

358 ASCAUGA LAKE ROAD  
GRANITEVILLE, SC

**±389,194 SF**

**FOR LEASE**

**INDUSTRIAL  
SPACE**



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

**LEASE RATES PER WAREHOUSE:**

**CONTACT BROKERS**

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### PROPERTY HIGHLIGHTS

- Total rentable building area:  
±389,194 SF
- Available area: ±389,194 SF  
Warehouse A & B: ±36,573 SF  
Warehouse C, D & H: ±199,324 SF  
Warehouse E, F & G: ±153,297 SF
- Site: ±43.17 acres
- Former use: Fabrics manufacturing/  
warehouse
- Construction:  
Walls | Brick & concrete panels  
Floors | 6" concrete  
Roof | Built up  
Columns | 32' x 32' & 43' x 43'
- Utilities:  
Electricity/gas | Dominion Energy  
Water/sewer | Valley Public Service  
Authority

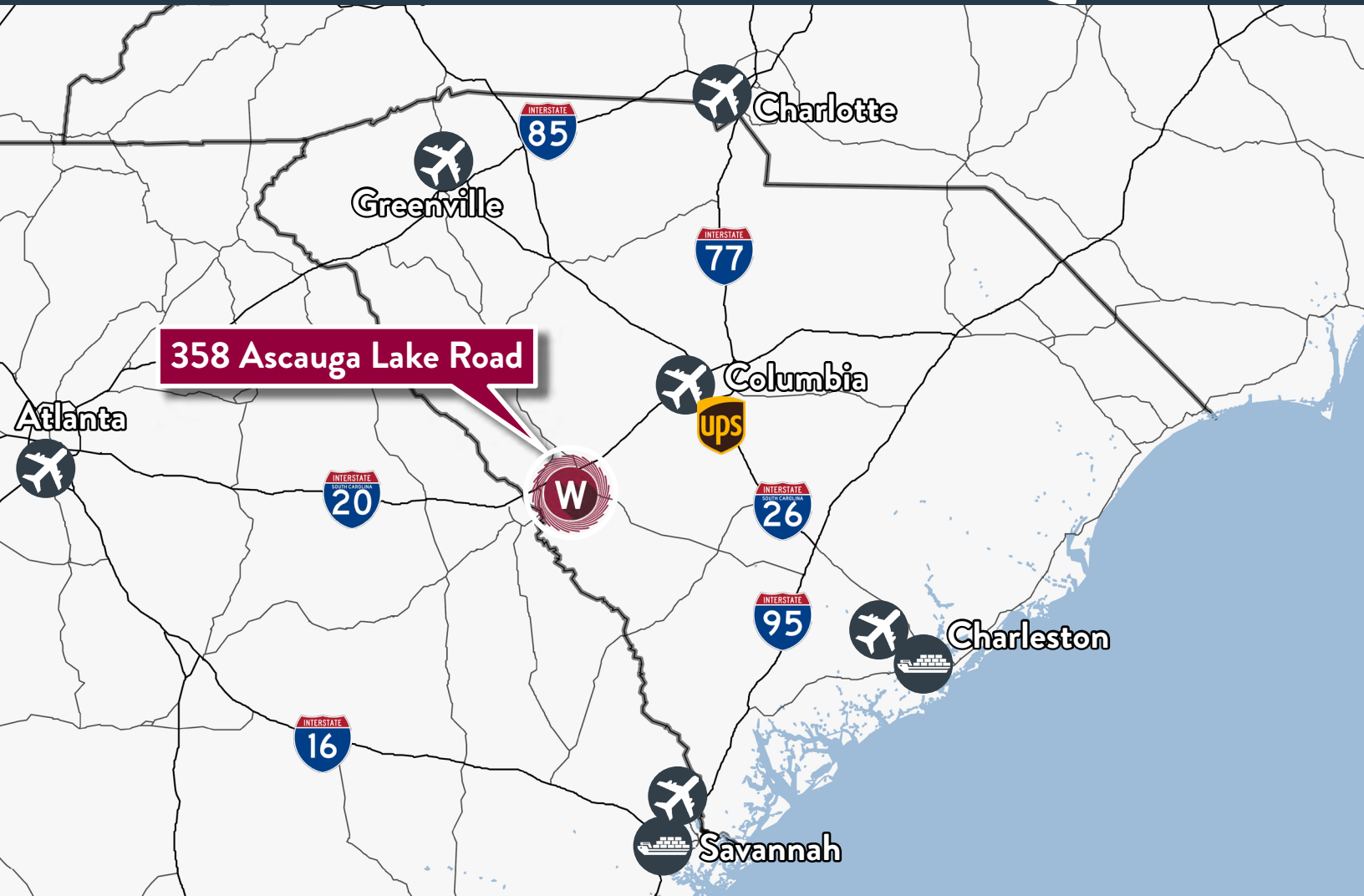
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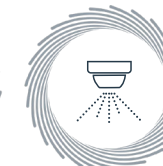





**THE AREA**

The central location of Aiken County allows for easy access to major cities, ports and international airports. The area’s resources and current business base are particularly well-suited for several industries: advanced manufacturing, chemicals, plastics, energy research, and research and development.

