



±125,000 SF INDUSTRIAL SPEC SPACE FOR LEASE

230 MASTERS BLVD, ANDERSON, SC 29626

Under development by Red Bullet, this ±125,000 SF industrial spec building is the last available site on a 50-acre property in Anderson County. It is conveniently located less than 2 miles from Highway 29 and less than 5 miles from downtown Anderson.

The building is immediately adjacent to Pregis, which offers packaging design and printing services. Other corporate neighbors include First Quality Tissue, Pickens Railway Company, Michelin Starr Manufacturing, and Electrolux.

Site has been permitted, possible expansion to ±150,000 SF.



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE
CALL FOR PRICING

FOR MORE INFORMATION

RANDALL BENTLEY, CCIM, SIOR
President / Principal
rbentley@lee-associates.com
864.444.2842

MICAH WILLIAMS
Senior Associate
mwilliams@lee-associates.com
864.477.0455



Delivering in Q1 2025



±1.4 Mile to Hwy 29
±10.2 Miles to I-85



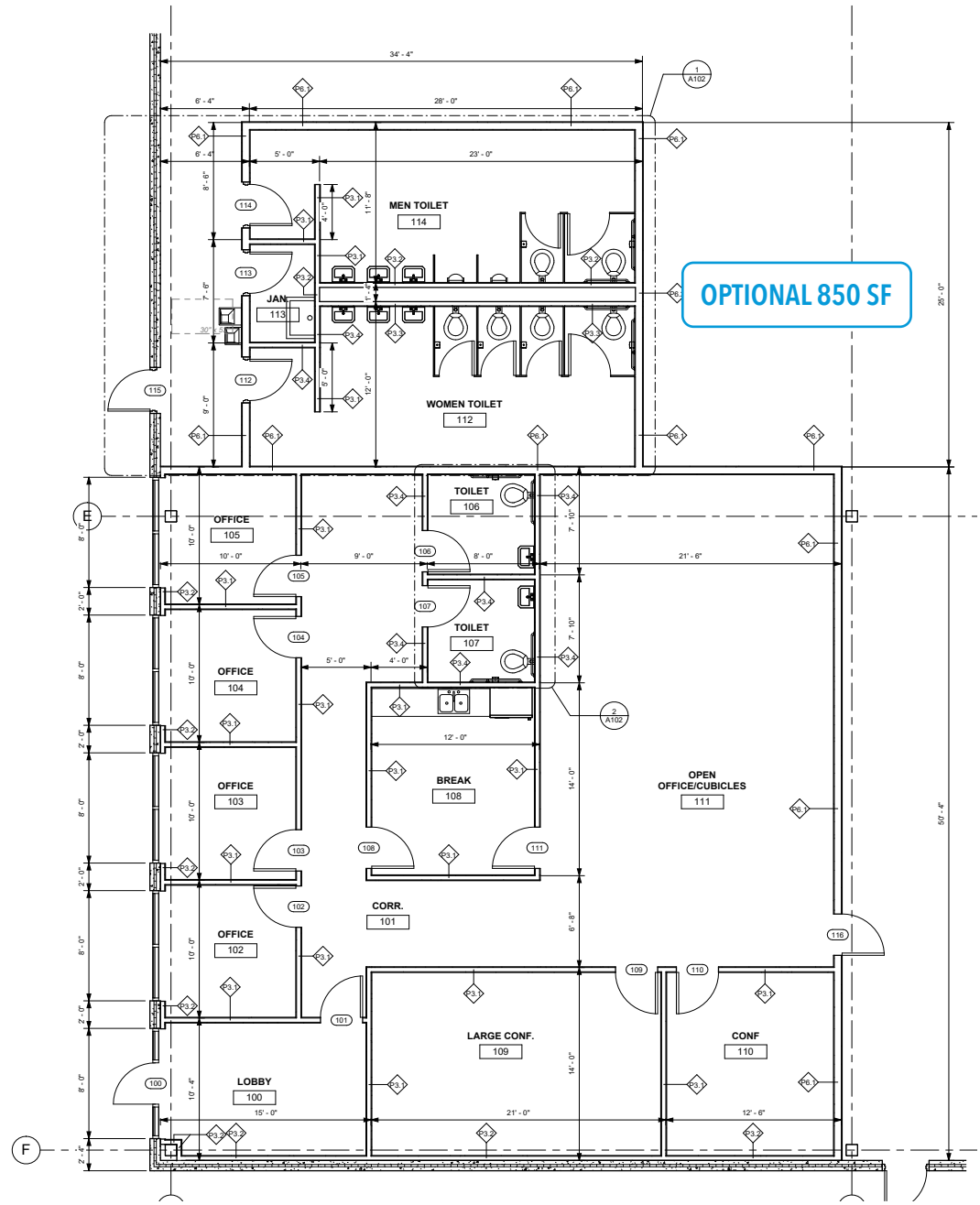
10 Dock Doors & 19 Knockouts



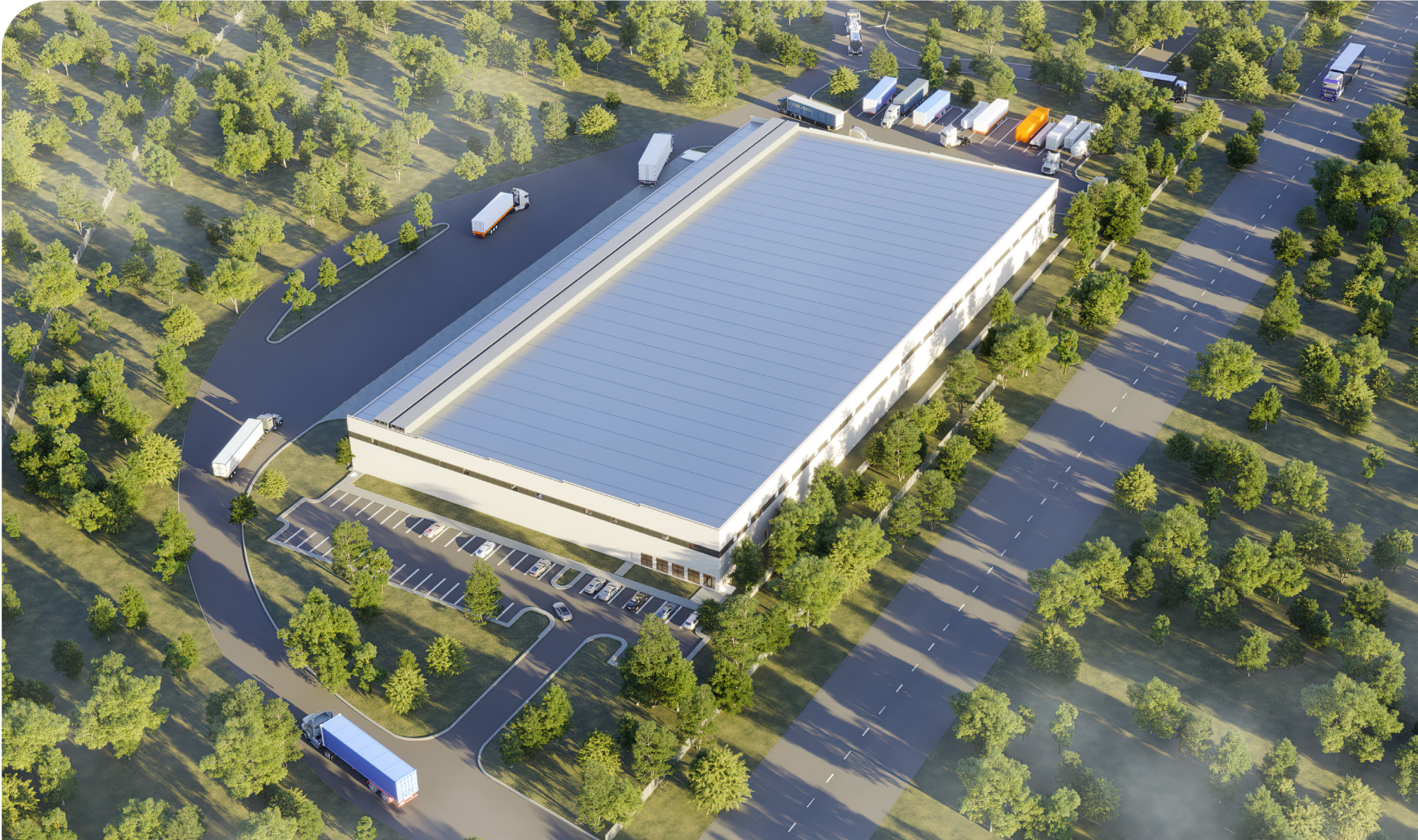
Established Industrial Area

Building Details.

BUILDING SF	±125,000 SF
OFFICE	2,425 SF with Optional 850 SF
ORIENTATION	250' x 500'
CONFIGURATION	Side Load
COLUMN SPACING	47' 6" x 50' (58' 6" Speed Bay)
CONSTRUCTION	Pre Cast Concrete Panels
ROOFING	TPO Membrane
SLAB	6" (4,000 PSI)
WATER	Starr-Iva Water
SEWER	Anderson County Sewer
GAS	Piedmont Natural Gas
POWER	400 Amps - 3 Phase
FIBER	Will Confirm
ELECTRIC	Duke Energy
SPRINKLER	ESFR
CLEAR HEIGHT	32'
FLOOR THICKNESS	6" Slab on Gravel Base with Vapor Barrier
LIGHTING	LED
EXTERIOR	Tilt-up Concrete Panels
PARKING	46 Auto + 2 HC, 17 Trailer Parks
TRUCK COURT DEPTH	Unknown
FIRE SYSTEM	ESFR
DOCKS	10 Dock Doors & 19 Knockouts
DRIVE-IN DOORS	(1) 12' x 14'
POTENTIAL EXPANSION	±150,000 SF
SITE	Permitted



Site Rendering.



Site Aerial.

