

358 ASCAUGA LAKE ROAD
GRANITEVILLE, SC

±109,194 SF

FOR LEASE

INDUSTRIAL
SPACE



SOUTHEAST
INDUSTRIAL PROPERTIES

FOR LEASE RATE:

CONTACT BROKERS

VIEW VIDEO

VIEW LISTING

VIRTUAL TOUR

PROPERTY HIGHLIGHTS

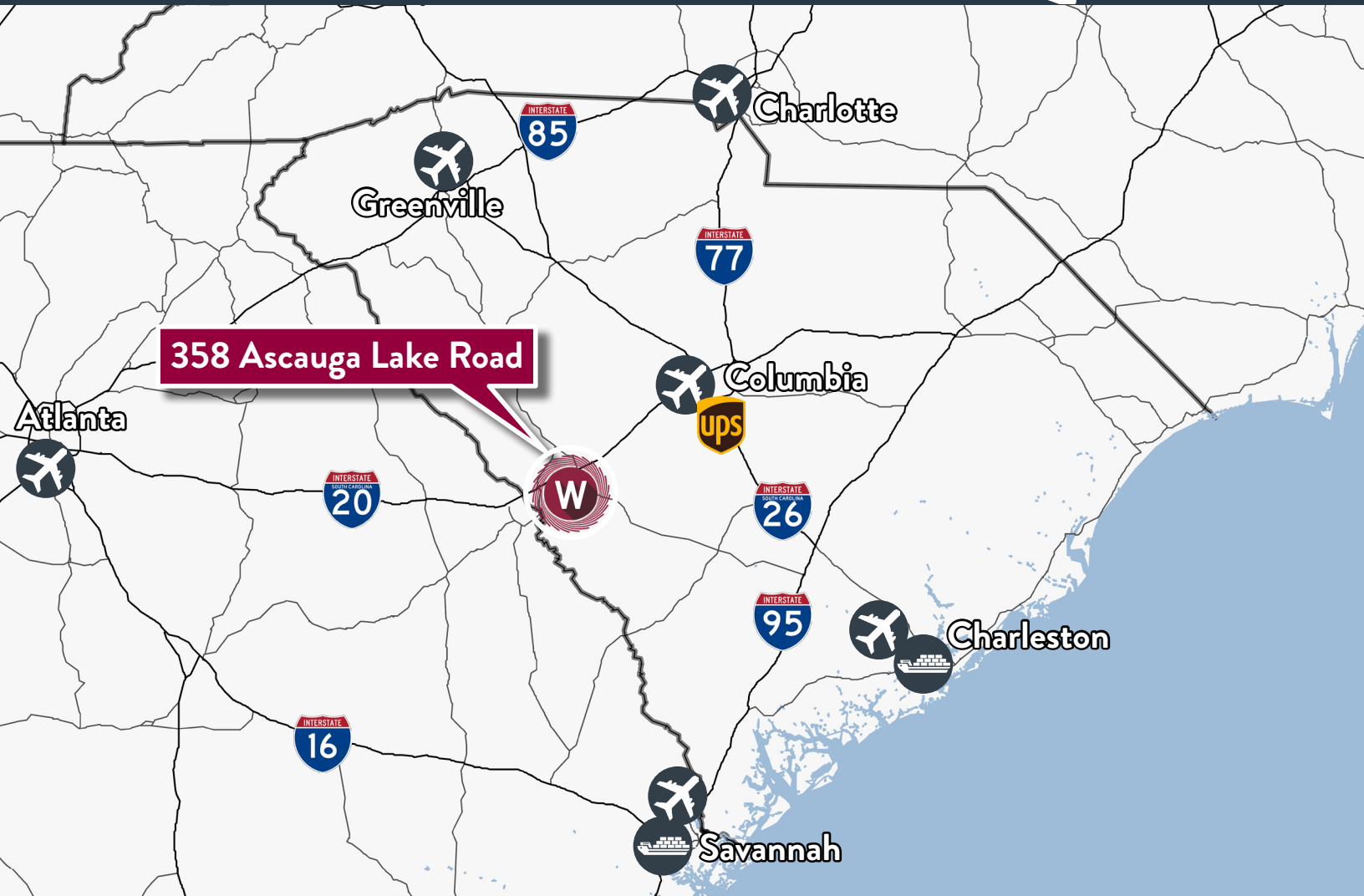
- Total rentable building area:
±389,194 SF
- Available area: ±36,573 - ±109,194 SF
Warehouse A, B, & C (partial)
- Site: ±43.17 acres
- Former use: Fabrics manufacturing/
warehouse
- Construction:
 - Walls | Brick & concrete panels
 - Floors | 6" concrete
 - Roof | Built up
 - Columns | 32' x 32' & 43' x 43'
- Utilities:
 - Electricity/gas | Dominion Energy

