



LARGE INDUSTRIAL SPACE AVAILABLE

358 Ascauga Lake Road | Graniteville, SC 29829

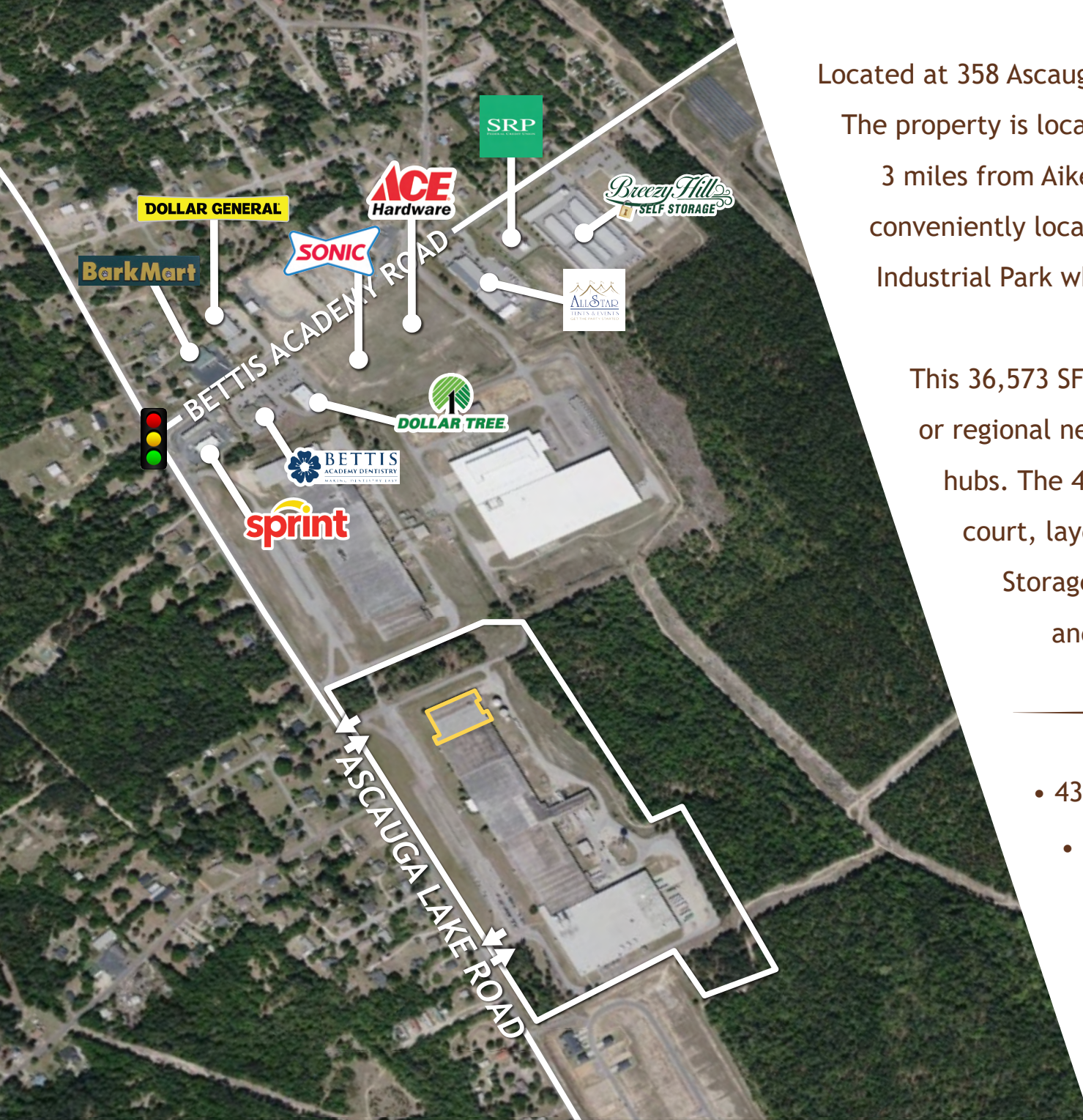
WIL KACOS | wil@jordantrotter.com | 706.736.1031



JORDAN TROTTER
COMMERCIAL REAL ESTATE



CLICK
HERE FOR A
360° AERIAL
VIDEO



Located at 358 Ascauga Lake Road in Graniteville, SC. The property is located less than 3 miles from I-20, 3 miles from Aiken, South Carolina. The site is conveniently located 3.5 miles from the Sage Mill Industrial Park which is home to Bridgestone Tire,

This 36,573 SF space is well located to fit local or regional needs for suppliers and distribution hubs. The 43 acre site lends itself as a truck court, laydown yard, or Industrial Outdoor Storage. Rolls Royce, SubAir Systems, and the new Meta data center.