**DISTANCE**

Interstate 20	±2.5 miles
Augusta Regional Airport	±22 miles
Columbia Metropolitan Airport (CAE) & UPS Hub	±54 miles
Port of Savannah	±131 miles
Port of Charleston	±152 miles
Hartsfield-Jackson International Airport (ATL)	±162 miles

**PROPERTY FEATURES**

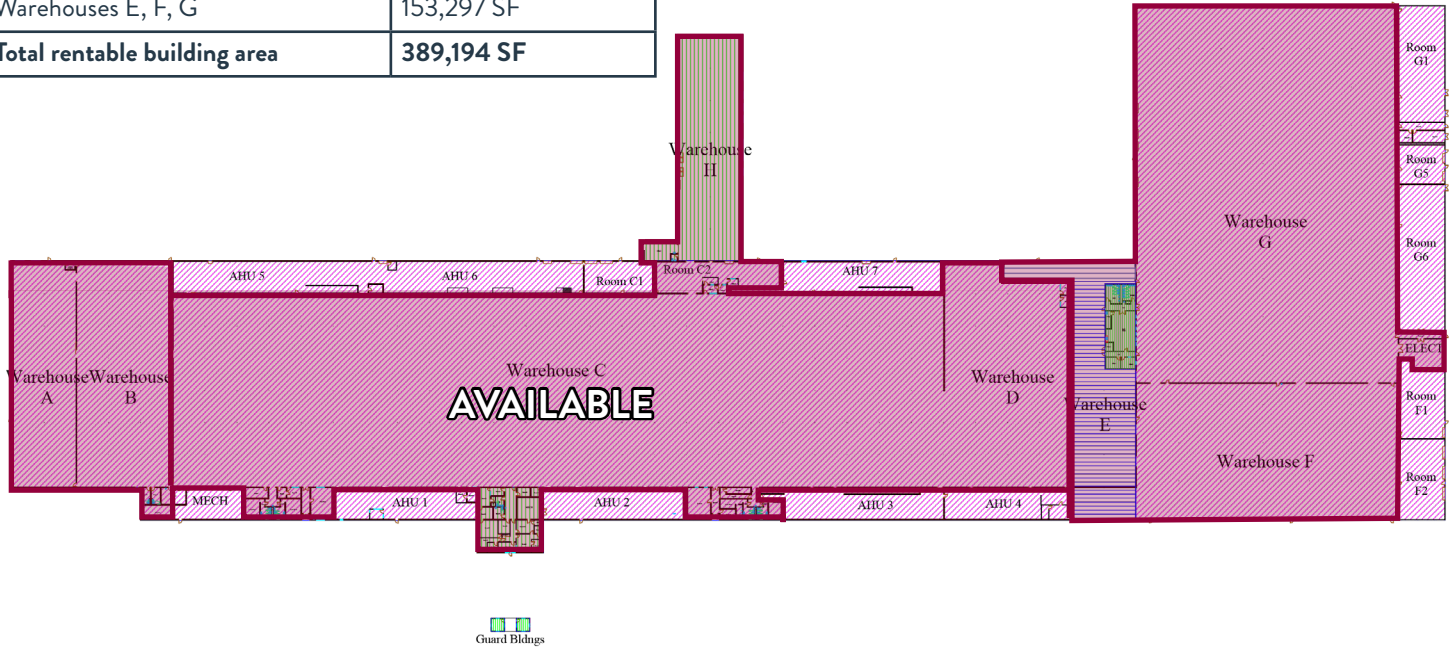
			
<b>PARKING</b> ±200 paved spaces	<b>CLEAR HEIGHT</b> 19’ at eave (18’ under beam)   27’ in warehouse F & G	<b>SPRINKLERS</b> 100% wet in warehouse A, B, C, D, E, H   ESFR in warehouse F & G	<b>DOCKS</b> 26 dock-high doors   6 drive-in doors
			
<b>YEAR BUILT</b> 1963 Renovated in 2015	<b>LIGHTING</b> T-5 with motion sensors in warehouse A, B, C, D, H   LED in warehouse E, F, G	<b>HIGHWAY ACCESS</b> I-20   2.5 Miles	<b>POWER</b> 6,400 amps of available power expandable to 11,600 amps







Common Space Assessment	
Space	Usable area
Warehouses A & B	36,573 SF
Warehouses C, D & H	199,324 SF
Warehouses E, F, G	153,297 SF
<b>Total rentable building area</b>	<b>389,194 SF</b>



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