewed at www.edpsc.org.

Southeast Industrial Electrical Rates Per Kilowatt Hour



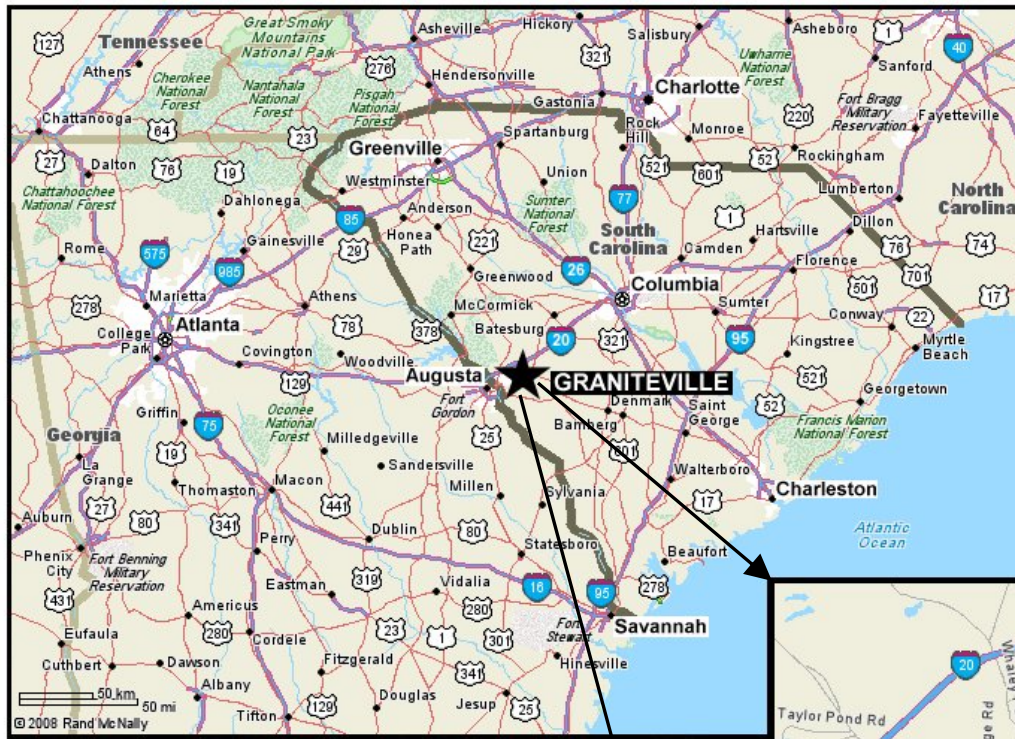






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Location Map



City	Distance	Travel Time
Augusta, GA	12	25 min
Columbia, SC	60	1 hr 5 min
Greenville, SC	110	2 hr 25 min
Charlotte, NC	152	2 hr 35 min
Savannah, GA	154	3 hr 5 min
Atlanta, GA	160	2 hr 40 min
Charleston, SC	172	2 hr 50 min
Raleigh, NC	285	4 hr 40 min
Knoxville, TN	315	5 hr 15 min
Tallahassee, FL	336	6 hr 20 min
Richmond, VA	442	7 hr 10 min

