

# Batesburg Leesville Industrial Park Virtual Spec

Endeavor Boulevard  
Batesburg-Leesville, SC 29070

**Central/SC**  
Business Friendly. Business Ready.



## Building Details

Total SF:	170,000.00	Date Available:	07/01/2018
SF Available:	170,000.00	Lat/Long:	33.923470000 / -81.48490000,
Sale Price:	Call for Pricing		

## Physical Characteristics

First Floor SF:	170,000.00	Clear Height at Eaves:	To Suit
Zoning:	Industrial	Clear Height at Center:	To Suit
Nearby Land Use:	Industrial, Commercial	Truck Loading:	To Suit
		Restrictive Covenants:	No

### Structural Features

Max Contiguous:	170,000
Former Commercial:	New Construction
Property Use:	
Year Built:	To be determined; proposed virtual spec
Condition:	Excellent

### Climate Control & Safety

Heating System:	To Suit
Air Conditioning System:	To Suit
Sprinkler Type:	To Suit

## Transportation

Airport Distance:	Columbia Metro: 24 miles; Charlotte International: 126 miles	Railroad Access:	Yes
Highway Distance:	I-20: 10.1 miles	Railroad Distances:	Norfolk Southern rail comprises industrial park boundary
		Port Distances:	Port of Charleston: 125 miles



1201 Main Street, Ste 100, Columbia, SC 29201 (USA)  
(803) 733-1131 | info@centralsc.org

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## Utilities

<b>Electric</b>		Treatment Capacity:	2.4 MGD
Supplier:	SCE&G	Average Demand:	1.5 MGD
Backup Generator:	No	<b>Wastewater</b>	
<b>Natural Gas</b>		Supplier:	Batesburg-Leesville Town
Supplier:	SCE&G	Size of Main:	8"; 6" force main located along Broad Street
<b>Water</b>		Wastewater Main Distance to Property:	400 ft. along US 1
Supplier:	Batesburg-Leesville Town	Treatment Capacity:	2.2 MGD
Size of Main:	10"	Average Demand:	1.2 MGD
Water Main Distance to Property:	800 ft. NW of site	Force or Gravity:	Gravity
		<b>Telecom</b>	
		Provider:	AT&T, Comporium
		Service Description:	Fiber and Cable Available
		<b>Fire Protection</b>	
		Supplier:	Leesville Fire Dept.



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