

**INDUSTRIAL DEVELOPMENT
AVAILABLE FOR LEASE OR SALE
560,240 SF AVAILABLE**



DELIVERED & READY FOR OCCUPANCY!

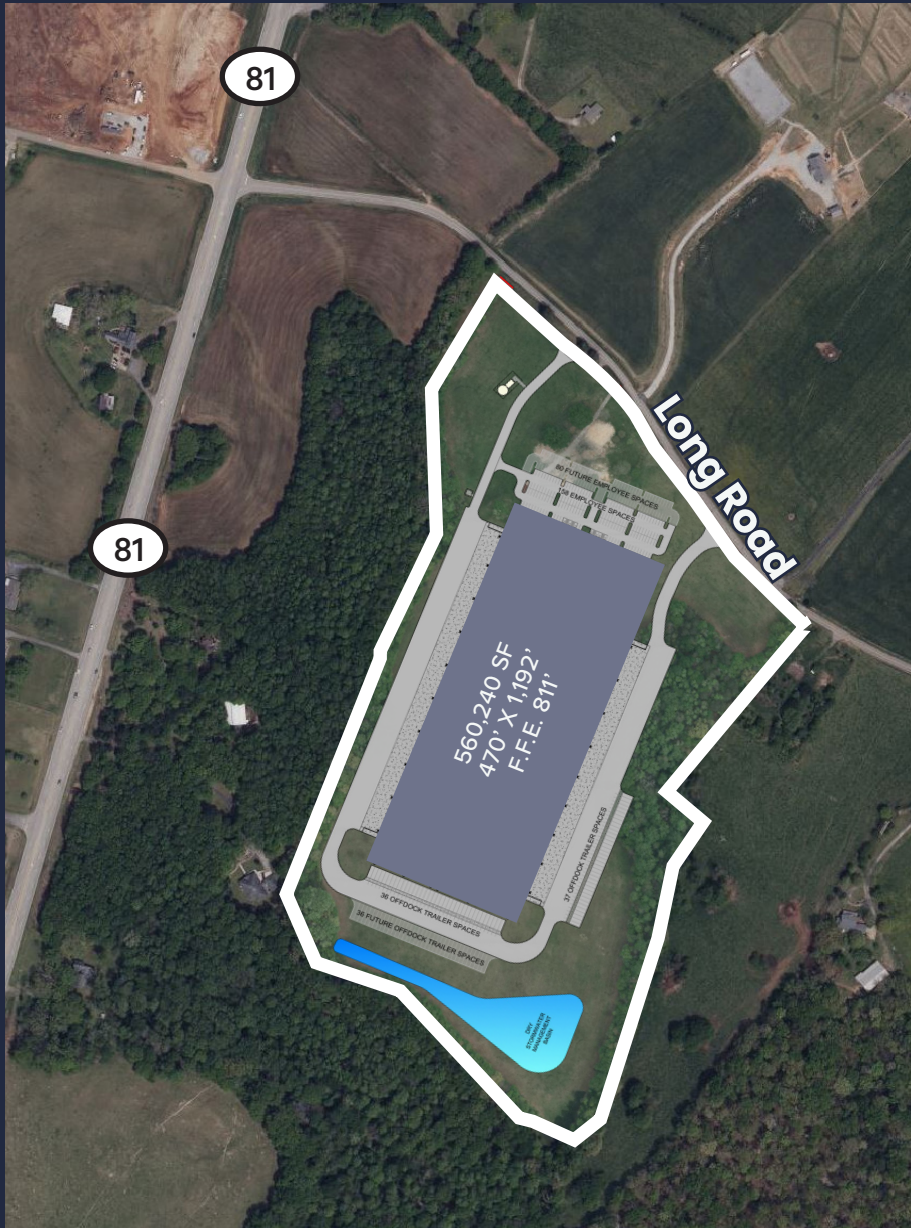
134 LONG ROAD, ANDERSON, SC 29697

CBRE



FARPOINT

PROPERTY DETAILS

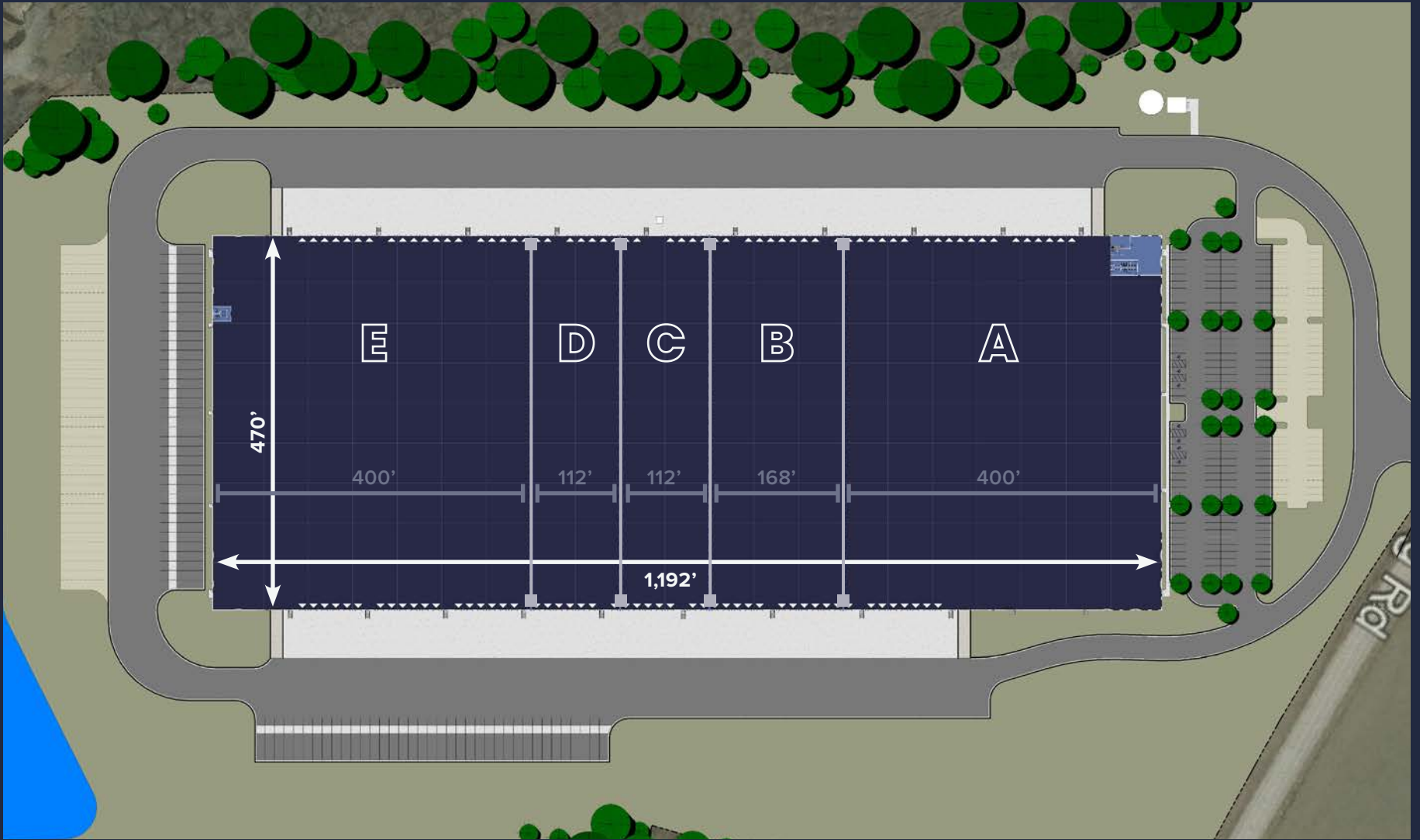


Building Size	560,240 SF
Acreage	49.5 AC
Building Dimensions	470' x 1,192'
Dock Doors	112 (9' x 10')
Drive-In Doors	4 (12' x 14')
Truck Court	185'
Trailer Parking Spaces	73 (Exp. to 109)
Auto Parking Spaces	158 (Exp. to 238)
Clear Height	40'
Column Spacing	50' x 56' (60' Speed Bays)
Lighting	LED w/ motion sensors
Spec Office	±4,200 SF
Flooring	8" unreinforced slab 4000 PSI concrete over 6" stone base
Roof	60 mil TPO single-ply membrane w/ R-20 insulation
Construction	Tilt-up concrete panels
Electrical	3,000 amp (expandable)
Sprinkler	ESFR
Heat	Gas-fired makeup air units