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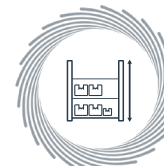
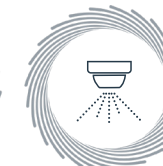





THE AREA

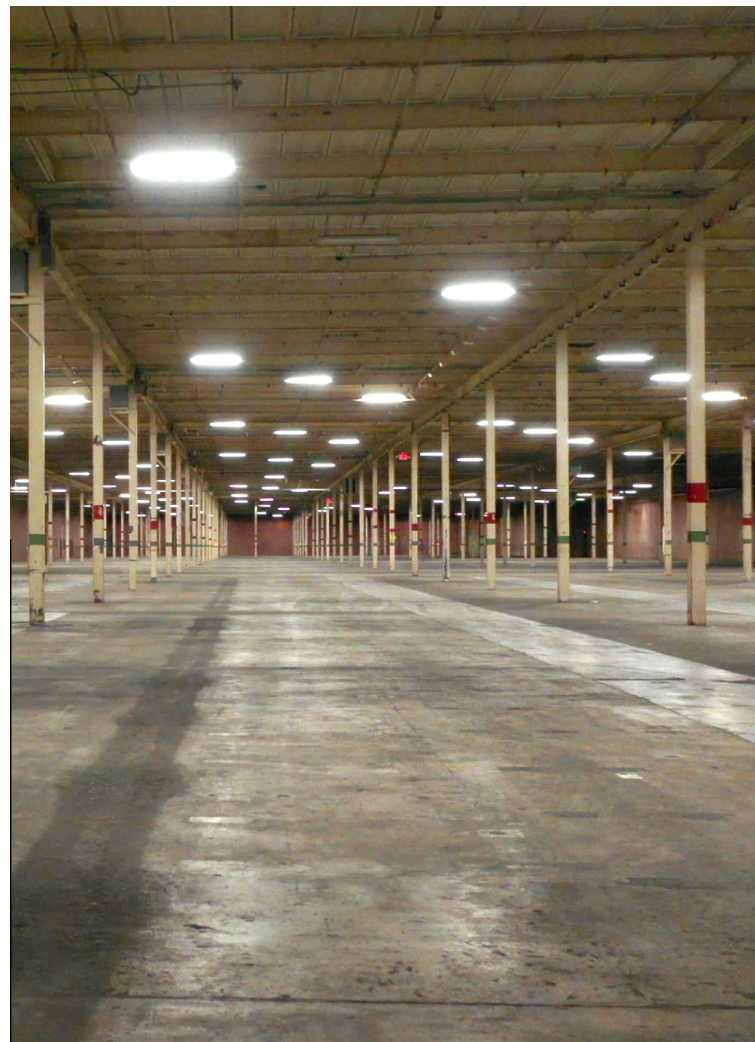
The central location of Aiken County allows for easy access to major cities, ports and international airports. The area’s resources and current business base are particularly well-suited for several industries: advanced manufacturing, chemicals, plastics, energy research, and research and development.

