

ALLIANCE INDUSTRIAL PARK

BUILD TO SUIT $\pm 78,170$ SF TO $\pm 147,909$ SF
Heavy Power Available



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

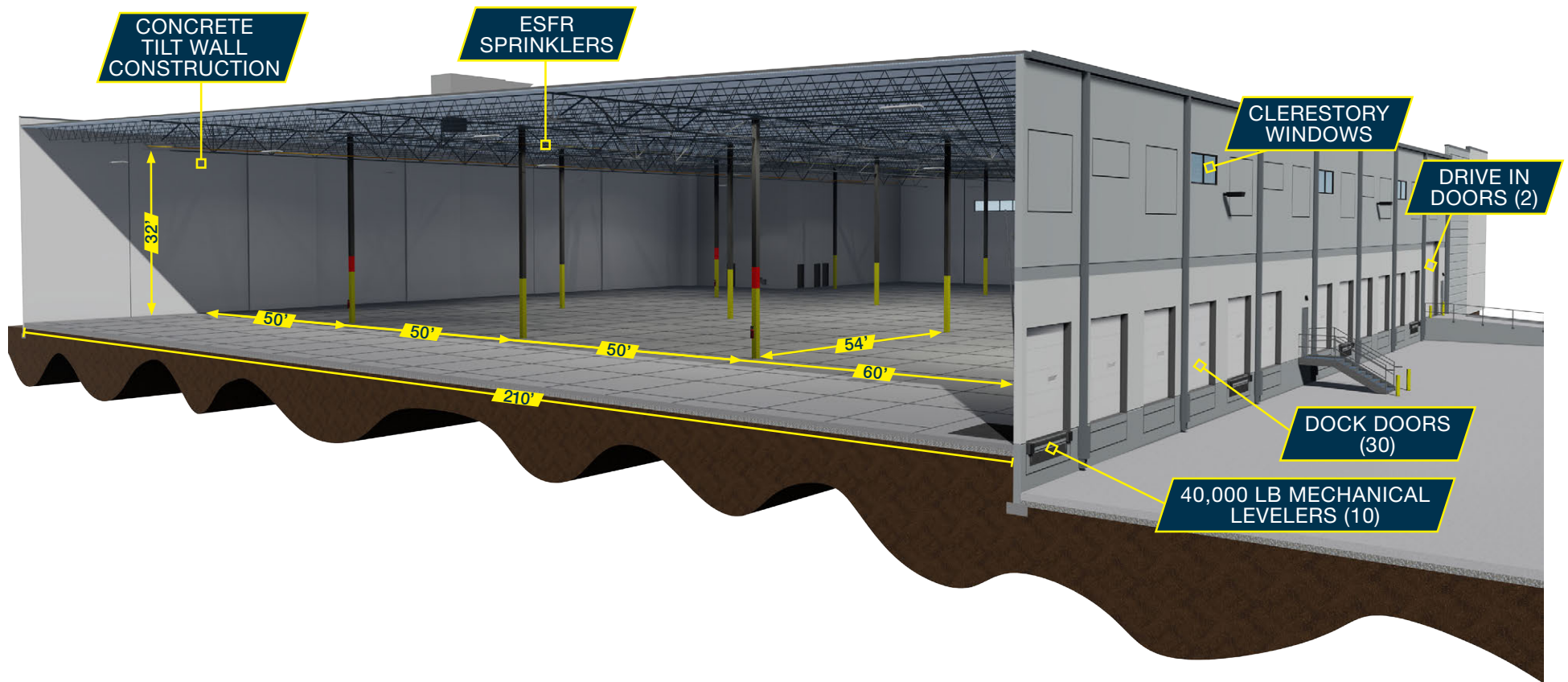
SSRC/PILOT tax abatement

30 yr abatement exemption in place

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