SITE PLAN



DEMISE SITE PLAN



A

SF: 188,000

BAYS: 7

DOCK DOORS: 27

AUTO PARKING: 53

B

SF: 266,960

BAYS: 10

DOCK DOORS: 48

AUTO PARKING: 75

C

SF: 319,600

BAYS: 12

DOCK DOORS: 61

AUTO PARKING: 90

D

SF: 372,240

BAYS: 14

DOCK DOORS: 75

AUTO PARKING: 105

E

SF: 560,240

BAYS: 21

DOCK DOORS: 112

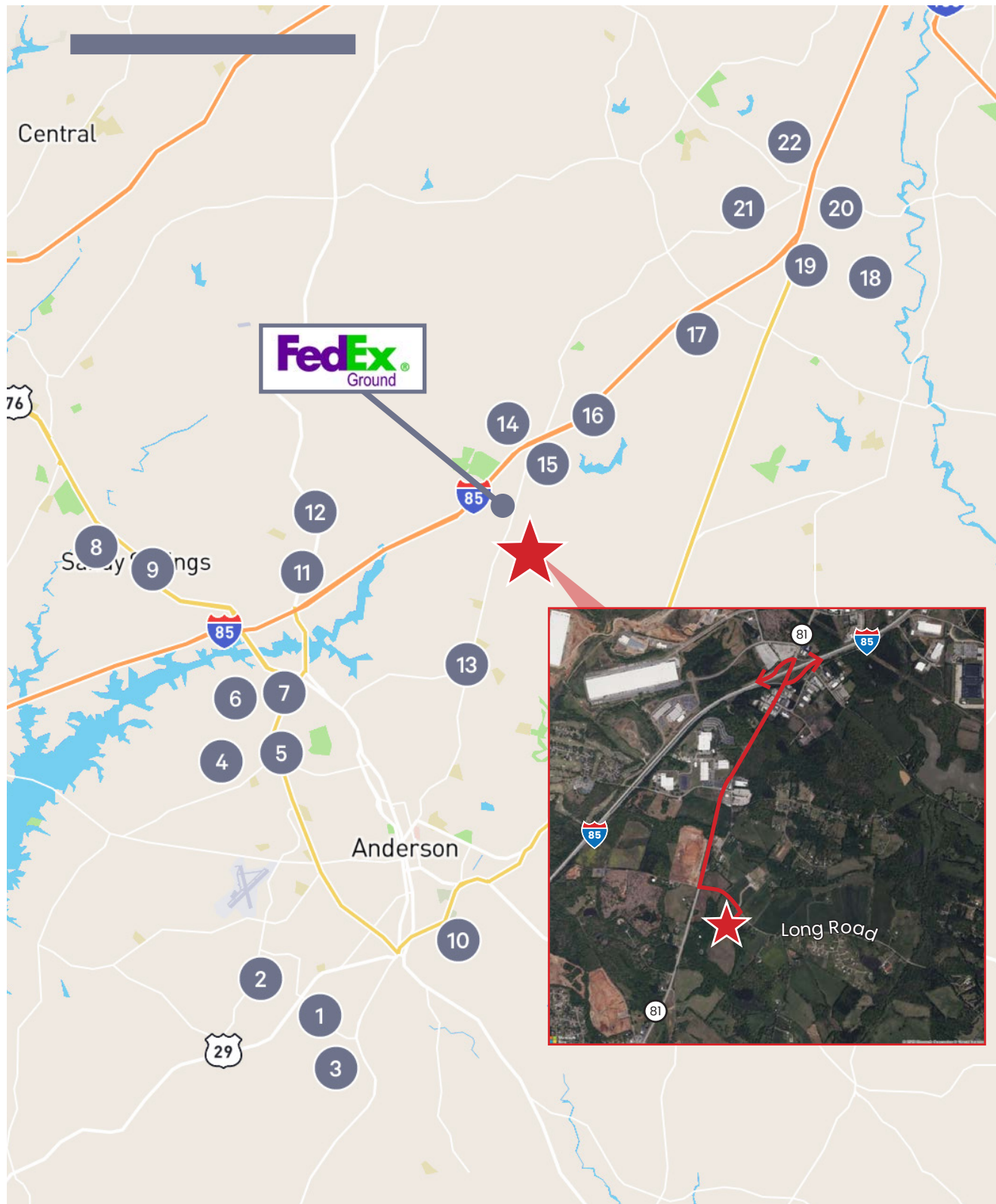
AUTO PARKING: 158

CONSTRUCTION UPDATE

