

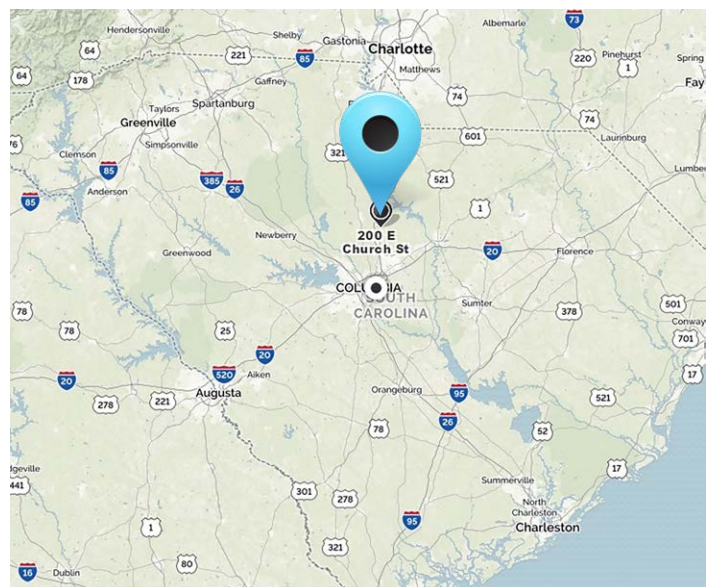
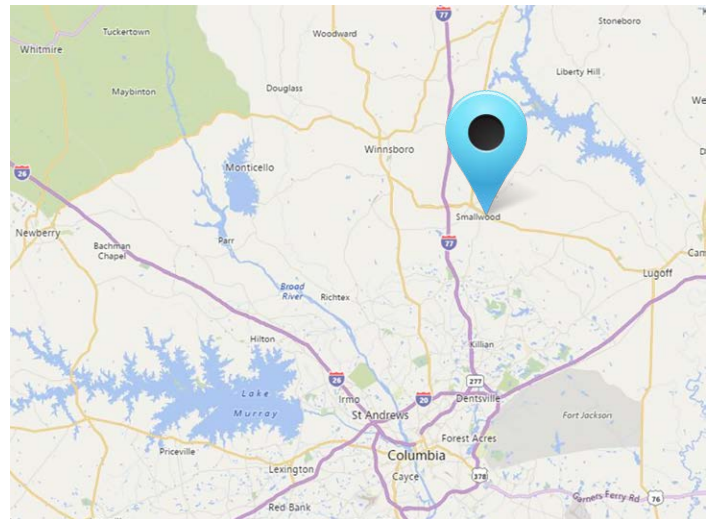
200 EAST CHURCH STREET

