



FOR SALE

±10,500 SF INDUSTRIAL BUILDING

407 River Heights Circle
Anderson, SC 29621



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

Micah Williams
Senior Associate
864.477.0455
mwilliams@lee-associates.com

Randall Bentley, SIOR, CCIM
President/Managing Principal
864.444.2842
rbentley@lee-associates.com

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864.704.1040
LeeUpstate.com

PRICING/RATE:

\$995,000

- NEW LED LIGHTING
- White Boxed Warehouse
- Newly Painted Exterior
- Graded and Graveled Laydown Yard Area



LOCATION
±3 Miles from
Downtown Anderson



WAREHOUSE
Three (3) 10x10
overhead doors



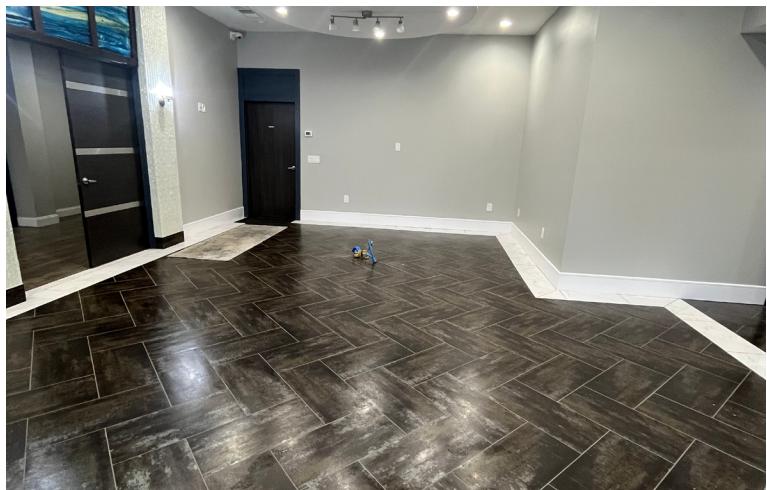
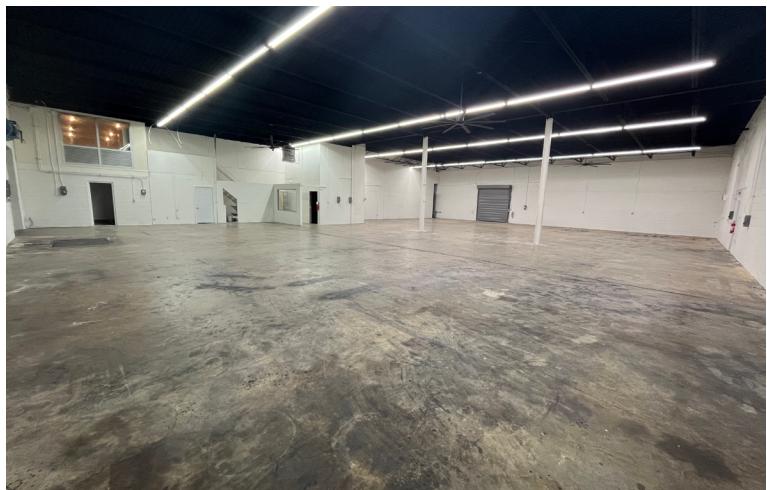
DOCK DOORS
Two dock platforms
with four (4) total
dock positions



