

# ALLIANCE INDUSTRIAL PARK

BUILD TO SUIT ±78,170 SF TO ±147,909 SF



170 & 172 ALLIANCE BLVD | WILLIAMSTON, SC

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# PARK CONCEPTUAL SITE PLAN

Alliance Industrial Park | Williamston, SC



# BLDG 01 OVERVIEW

Alliance Industrial Park | Williamston, SC

## 170 ALLIANCE BLVD



±147,909 Total SF

Suites available from ±22,000 SF

Spec office ±2,220 SF

Concrete tilt wall construction

210' Building depth | Rear load configuration

32' Clear height

54' x 50' Column spacing | 60' Speed bay

Motion activated LED show lighting (1 per bay)

ESFR Sprinkler system | 100% Sprinkled

Power: 1,200 Amps, 3 -Phase, 480 V

Clerestory windows throughout

30 Dock high doors (total)

10 Doors w/40,000 LB mechanical levelers

2 Drive-in doors

185' Truck court depth (including trailer stalls)

31 Trailer parking spaces & 150 car parking spaces

### UTILITIES

WATER | Big Creek Water District

SEWER | Anderson County

NATURAL GAS | Fort Hill Natural Gas

ELECTRIC | Blue Ridge Electric Cooperative  
(up to 10 MW power available\*)

### TAX BENEFITS

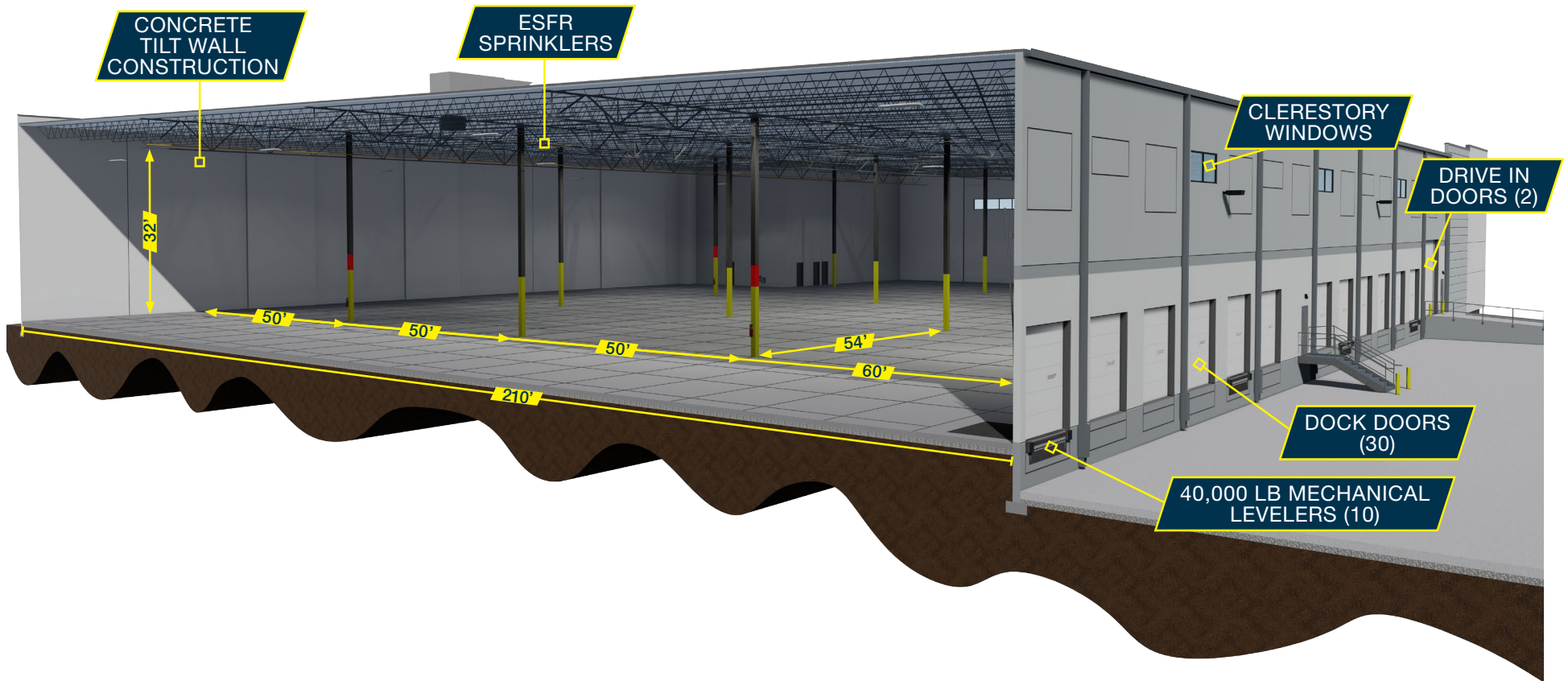
SSRC/FILOT tax abatement

30 yr abatement exemption in place

*\*Power subject to demand study provided by user  
and review by service provider*

