

2510-B W Whitner Street Anderson, SC 29624

EXECUTIVE
SUMMARY



CONFIDENTIALITY
AGREEMENT



Contact Us

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Property Description

The property is 100% leased to two tenants. Rikutec leases the ±14,516 SF building in a new lease for three years along with approximately 1.8 acres. PODS has a laydown yard and leases approximately .81 acres of ground area with just over one year of term remaining. There is an additional parcel of 1.028 acres that is unimproved that could be used for future expansion of the industrial building.

2510-B Whitner Street | Anderson, South Carolina



\$128,036

In-Place NOI



±14,516 SF

Total Size



3.582 AC

Total Area



1230503008 - 2.554 acres
1230503011 - 1.028 acres

TaxMap Numbers



1994

Year Built



100%

Occupancy



2.75

Rikutec Remaining
(Years)



1.25

PODS Remaining (Years)

Property Details

Rikutec America

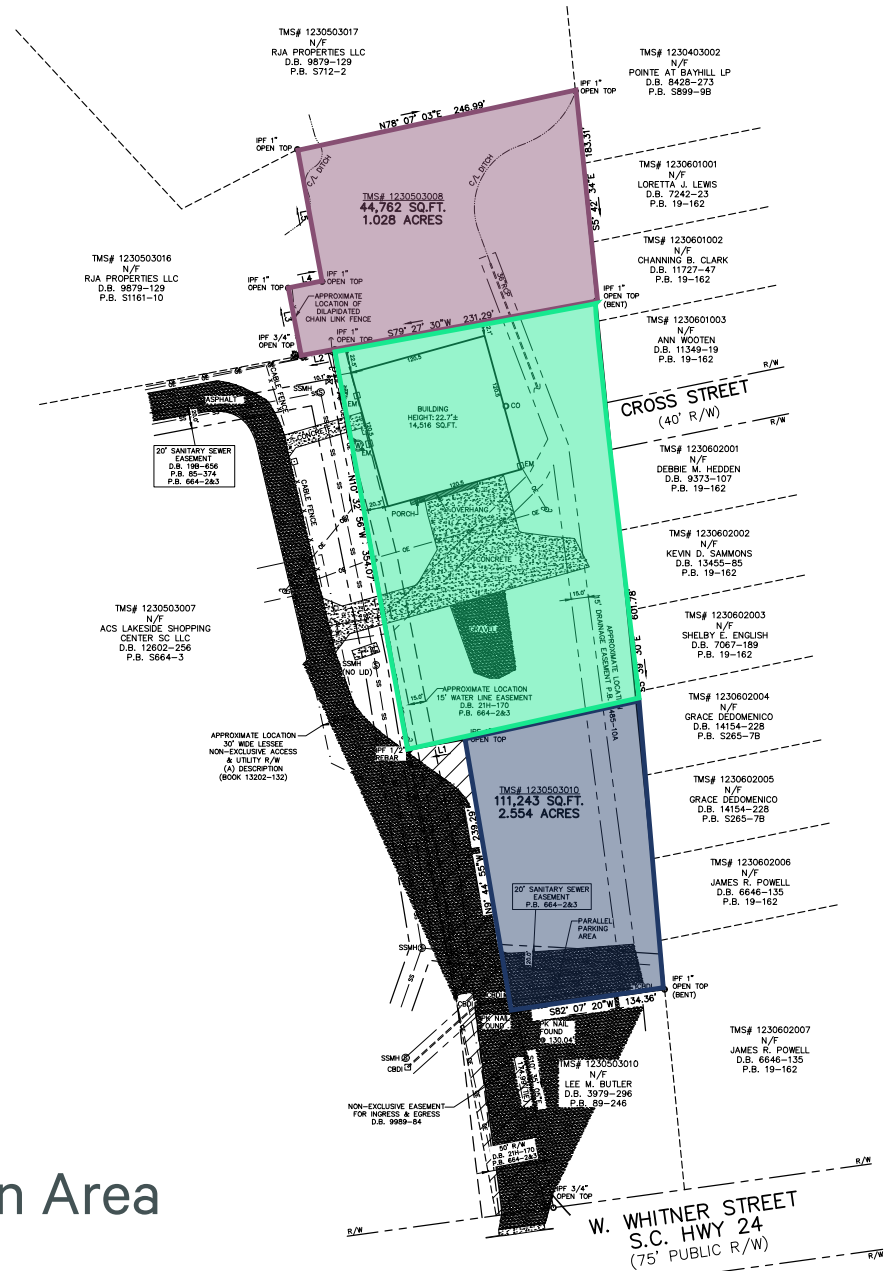
- + Approximately 1.8 acres
- + ±14,516 SF
- + Approximately ±2,000 SF of office space on the first floor with an ±1,800 SF mezzanine
- + Year Built: 1994
- + Ceiling Height: 20' at eaves; 22' in the middle
- + 5 Dock Doors; 1 Drive-in
- + New LED lighting in warehouse and office
- + New HVAC for the office area
- + Electrical: 3 Phase, New electrical panel, 120V service for the Office and 208V for the Warehouse
- + Fire Suppressant System: None

PODS

- + Ground lease of approximately 0.81 acres
- + Gross lease - Landlord pays real estate taxes
- + Lay down yard for PODS distribution site



Expansion Area



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