Ridgeway, South Carolina



FOR SALE OR LEASE

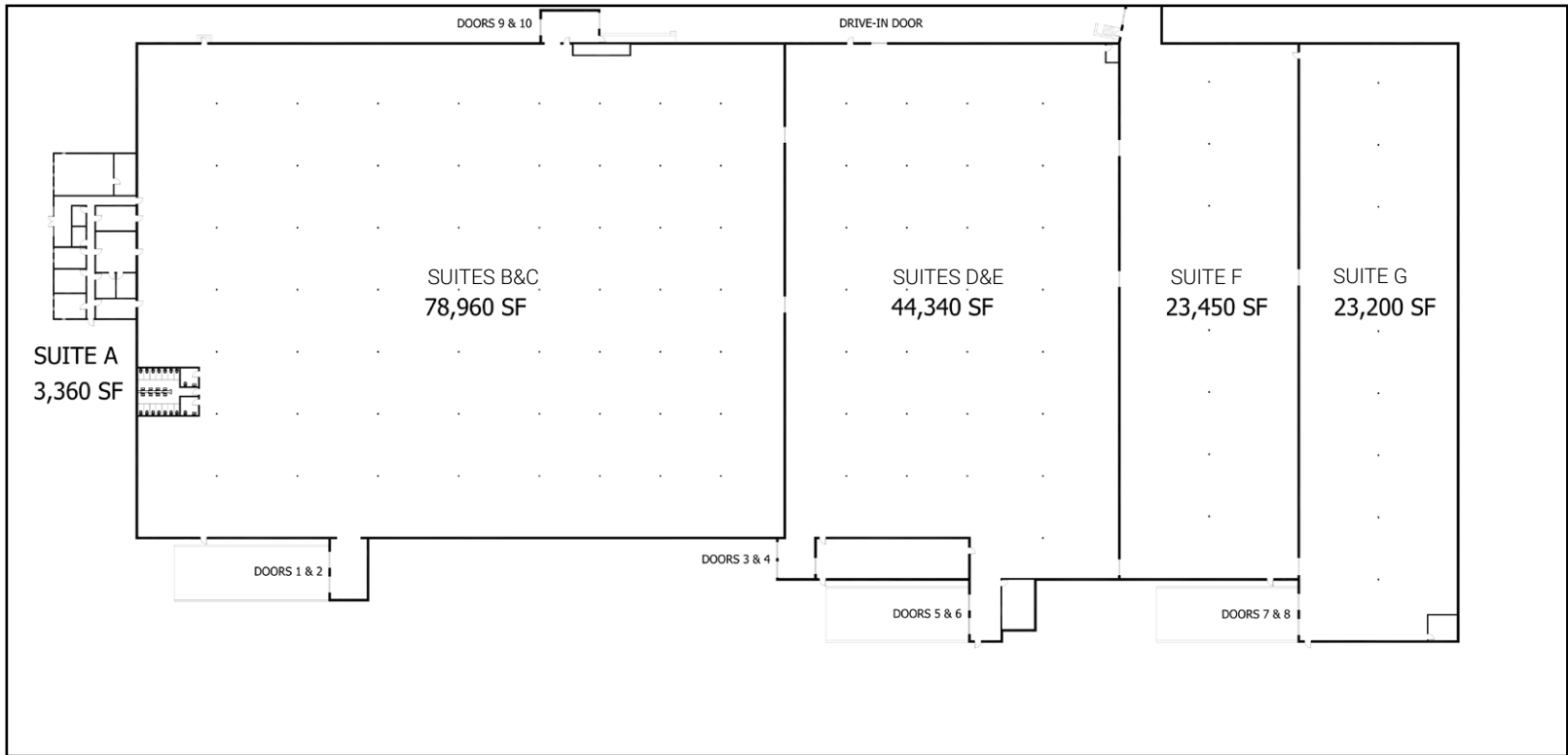
- ◆ \$2.40/SF NNN Promotion for the first 20% of term for five or more years
- ◆ \$0.34 TICAM
- ◆ Near [I-77 International Megasite](#)
- ◆ ±23,200 - 67,540 SF available for lease
 - Suites D & E: ±44,340 SF
 - Suite G: ±23,200 SF
- ◆ New LED lights = lower power bills
- ◆ 100% Sprinklered
- ◆ Located 2 miles from I-77
- ◆ Walls: Brick/Block
- ◆ Clear Height: 12'3" -13'7"
- ◆ Electricity: SCE&G (3 Phase) - Connected Loads
 - ◆ 277/480 - 800 Amps
 - ◆ 120/240 - 600 Amps
 - ◆ 240/480 - 1,800 Amps
 - ◆ 120/240 - 800 Amps
- ◆ Water & Sewer: Town of Ridgeway
- ◆ 12 Truck Docks & 2 Drive-in Doors
- ◆ Roof: Built Up Over Metal Decking with Foam
- ◆ 173,310 Total SF Warehouse
- ◆ 13.17 Acre Site
- ◆ SALES PRICE: \$2,500,000
- ◆ LEASE RATE: \$2.75/SF NNN



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200 EAST CHURCH STREET

Ridgeway, South Carolina



Fairfield County, South Carolina

LOCATED IMMEDIATELY NORTH of the state capital of Columbia, and just over an hour's drive south of Charlotte, Fairfield County is well situated for companies and families looking for a little extra elbow room.