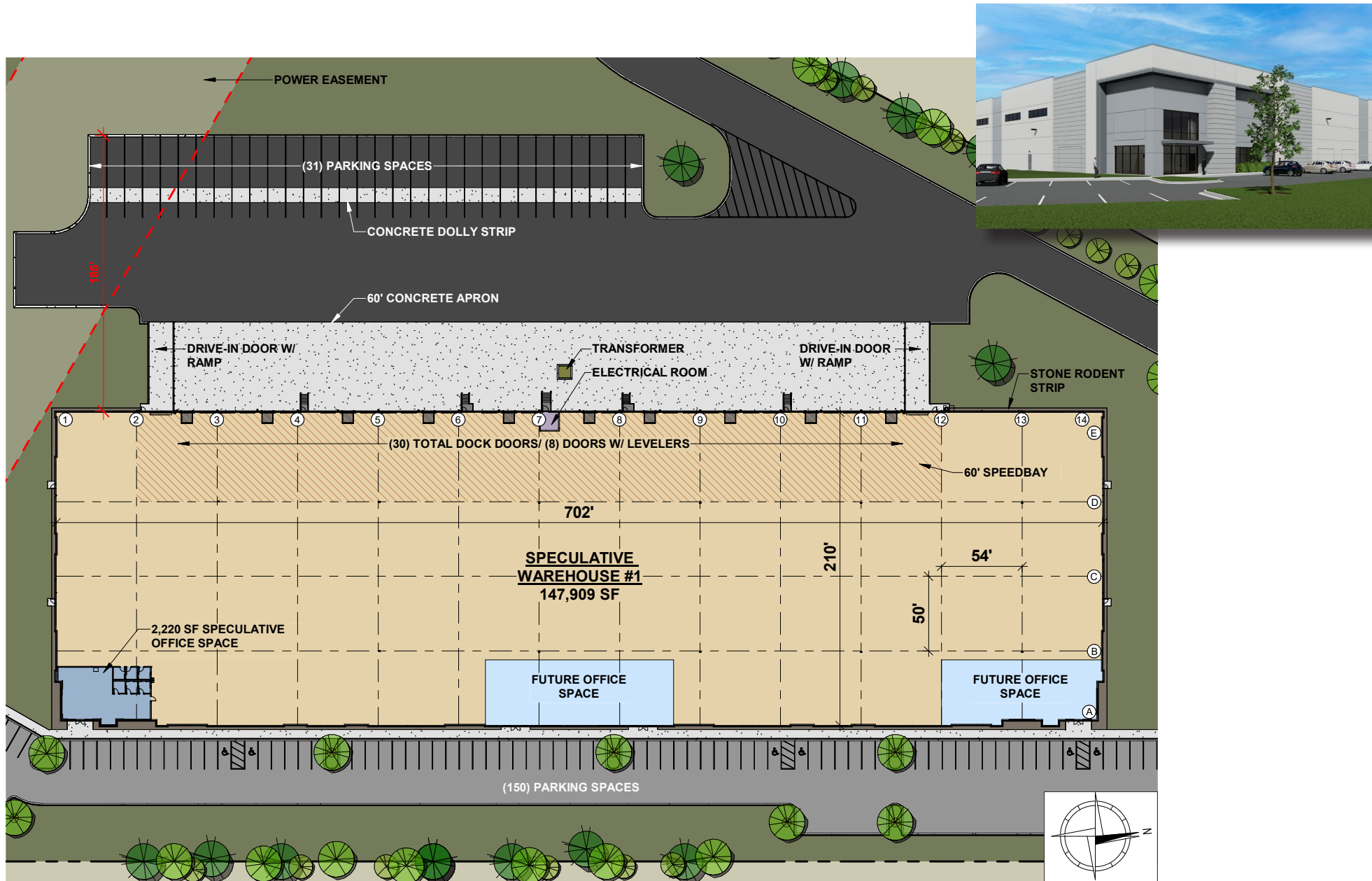
# BLDG 01 OVERVIEW

Alliance Industrial Park | Williamston, SC



# BLDG 01 FLOOR PLAN

Alliance Industrial Park | Williamston, SC





# BLDG 02 OVERVIEW

Alliance Industrial Park | Williamston, SC

## 172 ALLIANCE BLVD



±78,170 Total SF & ±0.7 acres of outside storage

Suites available from ±18,000 SF

Spec office ±2,220 SF

Concrete tilt wall construction

160' Building depth | Rear load configuration

32' Clear height

56' x 50' Column spacing | 60' Speed bay

Motion activated LED show lighting (1 per bay)

ESFR Sprinkler system | 100% Sprinkled

Power: 1,200 Amps, 3 -Phase, 480 V

19 Dock high doors (total)

7 Doors w/40,000 LB mechanical levelers

2 Drive-in doors

130' Truck court depth

±64 car parking spaces

±0.7 Acres outside storage or parking expansion

### UTILITIES

WATER | Big Creek Water District

SEWER | Anderson County

NATURAL GAS | Fort Hill Natural Gas

ELECTRIC | Blue Ridge Electric Cooperative  
(up to 10 MW power available\*)