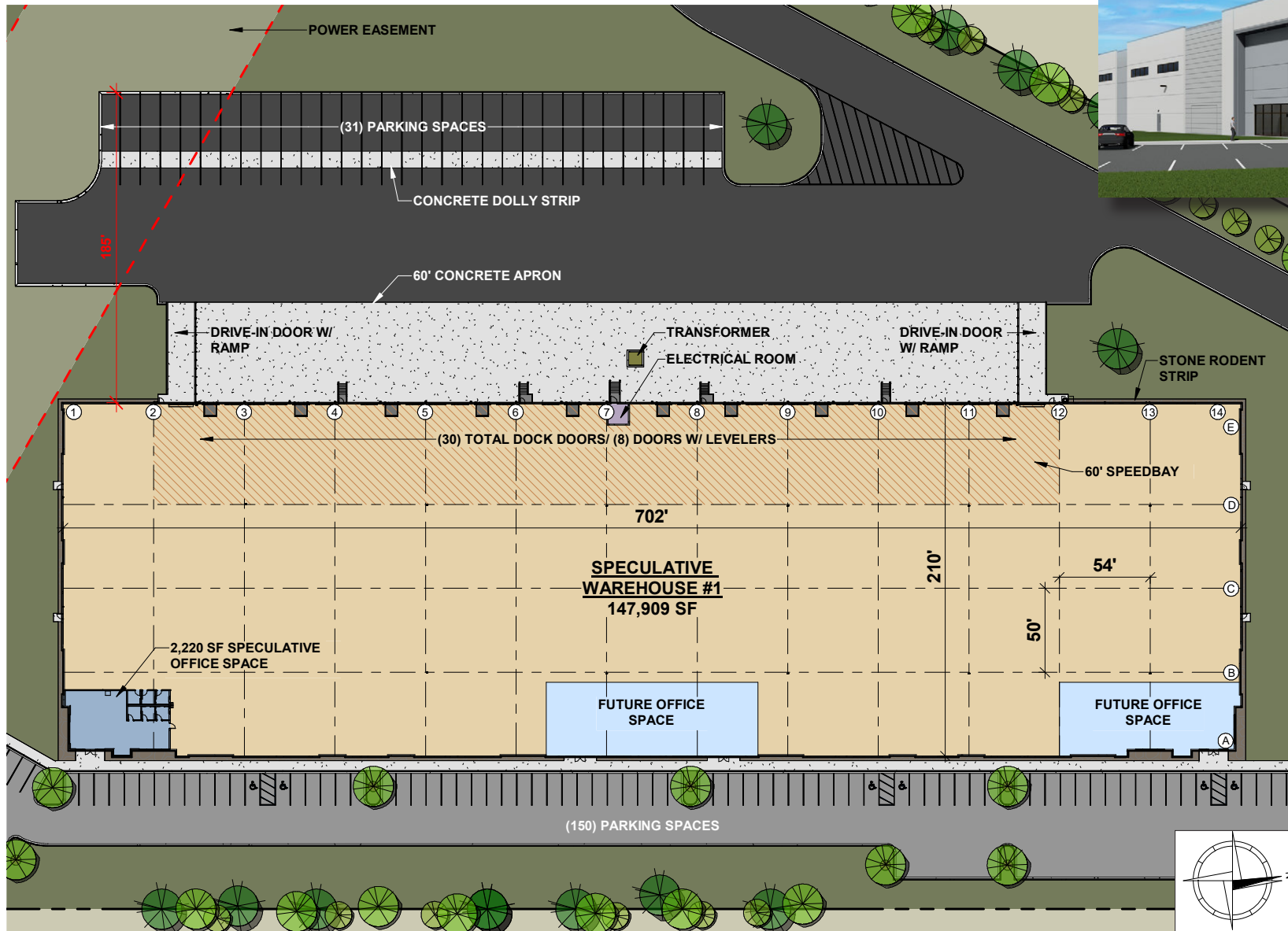
BLDG 01 OVERVIEW

Alliance Industrial Park | Williamston, SC



BLDG 01 FLOOR PLAN

Alliance Industrial Park | Williamston, SC



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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

