

SAGE MILL

INDUSTRIAL PARK

1043 GLOBAL AVENUE GRANITEVILLE, SC

FOR LEASE OR SALE

*±1.8M SF, 4 SPEC INDUSTRIAL
DISTRIBUTION FACILITIES AVAILABLE
IN SAGE MILL INDUSTRIAL PARK*

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BUILDING 1, 2, AND 3 SPECS

Building Size	±520,000 SF
Dimensions	1,300' x 400'
Ceiling Height	TBD
Column Spacing	TBD
Wall Construction	TBD
Roof Type	TBD
Dock Doors	TBD
Drive-in-doors	TBD
Parking - Automotive	TBD
Parking - Trailer	TBD
Rail Served	TBD
Power (amps/volts)	TBD
Sprinklers	TBD
Lighting	TBD

SAGE MILL

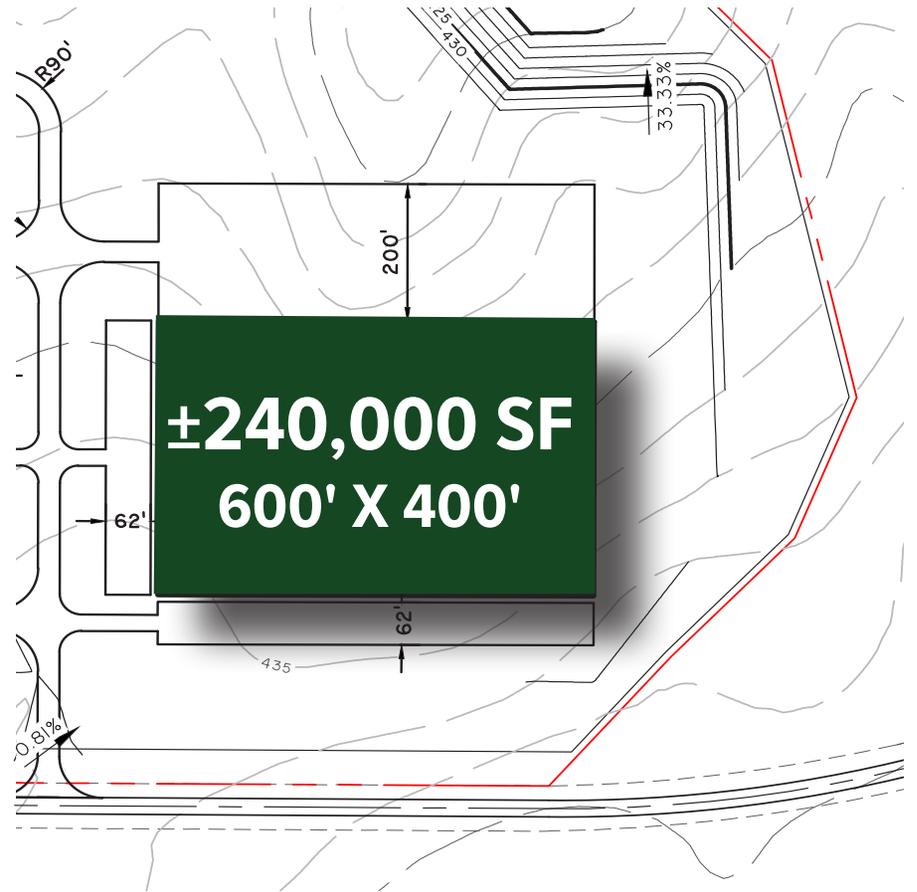
INDUSTRIAL PARK

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BUILDING 4 SPECS

Building Size	±240,000 SF
Dimensions	600' x 400'
Ceiling Height	TBD
Column Spacing	TBD
Wall Construction	TBD
Roof Type	TBD
Dock Doors	TBD
Drive-in-doors	TBD
Parking - Automotive	TBD
Parking - Trailer	TBD
Rail Served	TBD
Power (amps/volts)	TBD
Sprinklers	TBD
Lighting	TBD



