



685 MONITOR DR.

685 Monitor Drive, Anderson, SC 29626

BEN WILSON

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

McCoy Wright is pleased to present 685 Monitor Dr. for your consideration. This manufacturing property is +/- 19,000 sq ft of enclosed, and conditioned space with an additional 9,175 sq ft of covered outdoor storage. Property features ample power (480V 3 phase 600 amps, 208V 3 Phase 200 amp), and 54 tons of HVAC capacity. It was formerly the home of Advanced Metalworks, one of South Carolina's premier metal fabrication companies. Additionally, there is approx. 600 sq ft of office space, a loading dock, 5 drive in doors, and compressed air lines throughout. The building sits on 2.7 acres. The newest portion of the building was built in 2024.

OFFERING SUMMARY

Sale Price:	\$1,875,000
Lease Rate:	\$6.50 SF/yr (Absolute NNN)
Available SF:	19,000 SF

PROPERTY HIGHLIGHTS:

- Available for Immediate Occupancy
- \$6.50/SF Absolute Triple Net (NNN)
- ±19,000 SF Climate-Controlled Industrial Facility
- ±9,175 SF Covered Outdoor Storage
- ±2.70 Acres
- 600 Amps • 480V • 3-Phase Power
- 200 Amps • 208V • 3-Phase Power
- 54 Tons of HVAC Capacity
- Five (5) Drive-In Doors
- One (1) Dock-High Loading Door
- Compressed Air Infrastructure Throughout
- LED Lighting
- Fully Fenced & Gated Site
- Ample Parking
- Two Septic Systems
- Newest Building Addition Completed in 2024



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ADDITIONAL PHOTOS

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Walmart



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ADDITIONAL PHOTOS



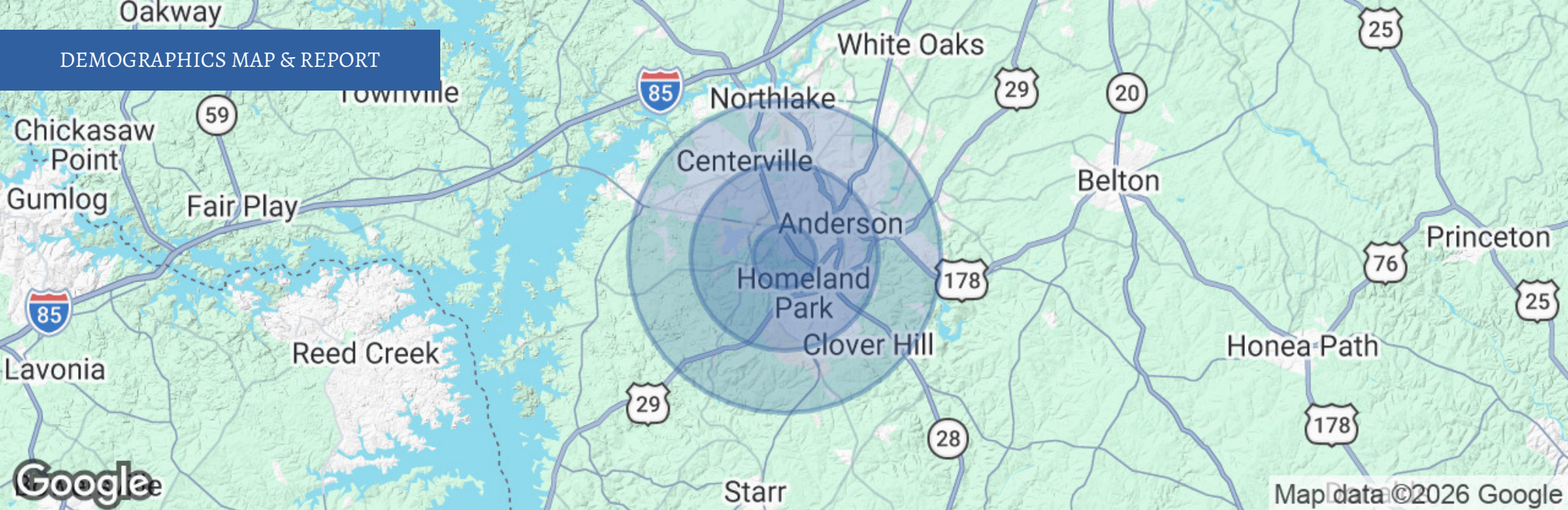
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,733	27,414	60,533
Average Age	31.2	37.8	38.4
Average Age (Male)	28.3	33.4	36.1
Average Age (Female)	42.0	42.1	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	739	11,275	25,149
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$55,215	\$55,105	\$65,927
Average House Value	\$141,336	\$130,592	\$179,761

2023 American Community Survey (ACS)



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