

±60,000 SF
available

4495 Batesburg Highway Saluda, SC

Sublease Rate:

\$3.50 PSF NNN

±60,000 SF Available



±160,000 SF
building with
±60,000 SF
available



Ideally suited
for warehousing
and distribution
purposes



Central location
provides easy
access to major
hubs

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Property Overview

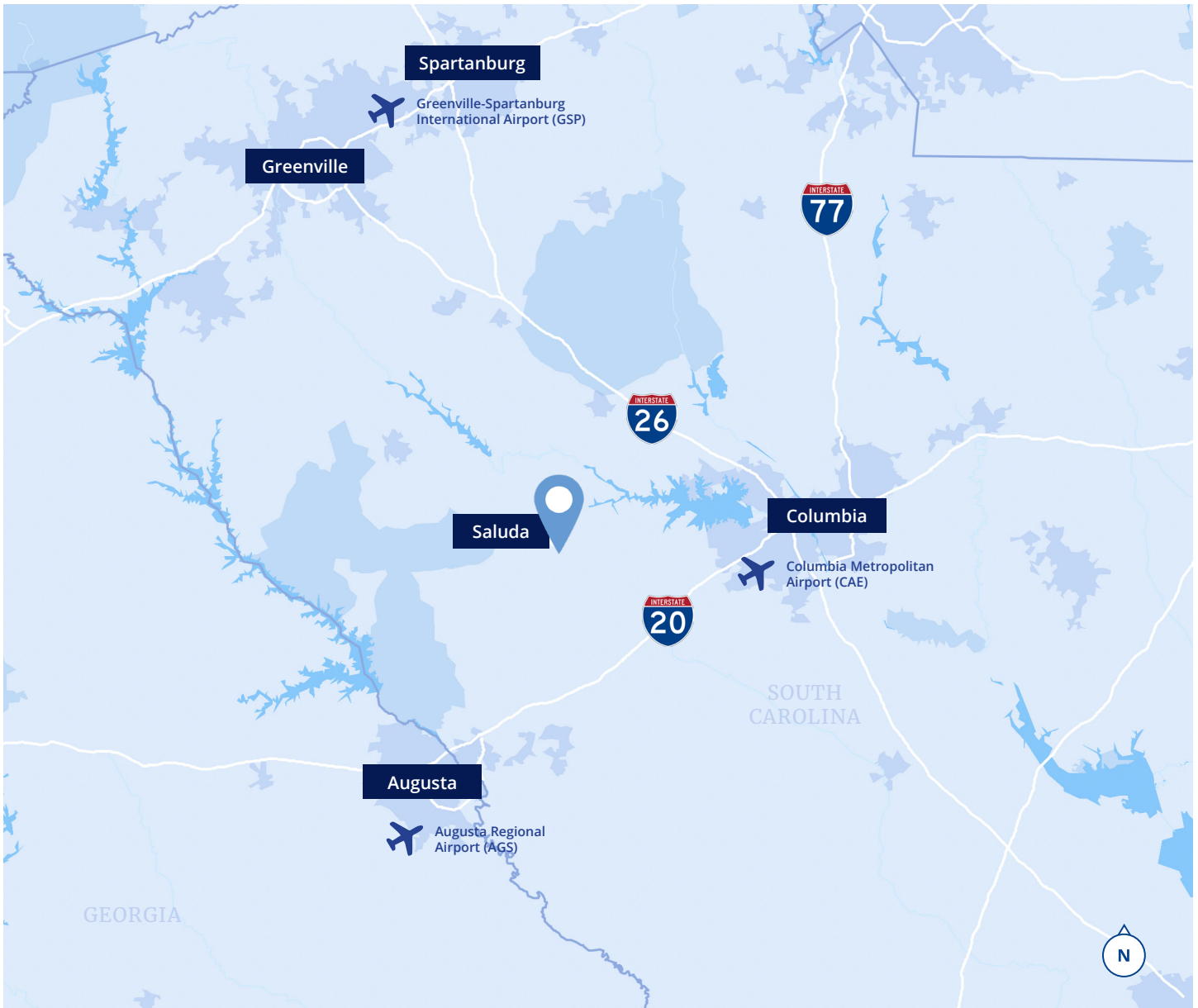


4495 Batesburg Highway | For Sublease

Size	±160,000 SF total ±60,000 SF available	
Building areas	• ±10,000-SF office	• Private offices
	• Lobby	• Private bathrooms
	• Open work area	• Breakroom
Utilities	Water:	10" main line (Saluda County)
	Sewer:	16" main line- forced (Saluda County)
Power	600A & 800A Square D switchgears, 480/277V 3 Phase 4 Wire; supplied by Dominion Energy	
Construction	Floors:	6" reinforced concrete
	Walls:	Insulated pre-engineered metal
	Roof:	Insulated standing seam metal
	Columns:	6" round steel
Loading	Five (5) 9' x10' electric roll up dock-high doors	
Clear height	11' at the eaves, 12'8" at the center	
Column spacing	25' x 50'	
Year built	1994	
Sprinklers	100% wet	



Location & Access

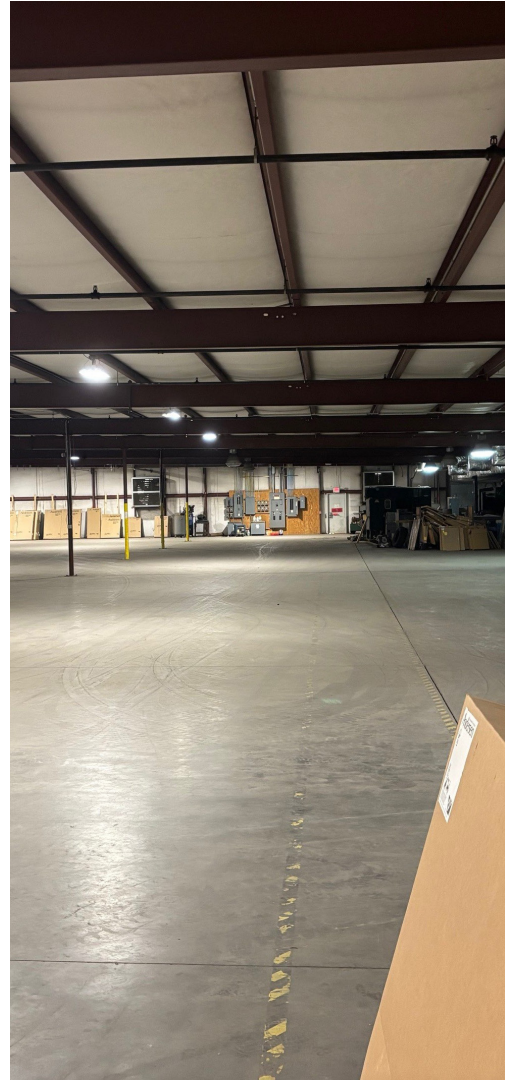


Key Distances

Augusta, GA	±46.4 miles	I-20	±23.8 miles
Columbia, SC	±46.6 miles	I-26	±30.3 miles
Greenville, SC	±78.8 miles	CAE	±42.2 miles
Spartanburg, SC	±75.2 miles	GSP	±78.2 miles

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Property Gallery



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