Demographics

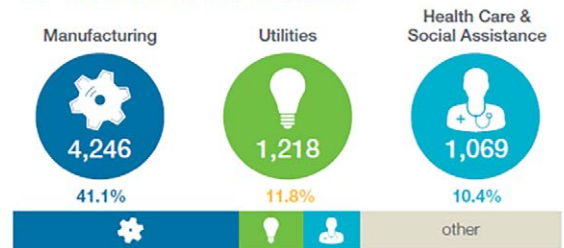


The 2021 projected per capita income for Fairfield County is \$22,326—a 7.7% increase from 2016.

Population Summary	Fairfield County	45-min. drive
2016 Total Population	24,213	715,987
2021 Total Population	24,065	757,382
2016-2021 Annual Rate	-0.1%	1.1%

Income	Fairfield County	45-min. drive
2016 Median Household Income	\$36,248	\$50,204
2021 Median Household Income	\$35,539	\$55,065
2016 Per Capita Income	\$20,738	\$26,482
2021 Per Capita Income	\$22,326	\$28,797

TOP SECTORS BY EMPLOYMENT



LABOR FORCE (2016)

FAIRFIELD COUNTY

Civilian Population 16+: 10,735
 Civilian Employed: 89.7%
 Civilian Unemployed: 10.3%

45-MINUTE DRIVE

Civilian Population 16+: 370,768
 Civilian Employed: 93.6%
 Civilian Unemployed: 6.4%



Source: US Census Bureau, Census 2010 Summary File 1. ESRI forecasts for 2016.

200 EAST CHURCH STREET

Ridgeway, South Carolina



I-77 International Megasite

Valencia Rd
Ridgeway, SC 29130



South Carolina
Department of Commerce

Just right for business.

County	Fairfield
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	148-00-00-013-000
Park Status	Stand Alone Site
Location	Valencia Rd
Landuse	Forestry/Undeveloped (N) Transportation (S) Forestry/Undeveloped (E) Transportation (W)

Pricing

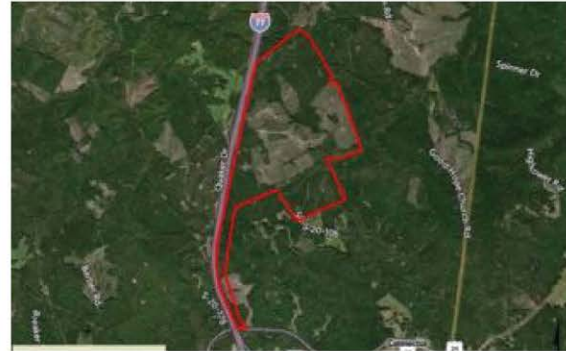
Pricing	For Sale
Sale Price	\$3,000 Per Acre

Details

Total Site Acreage	1,141.00
Developable Acreage	Undetermined
Additional Acreage Available	1,000.00
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	3,000,000.00
Site Improvements	Partially Cleared
Elevation Range	601' to 601'
Primary Soil Type	Complex
SC Certification Program	None

Due Diligence

Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Completed



Utilities

Water Provider	Town of Winnsboro
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	1,000 feet
Wastewater Provider	Town of Winnsboro
Nearest Sewer Line Size	8" (Force)
Distance to Nearest Sewer Line	1,000 feet
Natural Gas Provider	Town of Winnsboro
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	0 feet
Alternative Gases	None Available
Electric Provider	SCE&G
Telecomm Provider	TruVista

Transportation

Road Serving Building	Valencia Rd (2 Lanes)
Rail Access	Norfolk Southern Railway
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (4.00 Miles)
Nearest Port	Georgetown (136.00 Miles)
Nearest Commercial Airport	Columbia Metro (33.00 Miles)
Nearest Intermodal Facility	NS Charlotte (70.00 Miles)

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