



FOR LEASE \pm 26,400 SF INDUSTRIAL BUILDING

111 Preamble Ct.
Anderson SC 29621



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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864.704.1040
LeeUpstate.com

PRICING/RATE:
\$9.75/SF

- Less than 0.5 miles off exit 21 on I-85
- Laydown Yard Opportunity
- Clear Span
- Spring 2026 Delivery



CEILING HEIGHT
24' CLEAR



OUTDOOR STORAGE
FENCED AND
GRAVELED LAYDOWN
YARD AVAILABLE



MAJOR ACCESS
 \pm 0.35 TO I-85



DOCKS
TWO (2) DOCK HIGH
DOORS

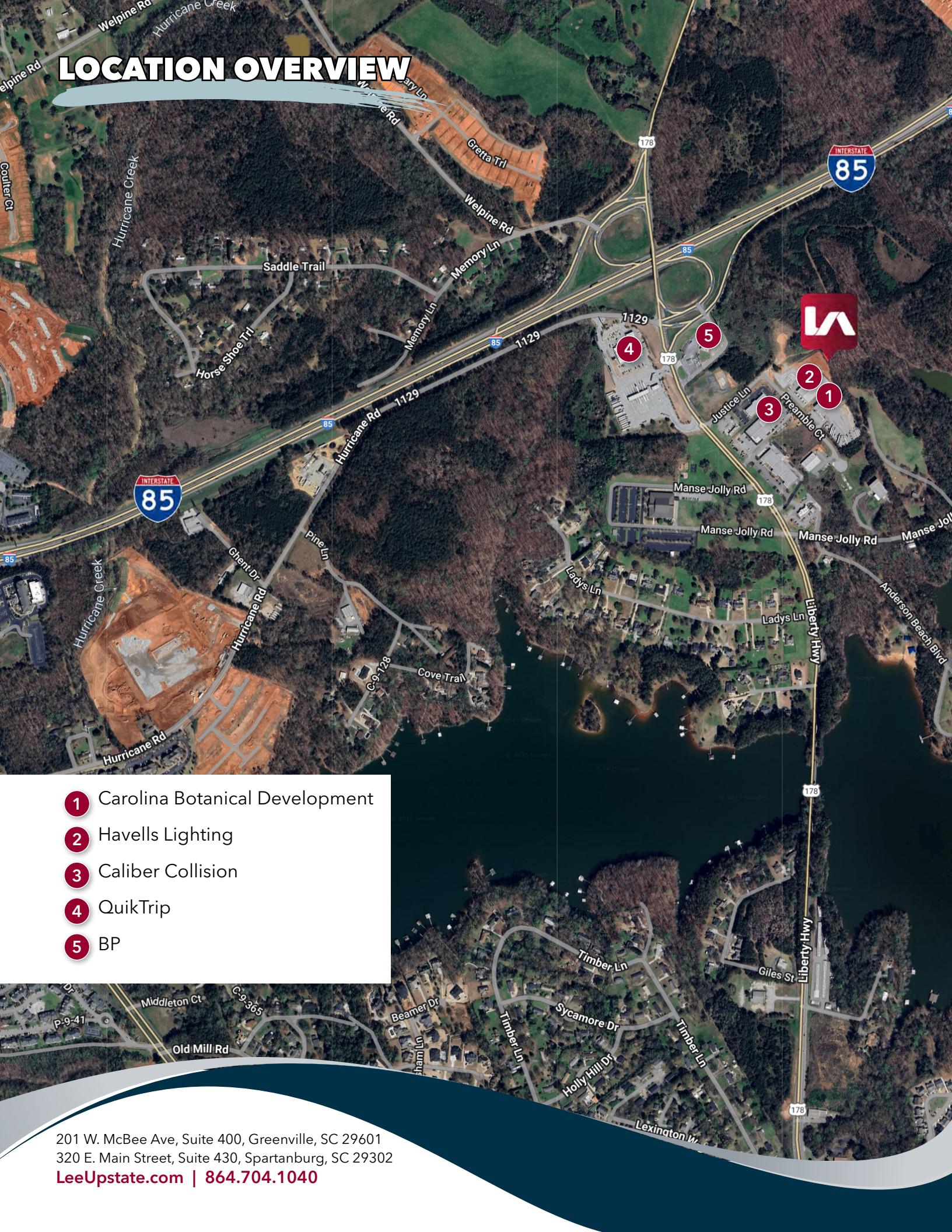
PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	111 Preamble Court Anderson, SC
TYPE	Industrial
TOTAL AVAILABLE SF	±26,400 SF
TOTAL BUILDING SF	±26,400 SF
TAX MAP #	930006014
COUNTY	Anderson
CITY LIMITS	No
ZONING	S-1
YEAR BUILT	Under Construction (2025)

CONSTRUCTION TYPE	Metal
WAREHOUSE SF	±26,400 SF
OFFICE SF	BTS
CEILING HEIGHT	24' Clear
DOCK DOORS	Two (2)
DRIVE-IN DOORS	One (1)
COLUMN SPACING	Clear Span
LIGHTING	LED
FLOORING	6" Slab



LOCATION OVERVIEW



- 1 Carolina Botanical Development
- 2 Havells Lighting
- 3 Caliber Collision
- 4 QuikTrip
- 5 BP

201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302

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I-85 OVERVIEW



ONLY ± 0.35 MILES TO I-85 (EXIT 21)

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LEARN MORE GIVE US A CALL



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