DISTANCE

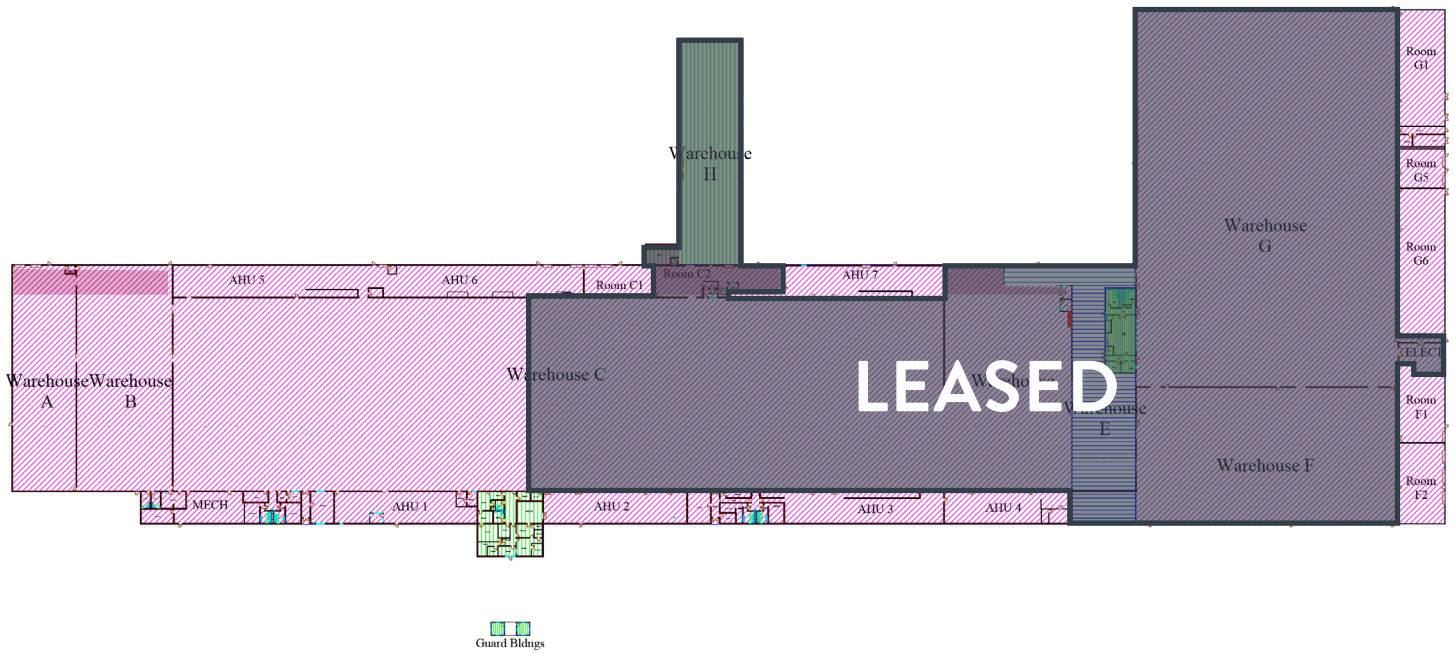
Interstate 20	±2.5 miles
Augusta Regional Airport	±22 miles
Columbia Metropolitan Airport (CAE) & UPS Hub	±54 miles
Port of Savannah	±131 miles
Port of Charleston	±152 miles
Hartsfield-Jackson International Airport (ATL)	±162 miles

PROPERTY FEATURES

 PARKING ±200 paved spaces	 CLEAR HEIGHT 19’ at eave (18’ under beam)	 SPRINKLERS 100% wet	 DOCKS 3 dock positions
 YEAR BUILT 1963 Renovated in 2015	 LIGHTING T-5 with motion sensors	 HIGHWAY ACCESS I-20 2.5 Miles	 POWER 6,400 amps of available power expandable to 11,600 amps



HOVER OVER TO VIEW



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