- 43.17 acres • Move-in ready space
- 1 drive- in ramp • 4 dock doors
- Clear height: 18'
- Column spacing: 43' x 43' and 32' x 32'
- 2.5 miles from I-20

AIKEN COUNTY

APN | 049-16-01-001

ZONE | RUD

43.11 AC

36,573 SF

LEASE | \$4.50/SF/YR



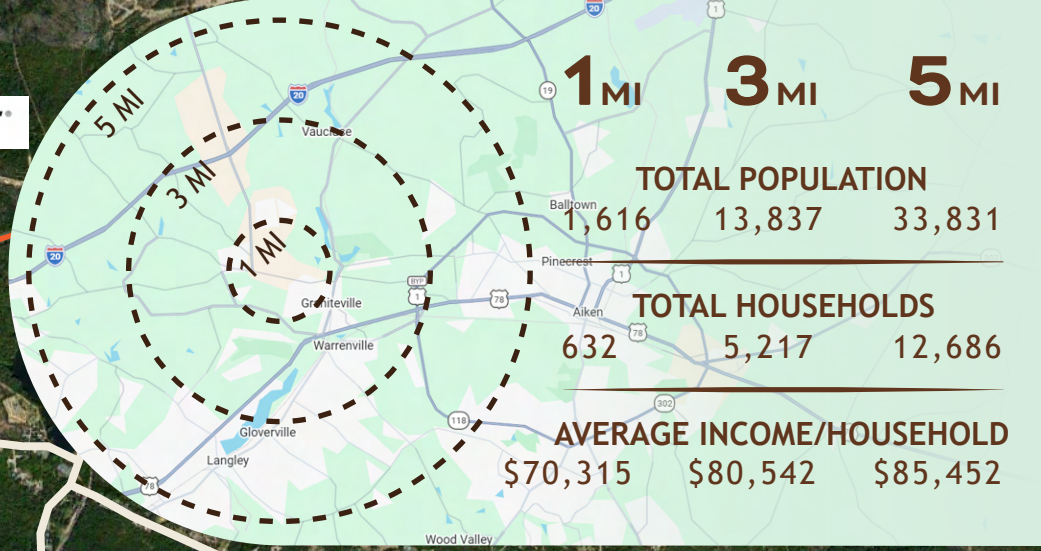
GIANT TIRE PARKWAY

BRIDGESTONE

BRIDGESTONE
Firestone

Bojangles
SUBWAY
Pilot
McDonald's
Arby's
Starbucks Coffee
QT

DOLLAR TREE
DOLLAR GENERAL



VAUCLUSE

VAUCLUSE ROAD

TROLLEY LINE ROAD

GRANITEVILLE

AUGUSTA AIKEN HIGHWAY

SITE

ASCAUGA LAKE ROAD

RAINBOW FALLS ROAD

WHALEY POND ROAD

BETTIS ACADEMY ROAD

AIKEN COUNTY STATISTICS



**Region
Population:**
177,649



**Annual
Growth Rate:**
1.3%

Major Industry:

- Savannah River Nuclear Solutions (11,635 employees - expanding by 2,000 permanent jobs in 2035)
- CB&I AREVA MOX (3,000 employees)
- Carlisle Tire & Wheel (3,500 employees)
- Kimberly Clark (1,250 employees)
- Bridgestone Americas Tire Operation (1,525 employees)



**Average
Commute:**
25 mins



**Medium
Income:**
\$69,182

Travel:

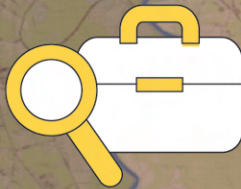
Area has 31 airports within a 50 mile radius

Healthcare:

Aiken Regional Medical Center (1,117 employees)

Education:

Aiken County Public Schools (3,346 employees)



**Unemployment
Rate:**
3.4%