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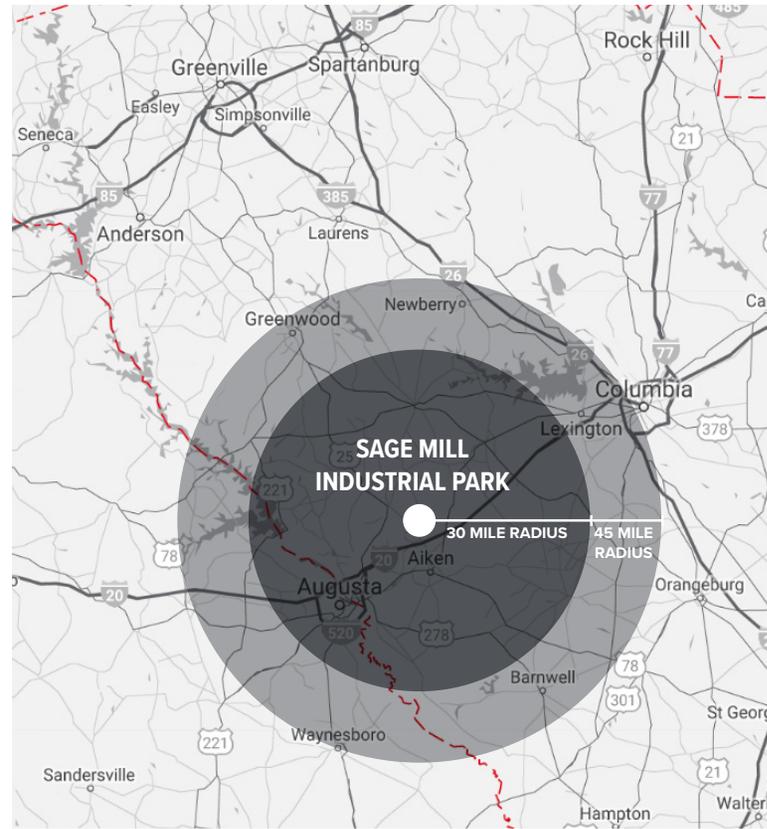
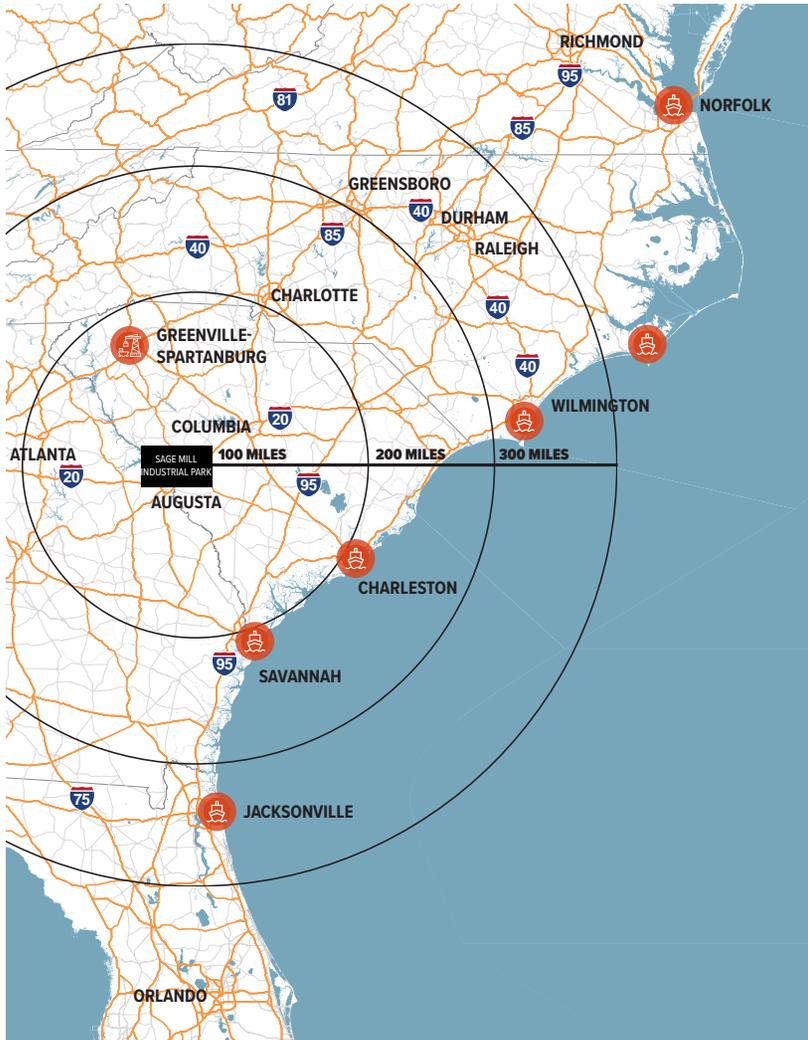
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LOCATION OVERVIEW

Port Neutral & Centralized

Sage Mill Industrial Park provides tenants the opportunity to be in a central location to the east coast's major cities and economic drivers such as automotive suppliers. Located near the South Carolina and Georgia border in the Augusta, Georgia MSA, Sage Mill Industrial Park is a one hour drive time to Columbia, a two hour drive time to Greenville, and a 2.5 hour drive time to Atlanta, Charlotte and the Ports of Charleston and Savannah.



174,128
TOTAL LABOR POPULATION
30 MILE RADIUS

244,737
TOTAL LABOR POPULATION
45 MILE RADIUS

JOB DEVELOPMENT CREDIT

Job Development Credit - Aiken County, SC is a business-friendly community offering State job development credits for businesses that meet certain criteria. Aiken is classified as a Tier 2 County and provides eligible companies with \$2,750/ job created.

\$7B

GROSS REVENUE PRODUCT

LARGEST REGIONAL MANUFACTURERS

TEXTRON

CardinalHealth

Graphic Packaging INTERNATIONAL

Kellogg's

S

SOLVAY

BRIDGESTONE

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FOR LEASING INFORMATION

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