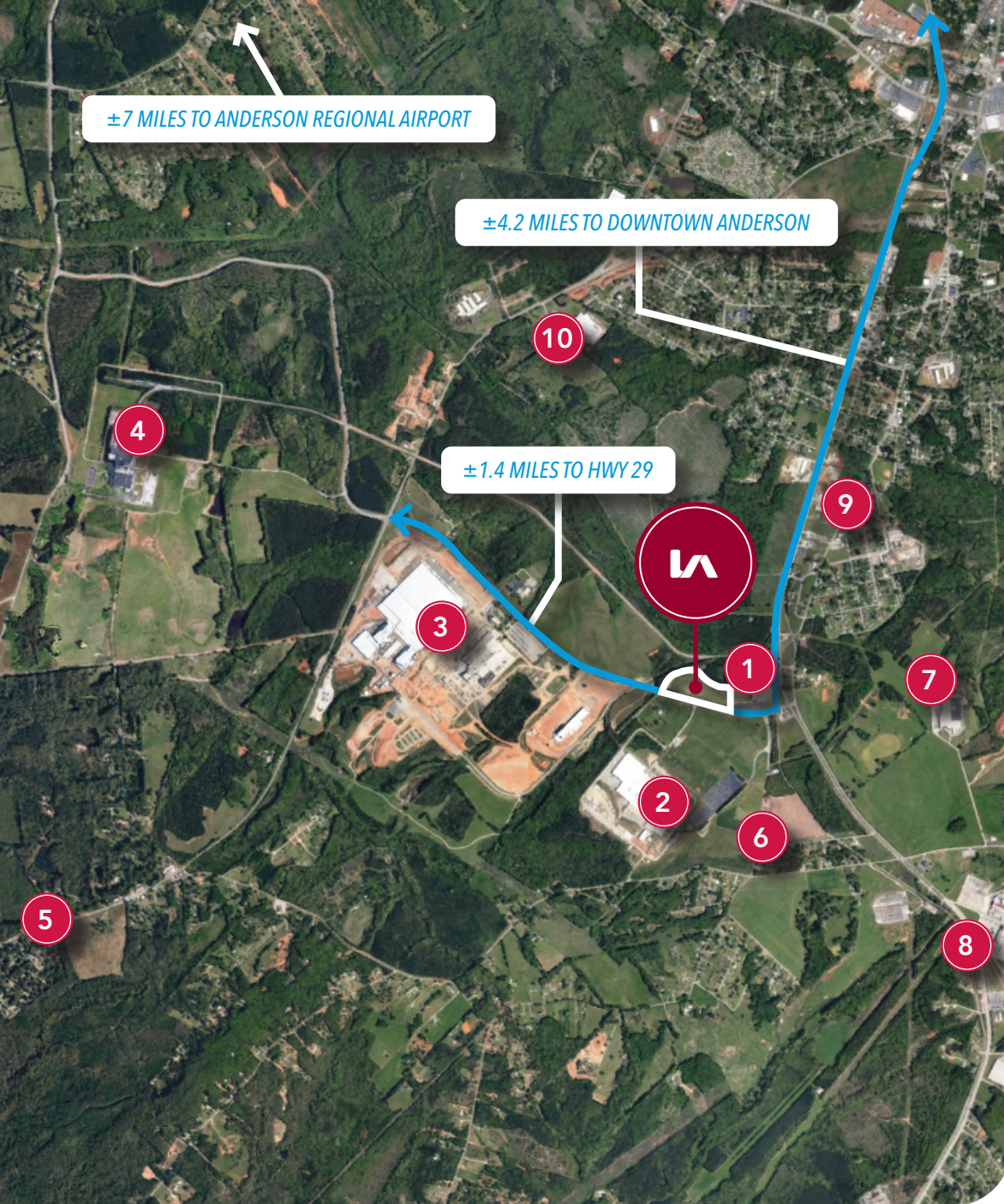


Regional Overview.



One Day Drive: 107M+ Consumers
Two Day Drive: 249M+ Consumers

	AIRPORTS	DISTANCE (mi)	DRIVE TIME
1	Anderson Regional Airport	7	11 min
2	GSP International Airport	44	54 min
3	Charlotte Douglas International	127	2 hr 18 min
4	Atlanta International Airport	133	2 hr 39 min
KEY MARKETS			
	Greenville, SC	34	47 min
	Columbia, SC	117	2 hr 9 min
	Atlanta, GA	124	2 hr 30 min
	Charlotte, NC	133	2 hr 26 min
	Knoxville, TN	202	3 hr 51 min
	Savannah, GA	212	4 hr 11 min
	Raleigh, NC	294	4 hr 47 min
	Nashville, TN	334	6 hr
PORTS			
5	Inland Port Greer	50	1 hr 8 min
6	Port of Savannah	207	4 hr 11 min
7	Inland Port Dillon	222	3 hr 10 min
8	Port of Charleston	227	3 hr 43 min



Location Overview.

Highway Access



±1.4 Mile to Hwy 29



±10.2 Miles to I-85

Corporate Neighbors

- 1 Pregis
- 2 Electrolux
- 3 First Quality Tissue
- 4 Michelin Starr Manufacturing
- 5 Southern Automotive
- 6 Pickens Railway Company
- 7 Upstate Mechanical Solutions
- 8 Owens Corning
- 9 RWI Industrial
- 10 Kadant Unaflex

Welcome to Anderson.

Market Notes

Anderson County lies 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.

The City encompasses approximately 14 square miles and is located in the geographical center of the county. The I-85 corridor from Atlanta to Charlotte is now known as one of the nation's hottest growth areas. This stretch of highway is one of the heaviest traveled highways in the southeast. Business leaders and development officials in Anderson have taken advantage of this asset, and visible progress is the result.



\$6.7B

GROSS RETAIL SALES

FISCAL YEAR '20 - '21



37.3%

PRIME WORKING AGE

OF TOTAL POPULATION



218+

**MANUFACTURING
COMPANIES**

ESTABLISHED BUSINESSES '21



209,968

TOTAL POPULATION

SOURCE: Upstate SC Alliance. 2021 Anderson County Report & Fact Sheet.

Learn More. Give Us A Call.

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RANDALL BENTLEY, CCIM, SIOR
President / Managing Principal
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