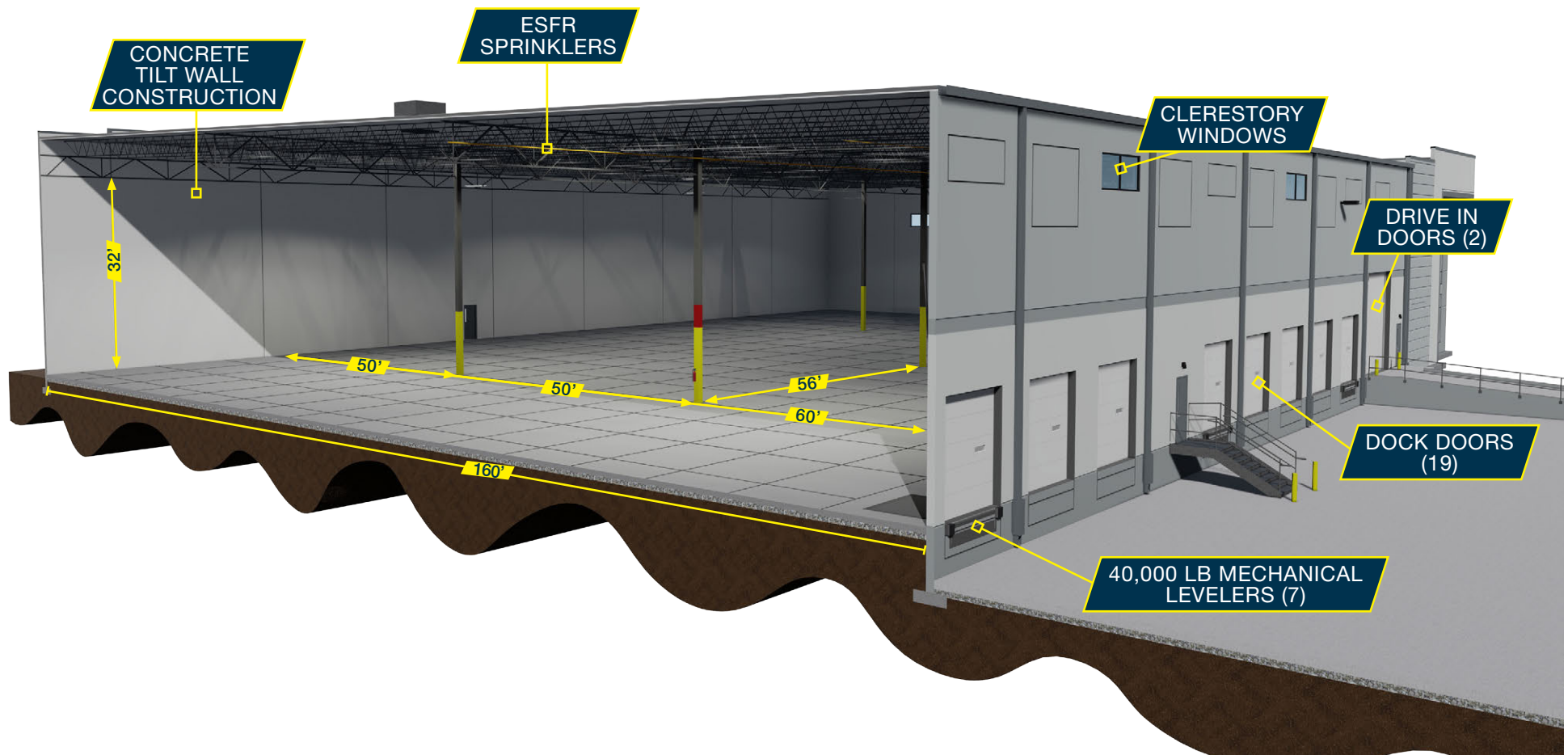
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