

±190,192 SF AVAILABLE FOR LEASE OR SALE

877 Torrington Road
Clinton, SC 29325

Site# 2118



[VIEW VIDEO](#)

CBRE

CALL FOR PRICING



FARPOINT
ANNENBERG INVESTMENTS LTD.

CONTACT US:

Marcus Cornelius
Vice President
+1 864 527 6081
marcus.cornelius@cbre.com

Nick Hollstegge
Senior Associate
+1 864 527 6053
nick.hollstegge@cbre.com

PROPERTY DETAILS

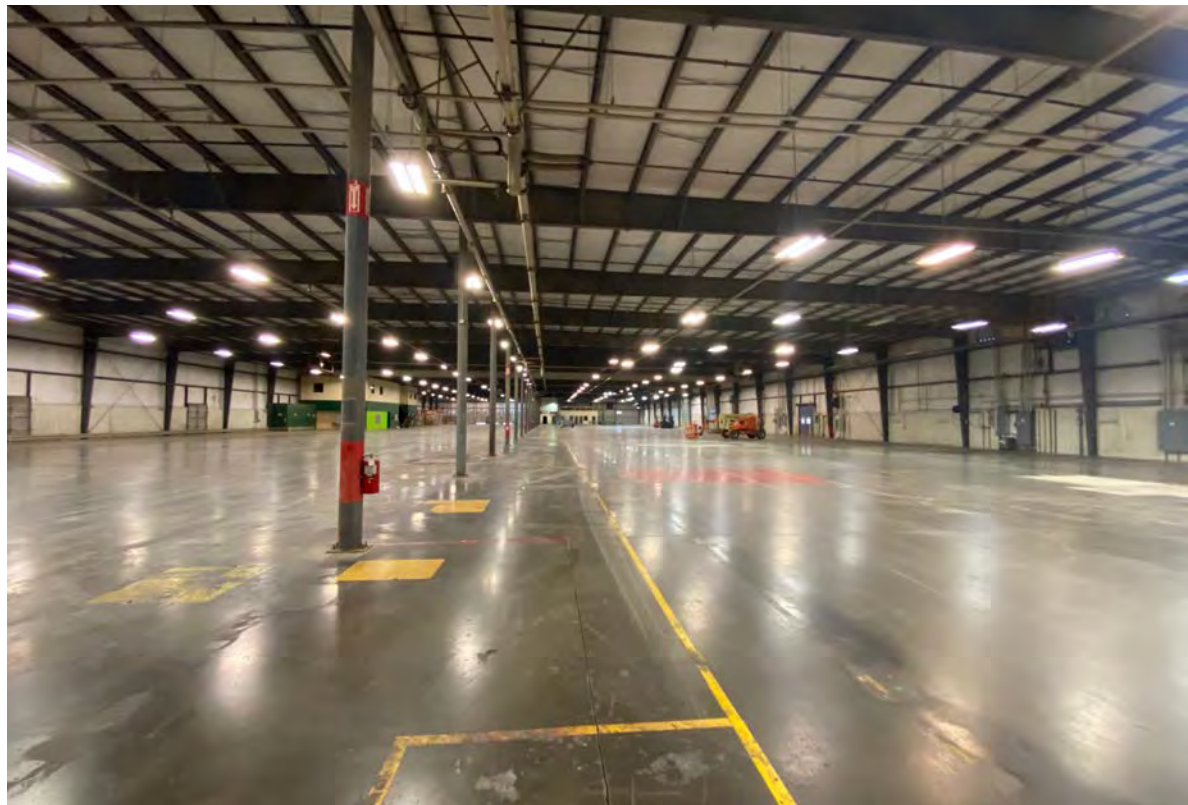
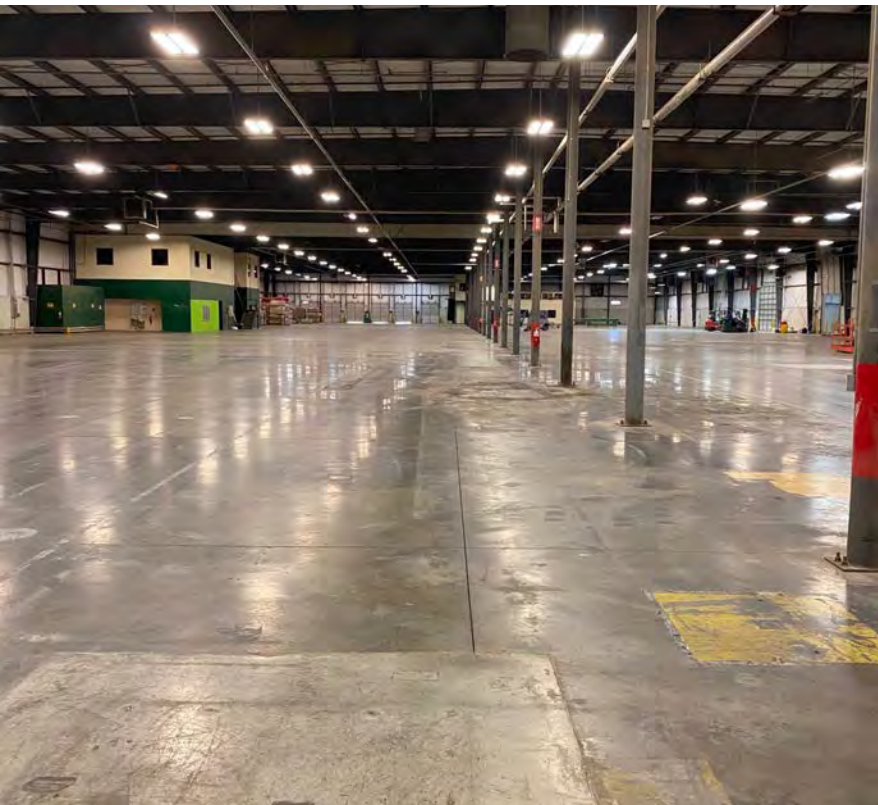
±190,192 SF FOR LEASE OR SALE

