

**69,000 SF  
INDUSTRIAL FACILITY**

7090 South SC Highway 11, Westminster, SC 29693

**AVAILABLE  
FOR LEASE**



**Oconee County, SC**



**For More Information and Pricing Contact:**

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## property highlights

### Building

Building Size	69,000 sf
Office	6,400 sf
Site Size	32.03 acres
Parking	102 spaces
Clear Height	25'-28'
Floors	Concrete slab-on-grade, 7-inch
Roof	R-15 mechanically-fastened, single-ply thermoplastic polyolefin (TPO) membrane; 60 mil minimum
Structure	Masonry and Insulated Metal
HVAC:	9 RTUs; 2 condensing units with 1 air handling unit; 3 unit heaters
Sprinkler	Wet System
Dock Doors	8
Drive In/Doors	3

### Utilities

Gas	Fort Hill Natural Gas - 2" line
Power	Blue Ridge Electric - 4,000-amp, 480Y/277-volt and 600-amp, 480Y/277-volt
Water	City of Westminster - 8" line
Sewer	Oconee Joint Sewer Authority
Data	Yes, Various Carriers

### The Advantage

- Located in the fast-growing Upstate SC market
- Proximity to Industrial Cluster
- Eligible for economic development incentives
- 3 miles to new Technical College focused on manufacturing



#### Oconee Is Home To

Over 50 Industrial-Based Companies



#### Clemson University

Less than 15 miles away



#### Over 1 million residents

Live in the Upstate SC Region



### Transportation Accessibility

- Interstate I-85 - within 10 miles
- Access Hwy Highway 11
- Airport Oconee County - 11.6 miles  
GSP, 1 hr