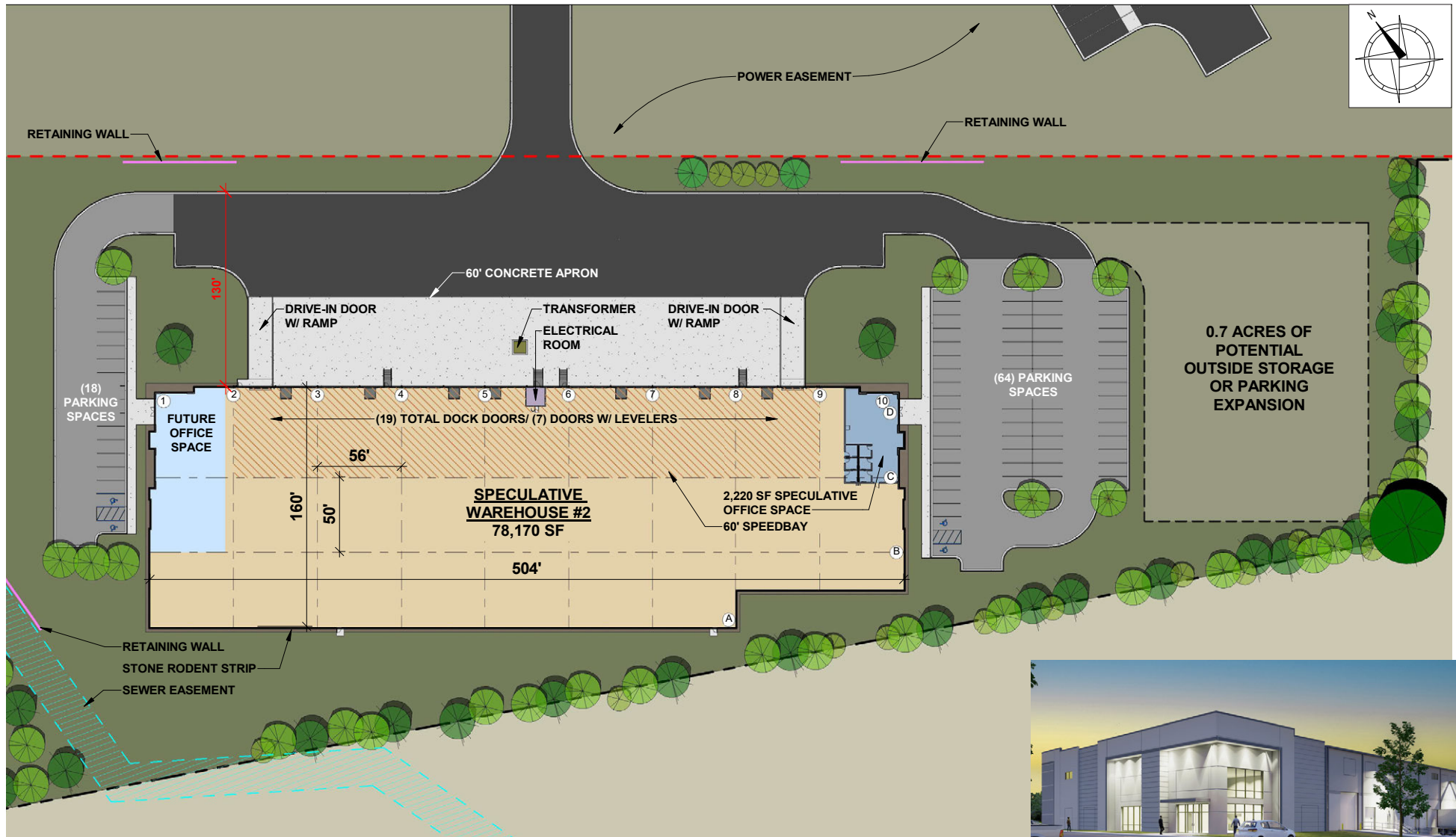
BLDG 02 OVERVIEW