±190,192 SF facility formally used for wood flooring manufacturing, located on ±52 acres, 5 miles south of I-385 and 7 miles south of I-26 in Laurens County

- Laurens County tax map #565-00-00-073
- ±190,192 total SF:
 - + ±166,792 SF of production and distribution areas
 - + Building is easily divisible
 - + ±9,400 SF of office with ±6,200 SF of first floor and ±3,200 SF of second floor
 - + ±14,000 SF of supply rooms, boiler room and detached storage areas
- Lighting: T5 & T8 Fluorescents
- 100% Sprinklered; City of Clinton with 8" lines into the building
- Truck Docks: 13
- Drive-In Doors: 3
- Fully fenced site
- Ample Room For Expansion
- Utilities:
 - + Electric: Duke Energy
 - + Water: City of Clinton - Original building has 6" line at the road and 2" meter & line into the building. 2008 expansion building has 2" meter and line into the building
 - + Sewer: Laurens County Water & Sewer Commission - Both buildings have 6" line ties into 8" line going to the pumping station
 - + Gas: Newberry Natural Gas - 2" line (at 20") ahead of meter at the building



FARPOINT
ANNENBERG INVESTMENTS LTD.



LOCATION DETAILS & DEMOGRAPHICS

±190,192 SF FOR LEASE OR SALE



LOCATION	DISTANCE
DOWNTOWN CLINTON	2.6 Miles
I-385	5.3 Miles
I-26	5.4 Miles
DOWNTOWN SPARTANBURG	36.7 Miles
DOWNTOWN GREENVILLE	44.2 Miles
GSP AIRPORT	44.5 Miles
INLAND PORT GREER	50.2 Miles

	10 MILES	20 MILES	30 MILES
POPULATION	36,751	96,285	413,031
DAYTIME POPULATION	39,648	89,538	379,302
BACHELOR'S DEGREE OR HIGHER	2,798	7,266	49,046
LABOR FORCE	15,586	42,669	199,542
AVG. HH INCOME	\$54,553	\$59,461	\$74,527
BUSINESSES	1,254	2,201	9,674

