

Oconee's spec building

Power Team markets project

BY CARLOS GALARZA
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WESTMINSTER — A state-sponsored website already is plugging the new spec building under construction at the Oconee County Commerce Park on Highway 11.

The South Carolina Power Team, an alliance

of the state-owned electric utility, Santee Cooper, and the state's 20 electric cooperatives, is promoting and marketing Oconee's spec building.

In its role of promoting economic development, the S.C. Power Team has helped attract billions of dollars in capital investment and thousands of jobs to the state.

The current edition of the Power Team's November/December newsletter includes a picture of an architectural rendering of

the "Oconee County Shell Building" in Westminster.

Underneath the photo is a description of the 50,000-square foot structure's construction, which includes insulated pre-cast concrete walls, insulated single-ply membrane roof, steel-beam columns, three loading docks and 32-foot ceiling.

Another selling point for the building at the 13-acre site is the availability of water and sewer provided by the city of Westminster through 8-inch mains,

electricity by Blue Ridge Electric Cooperative and a 4-inch gas line from Fort Hill Natural Gas Authority.

Alan Blackmon, an executive with Blue Ridge Electric Coop, said Tuesday that promotion of the spec building is free to Oconee County. He said the cost is absorbed by the partnership between Santee Cooper and the 20 electric coops.

Blackmon is confident the building will be successfully marketed through the Power Team,

gets exposure

the S.C. Department of Commerce and Upstate Alliance.

"We're excited," Blackmon said. "When it gets finished that's when we expect interest in the building to pick up."

Roebuck Building Co., Inc. of Spartanburg is scheduled to complete the \$1.4 million spec building in February.

Utility tax credits pick up almost half of the total cost of the project.



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The spec building under construction at the Oconee County Commerce Park on Highway 11 already is being marketed on a state-sponsored website.

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