Alliance Industrial Park | Williamston, SC



BLDG 02 FLOOR PLAN

Alliance Industrial Park | Williamston, SC



Alliance Industrial Park | Williamston, SC

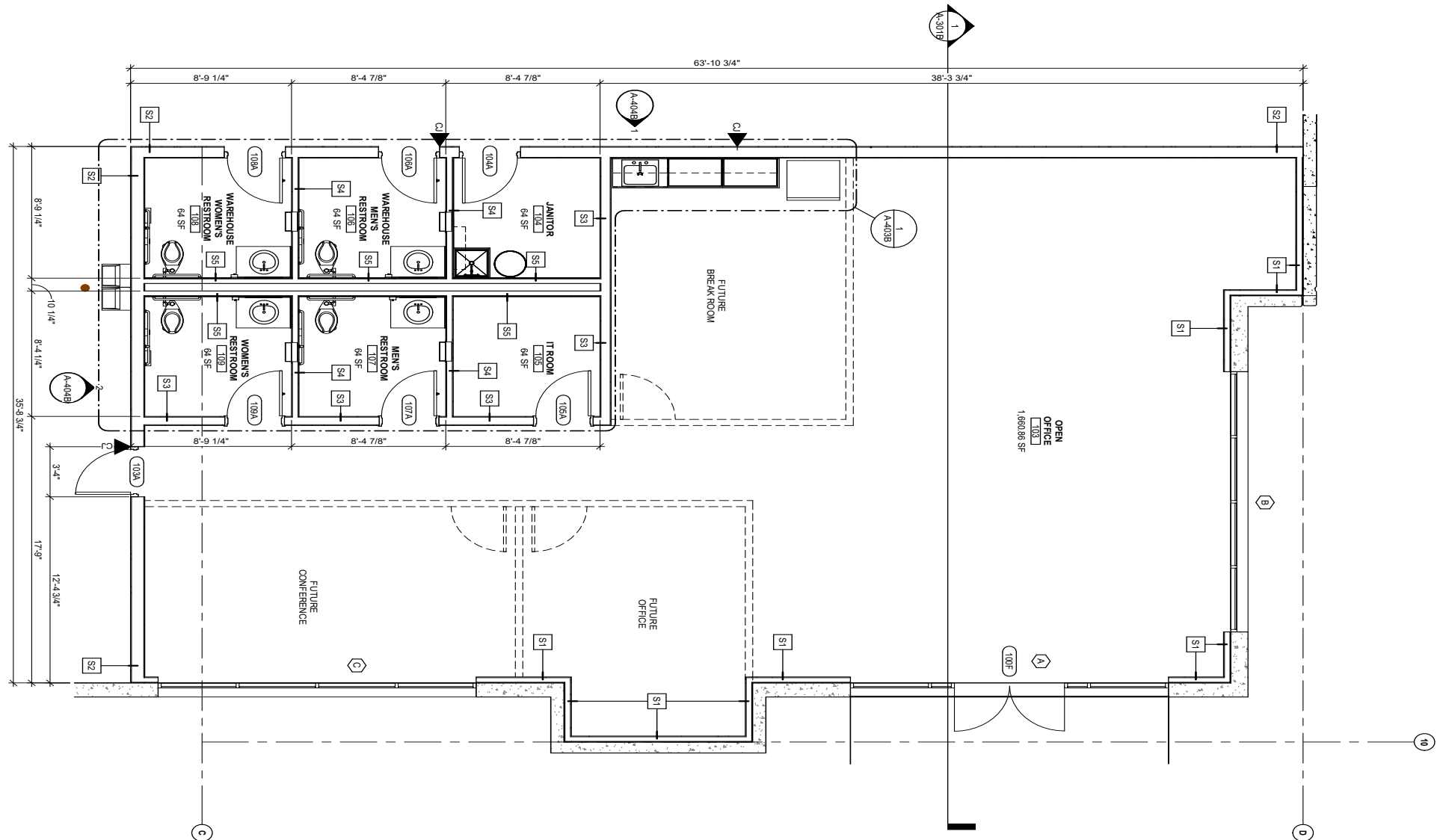