### TAX BENEFITS

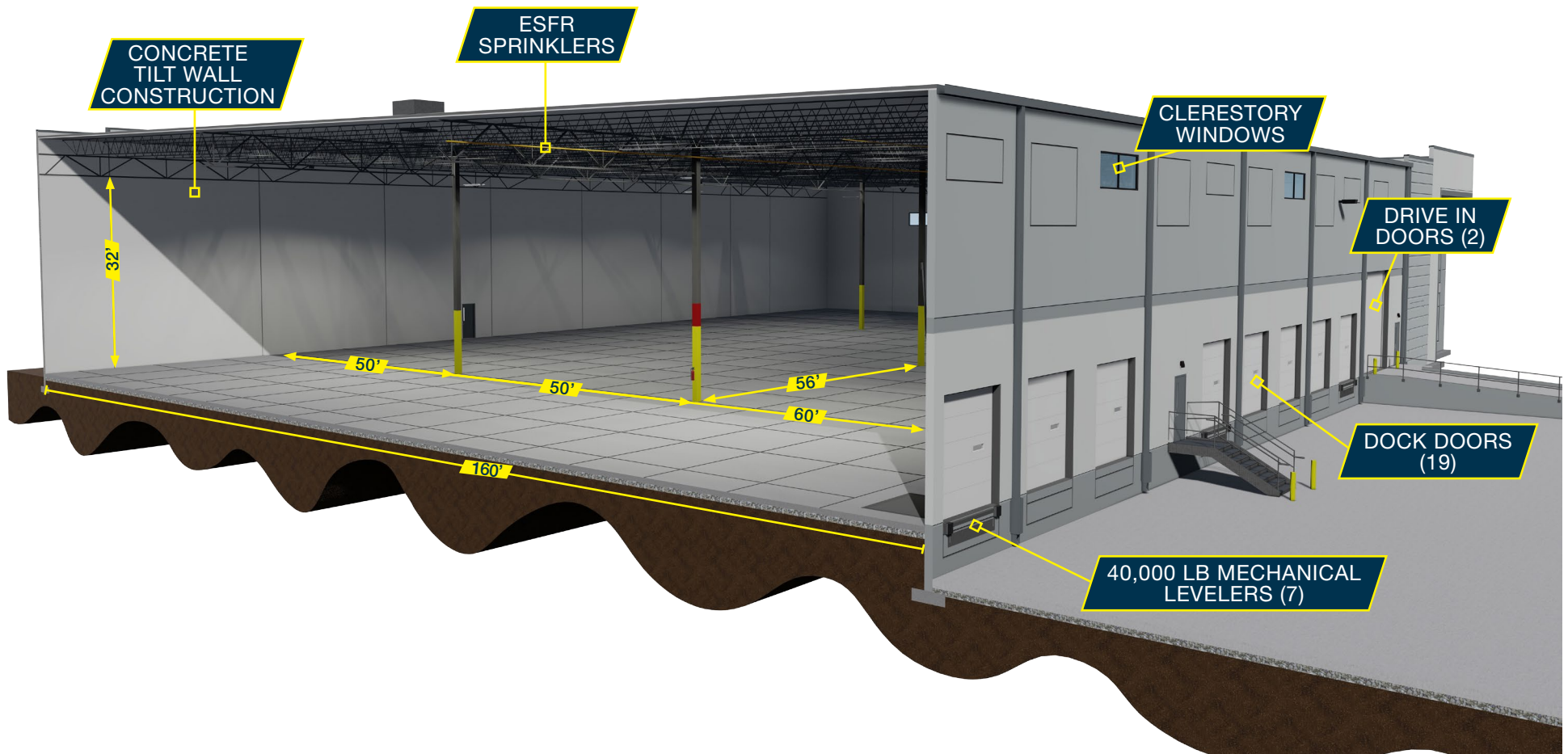
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