



435 E SHOCKLEY FERRY RD

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ANDERSON, SC 29624

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55,000 SF

Property Summary



OFFERING SUMMARY

Available SF:	55,000 ft. ²
Lease Rate:	\$2.50 SF/yr (NNN)
Lot Size:	11.13 Acres
Building Size:	201,316 SF
Renovated:	2019
Zoning:	Industrial
Market:	Anderson County

PROPERTY OVERVIEW

For lease: 55,000 ft.² extremely well developed and designed single story brick and steel industrial building, with various use Warehouse/Distribution or Manufacturing plant, with 11 dock doors, sprinklers, motion-sensor LED lighting, new TPO roof [2019], railroad accessible, Duke Power substation onsite, on Hwy 29, 5 miles from Electrolux, Michelin and 1st Quality Paper

PROPERTY HIGHLIGHTS

- For lease: 55,000 ft.² extremely well developed and designed single story brick and steel industrial building
- With various use Warehouse/Distribution or Manufacturing plant
- With 11 dock doors
- Sprinklers
- Motion-sensor LED lighting
- New TPO roof [2019]
- Duke Power substation onsite
- On Hwy 29

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LOCATION OVERVIEW

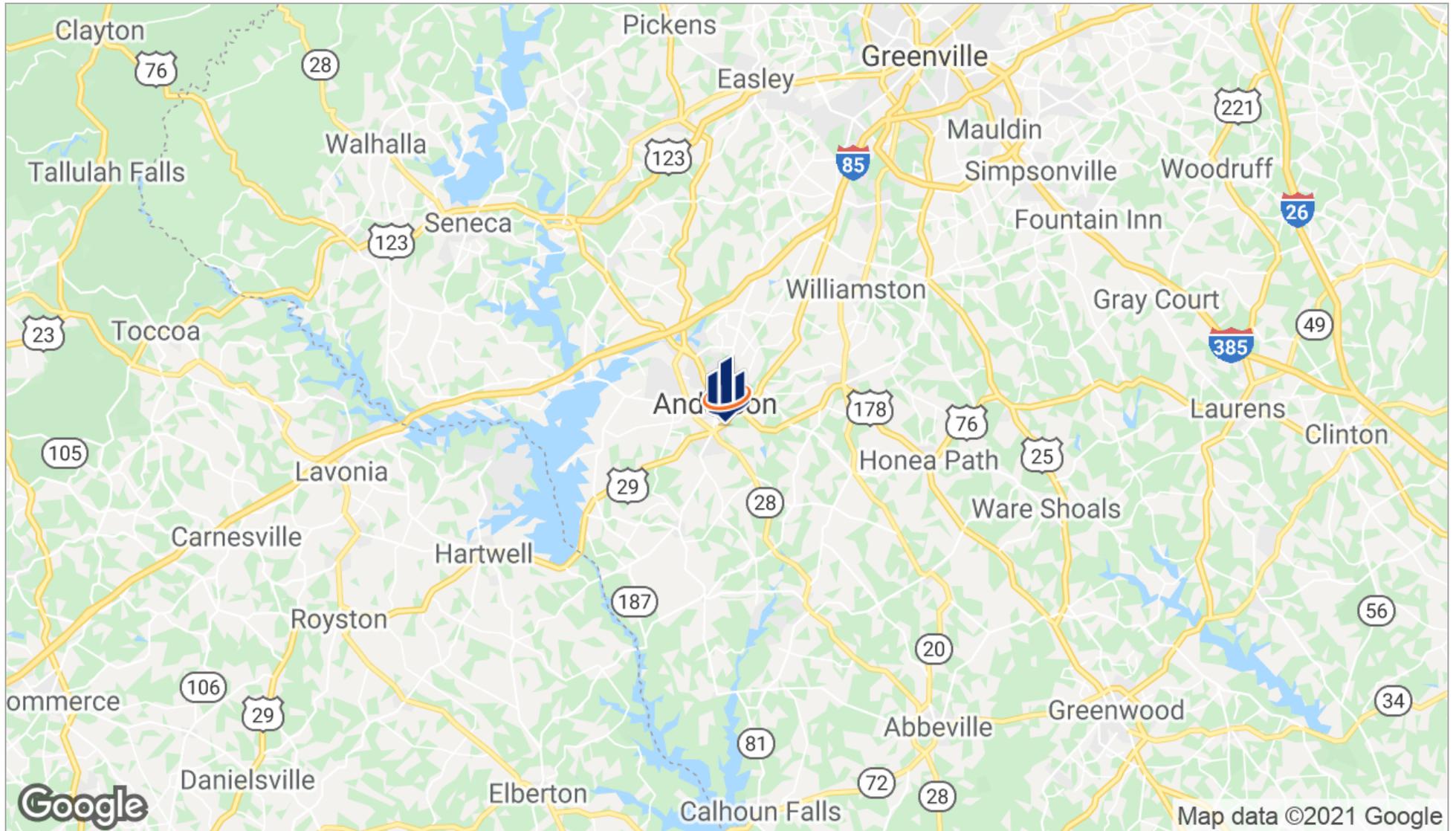
Anderson County lies just along I-85 in the northwestern portion of upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson County has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri County Technical College. Anderson County is also home to 55,950 acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that make people want to stay. From a temperate Southern climate and Lake Hartwell to leading universities and a variety of arts programs, Anderson County offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.

*The information contained herein was obtained by sources deemed to be reliable. However, BlackStream, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

Additional Photos



Location Maps



Additional Photos



Additional Photos



Additional Photos



Additional Photos