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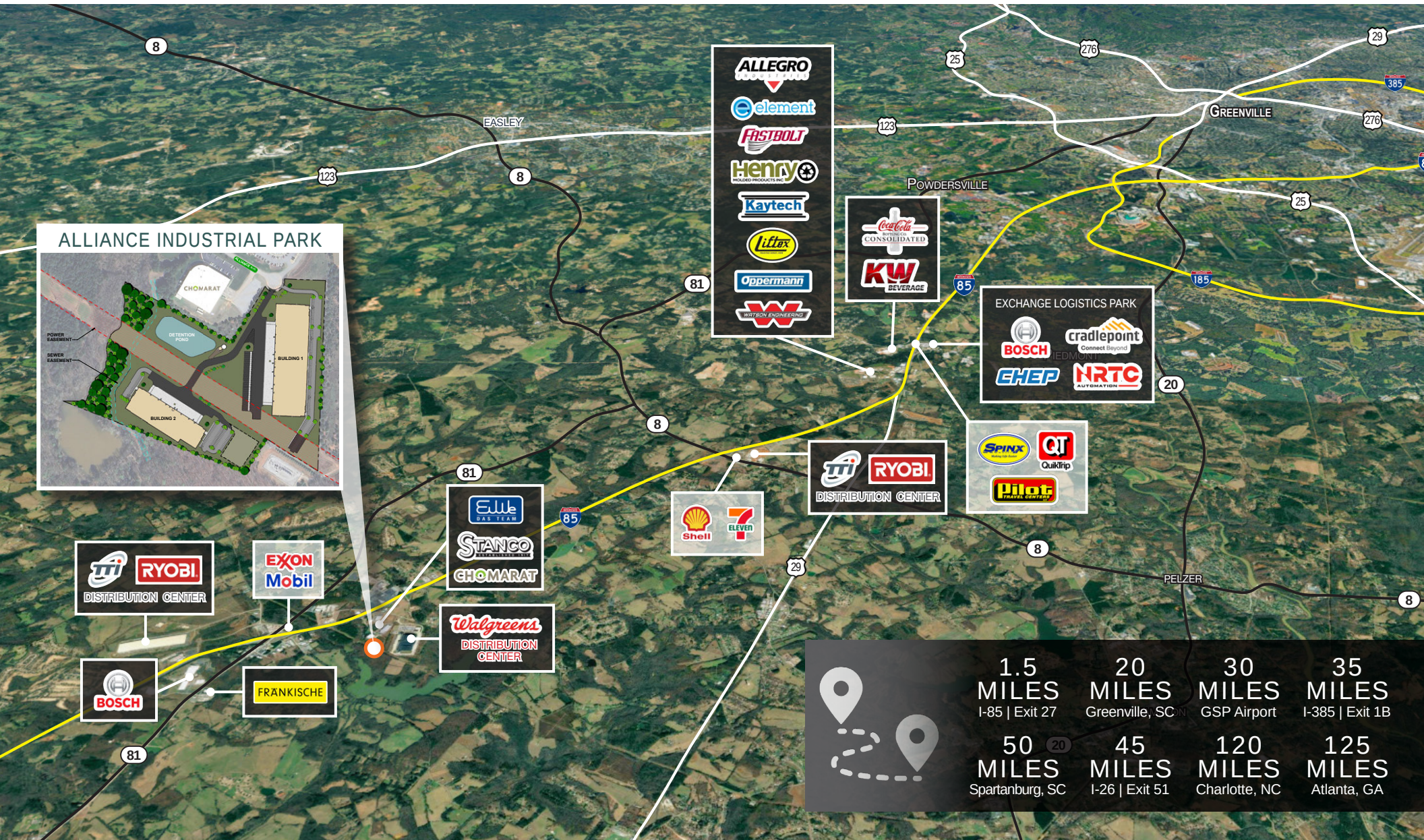
PARK AERIAL

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
INFORMATION,
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