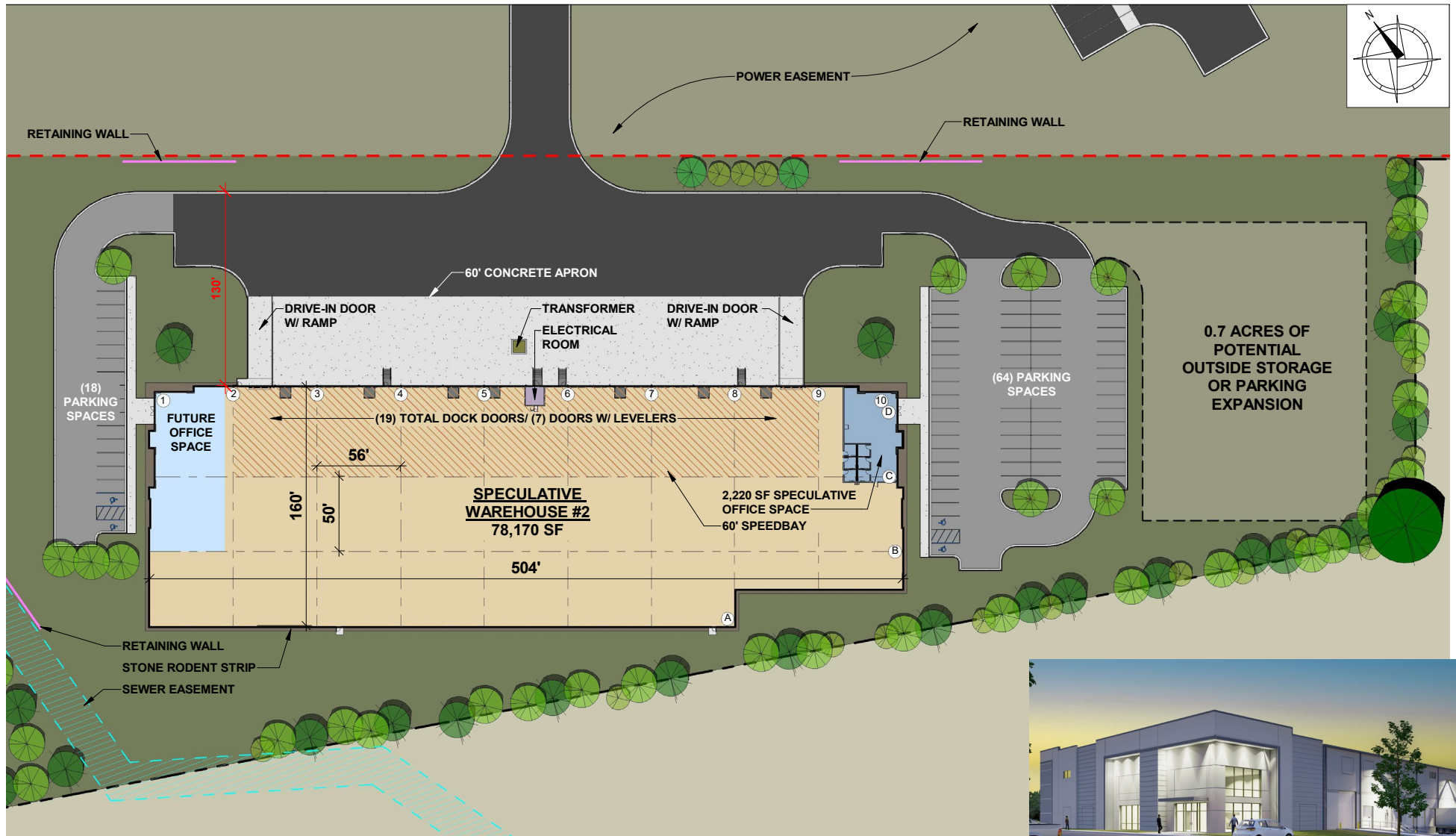
# BLDG 02 OVERVIEW