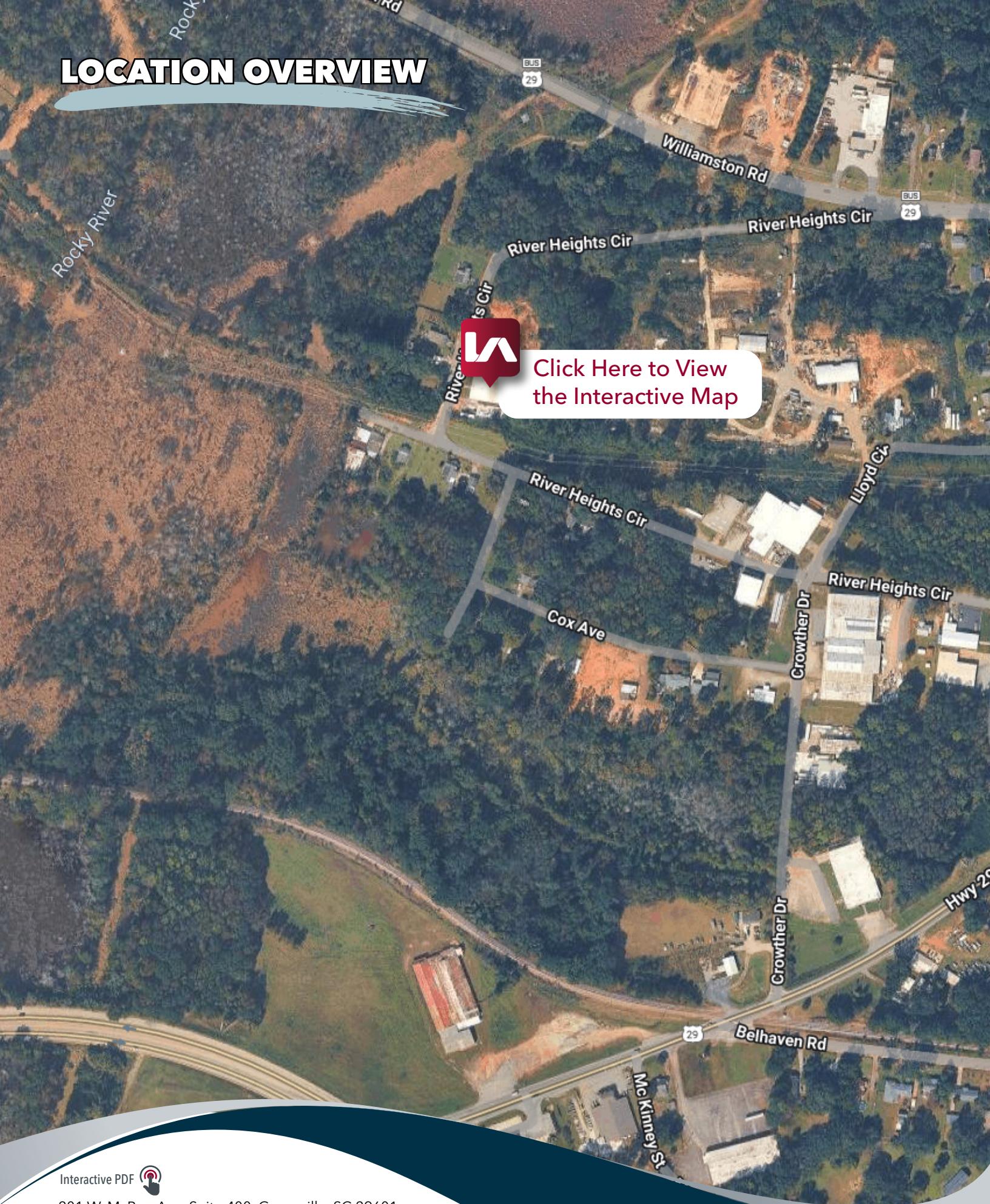
TRAILER PARKING
1/2 acre graveled
laydown yard

PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	407 Rver Heights Circle
TYPE	Industrial
TOTAL AVAILABLE SF	±10,500 SF
TOTAL BUILDING SF	±10,500 SF
TAX MAP #	1491901001
COUNTY	Anderson
CITY LIMITS	Yes
ZONING	C/I/R
YEAR BUILT	1992
CONSTRUCTION TYPE	Masonry
WAREHOUSE SF	±7,000
OFFICE SF	±3,500
POWER	3-Phase
CEILING HEIGHT	19'
DOCK DOORS	Four (4) Total Dock Positions
DRIVE-IN DOORS	One (1)
LIGHTING	LED
SPRINKLERS	None
UTILITIES	Duke Energy, Piedmont Natural Gas, Electric City Utilities (water)
SPECIAL FEATURES	Three (3) 10x10 Overhead Doors



LOCATION OVERVIEW



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201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
LeeUpstate.com | 864.704.1040



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**LEARN MORE
CALL TODAY**



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GREENVILLE OFFICE
201 W. McBee Ave, Suite 400
Greenville, SC 29601

SPARTANBURG OFFICE
320 E. Main Street, Suite 430
Spartanburg, SC 29302

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