



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



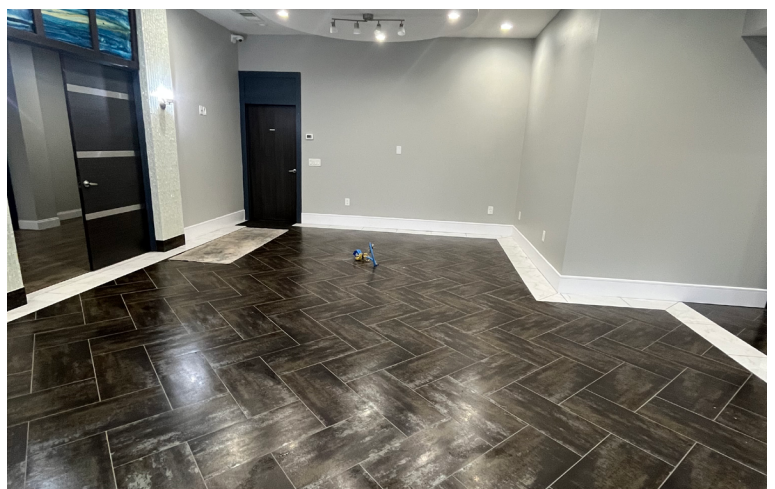
DOCK DOORS
Two dock platforms
with four (4) total
dock positions



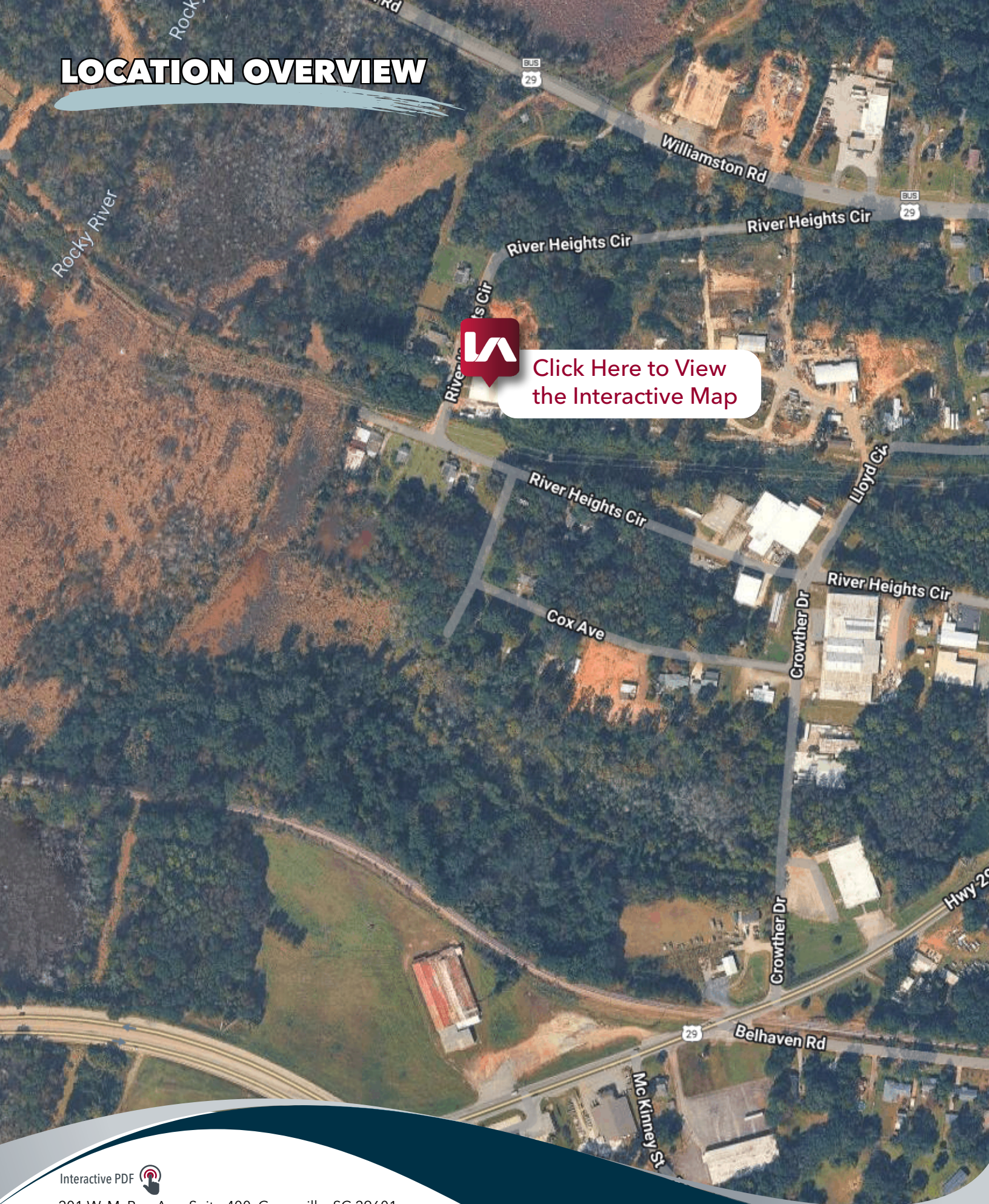
TRAILER PARKING
1/2 acre gravelled
laydown yard

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



Click Here to View
the Interactive Map

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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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