Alliance Industrial Park | Williamston, SC



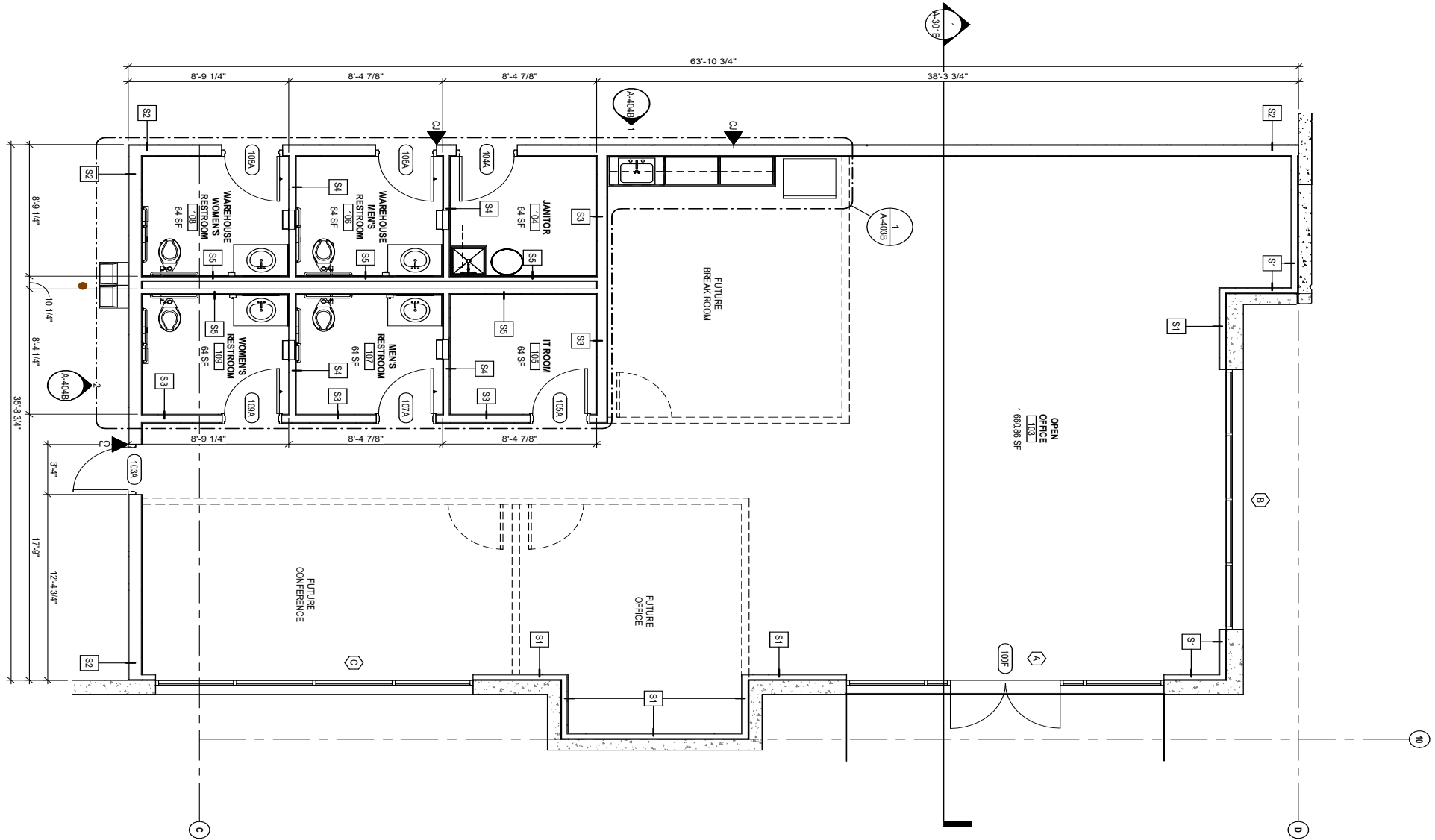
# BLDG 02 FLOOR PLAN

Alliance Industrial Park | Williamston, SC



# BLDG 02 SPEC OFFICE

Alliance Industrial Park | Williamston, SC



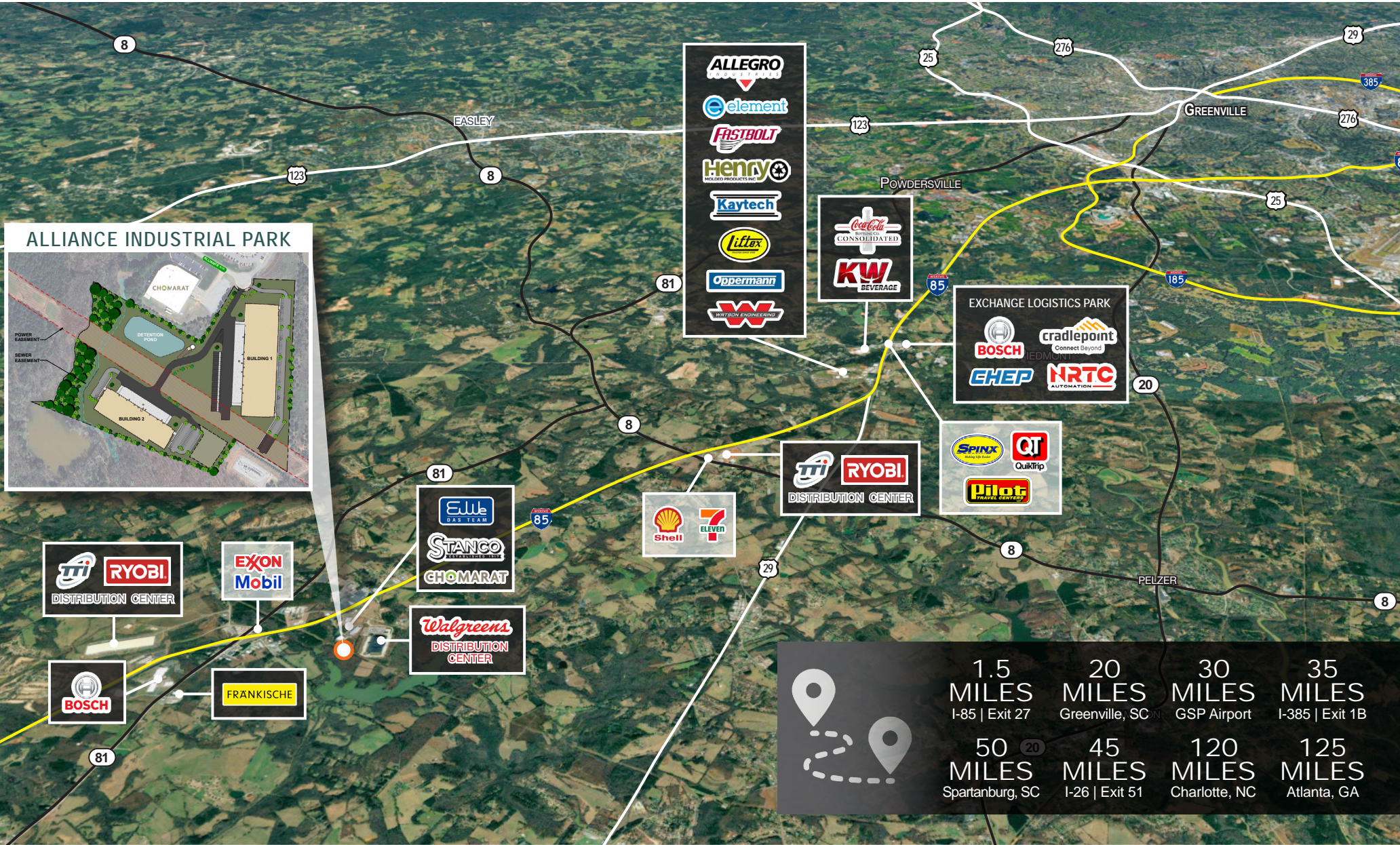
# PARK AERIAL

Alliance Industrial Park | Williamston, SC



# MARKET MAP

Alliance Industrial Park | Williamston, SC



# SUBMARKET MAP

Alliance Industrial Park | Williamston, SC



# ALLIANCE INDUSTRIAL PARK

BUILDING 01 ±147,909 SF | BUILDING 02 ±78,170 SF



FOR ADDITIONAL  
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