



FOR LEASE ±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
±0.35 TO I-85



DOCKS
TWO (2) DOCK HIGH
DOORS

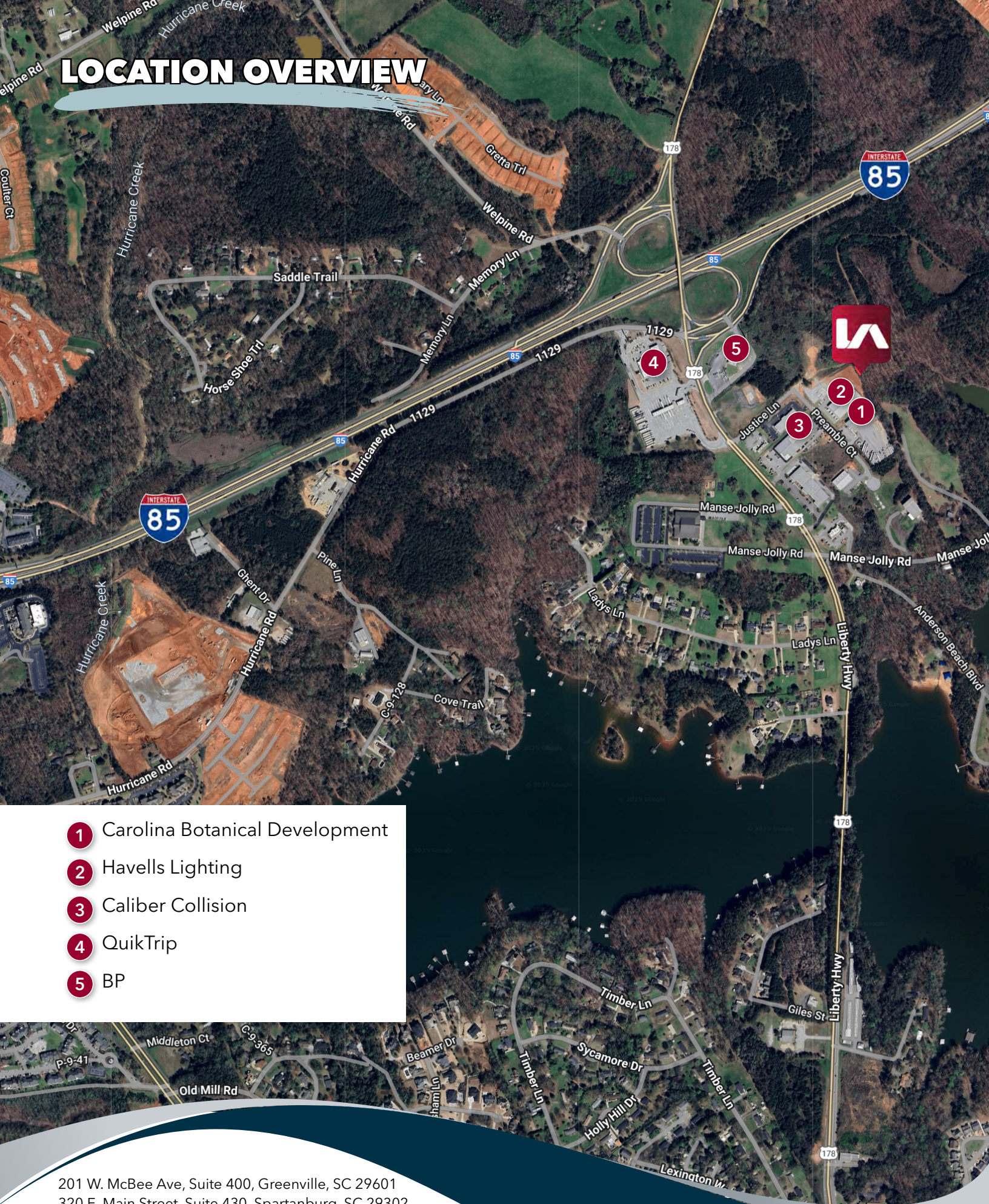
PROPERTY OVERVIEW & PHOTOS

| | |
|--------------------|------------------------------------|
| 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
LeeUpstate.com | 864.704.1040

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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