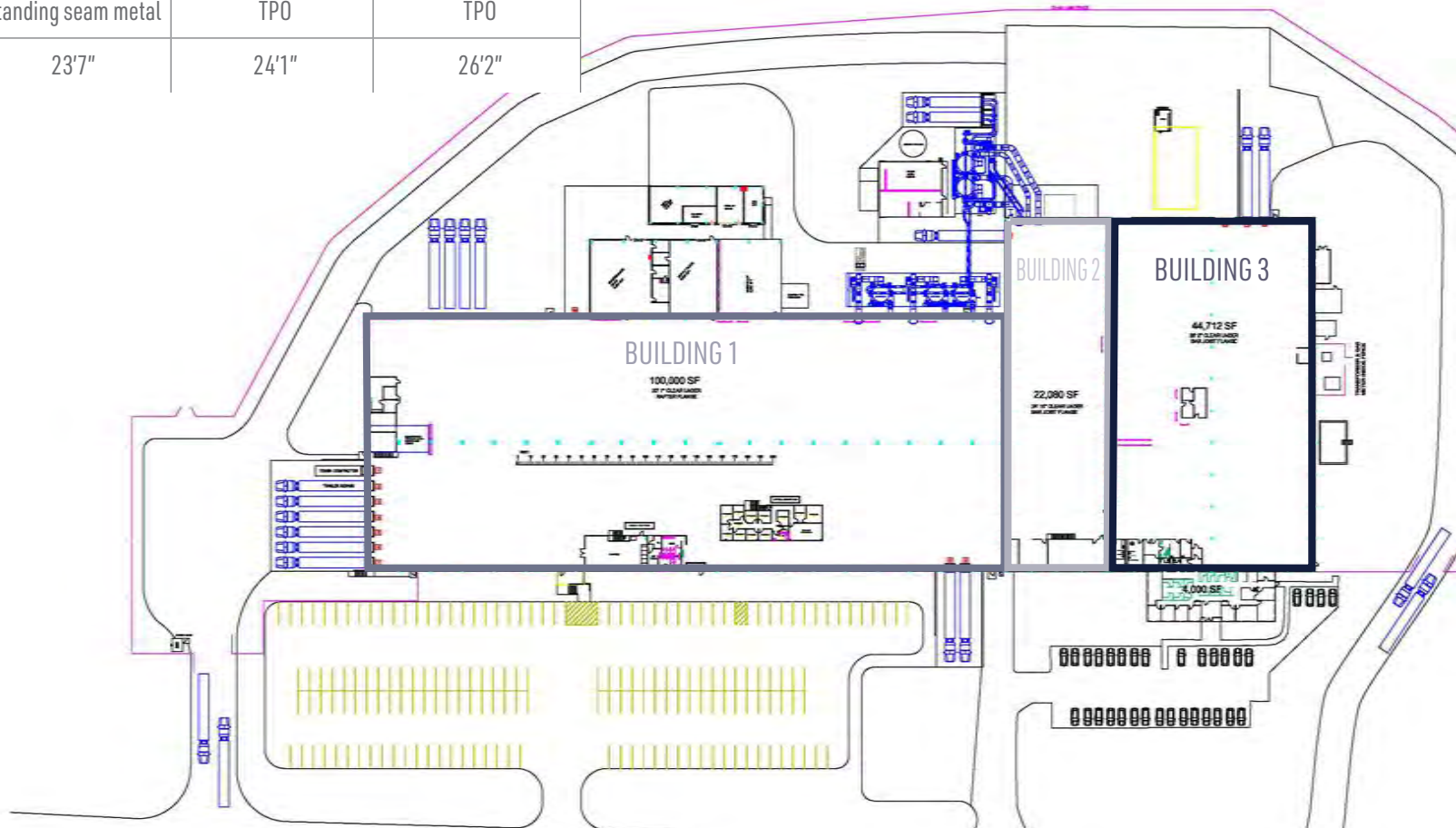


FARPOINT
ANNENBERG INVESTMENTS LTD.

FLOOR PLAN

±190,192 SF FOR LEASE OR SALE

	BUILDING 1	BUILDING 2	BUILDING 3
Year Built	2008	1984	1980
Building Dimensions	200' x 500'	80' x 275'	160' x 275'
Floor Thickness	6"	6"	6"
Walls	All metal siding	8' concrete block, metal siding	8' concrete block, metal siding
Roof	Standing seam metal	TPO	TPO
Clear Height	23'7"	24'1"	26'2"





CONTACT US:

Marcus Cornelius

Vice President

+1 864 527 6081

marcus.cornelius@cbre.com

Nick Hollstegge

Senior Associate

+1 864 527 6053

nick.hollstegge@cbre.com

www.cbre.com/greenville | 355 S. Main Street, Suite 701, Greenville, SC 29601