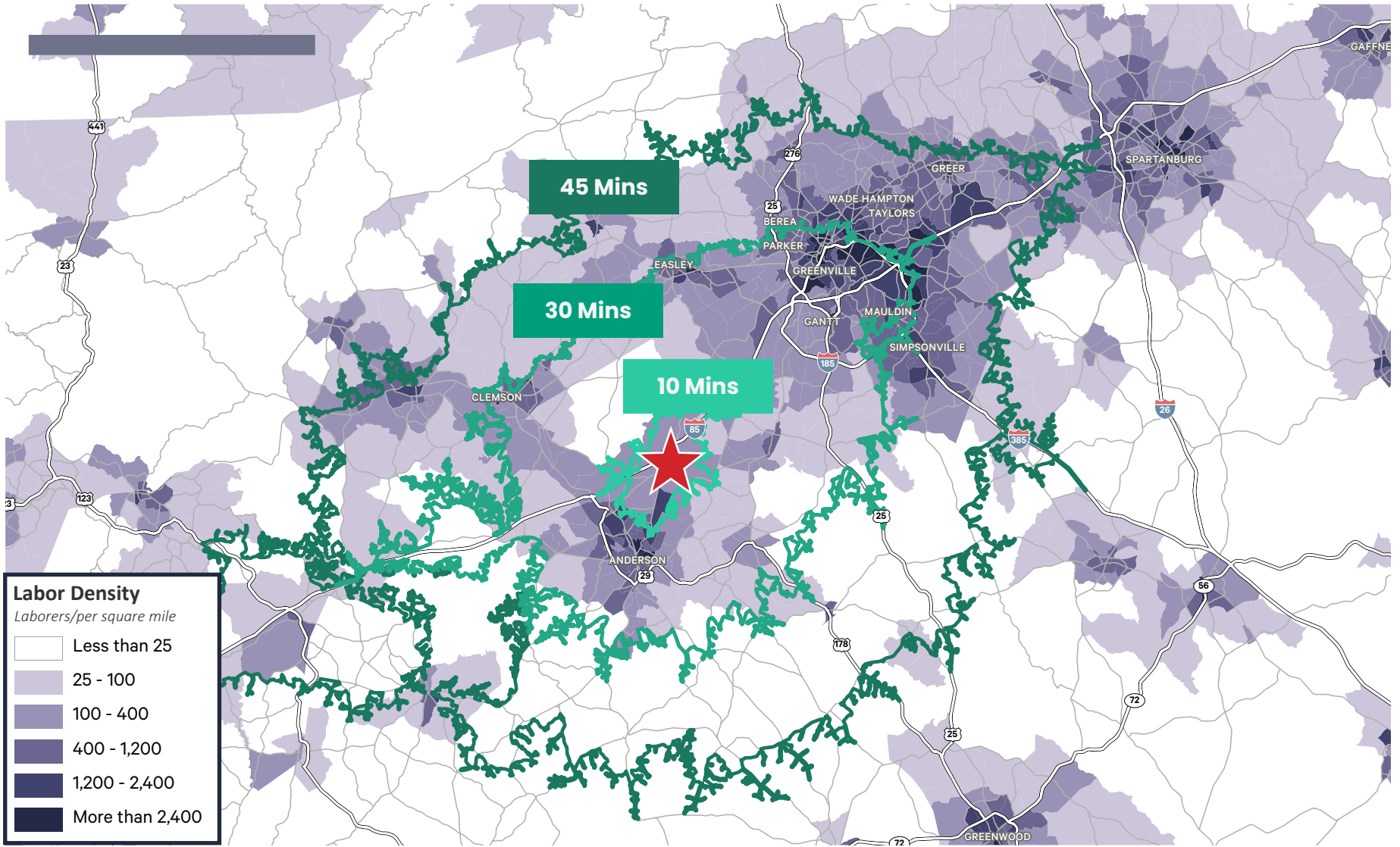








TENANTS IN MARKET

1. First Quality Tissue
2. Michelin
3. Electrolux
4. Anderson Industries
5. Ind Warehouse Industries
6. McLaughlin
7. Plastic Omnium
8. Michelin
9. Arthrex
10. Electrolux
11. Glen Raven Custom Fabrics
12. Nutra Manufacturing
13. Orian Rugs
14. TTI/Ryobi
15. Bosch
16. Walgreens DC
17. TTI/Ryobi
18. Cradlepoint
19. CHEP USA
20. Bosch
21. Watson Engineering
22. Coca Cola



HEAT MAP



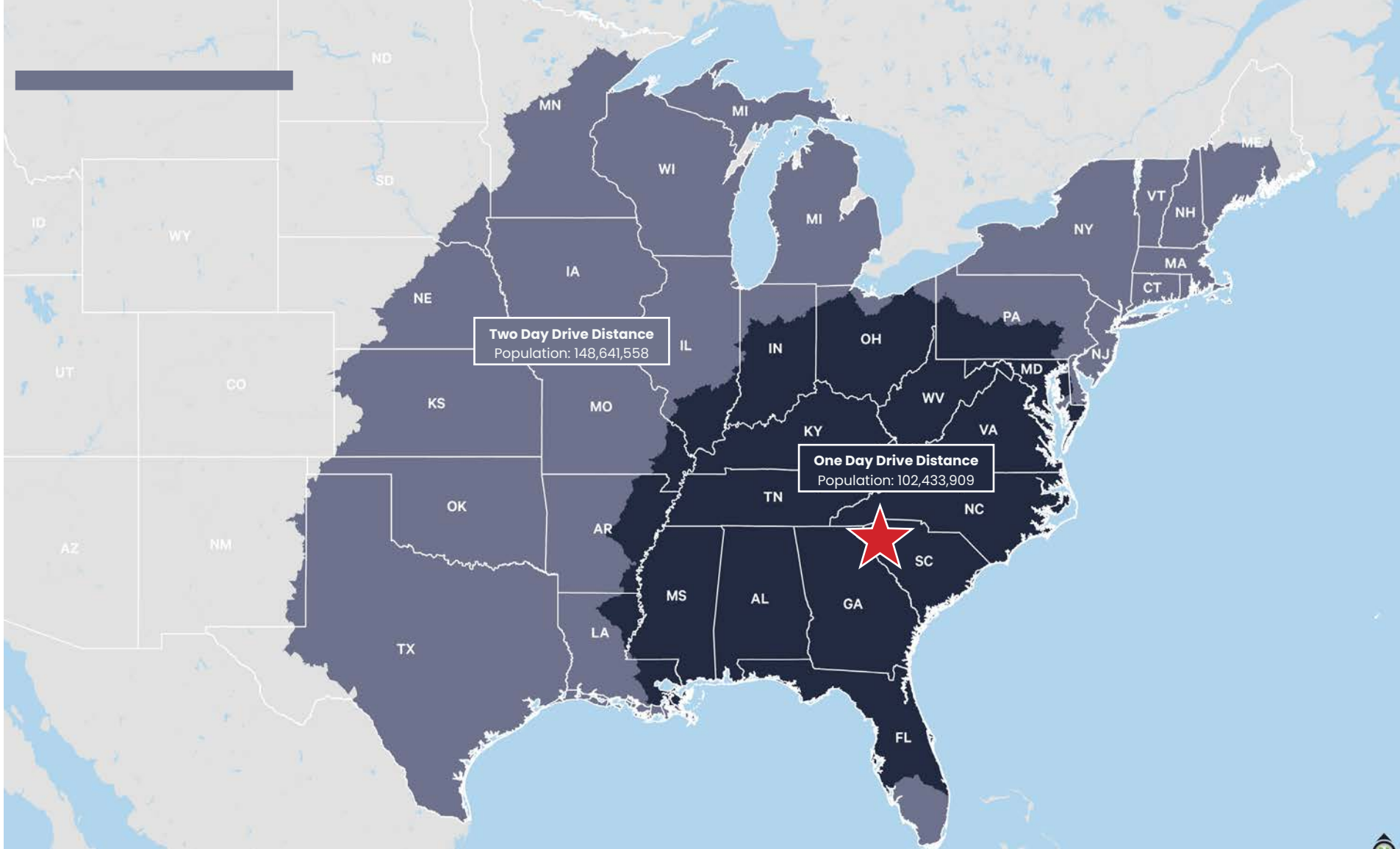
	 ESTIMATED POPULATION	 DAYTIME POPULATION	 BUSINESS	 BACHELOR'S DEGREE OR HIGHER	 LABOR FORCE	 AVERAGE HH INCOME
10 MILES	132,000	133,421	4,344	14,704	61,613	\$83,447
20 MILES	474,171	458,351	13,402	54,079	223,492	\$84,137
30 MILES	971,904	980,607	31,813	136,963	469,826	\$92,571

REGIONAL MAP



LOCATION	DISTANCE
I-85	1.6 Miles
Downtown Anderson	8.8 Miles
I-185	16.1 Miles
Downtown Greenville	21.8 Miles
GSP International Airport	31.8 Miles
BMW	34.4 Miles
Inland Port Greer	38.1 Miles
Downtown Spartanburg	52.8 Miles
Downtown Charlotte	121 Miles
Downtown Atlanta	127 Miles
Port of Charleston	229 Miles
Port of Savannah	272 Miles
Port of Wilmington	322 Miles
Port of Jacksonville	404 Miles

DRIVE TIMES



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