



±10,600 SF FLEX BUILDING FOR SALE

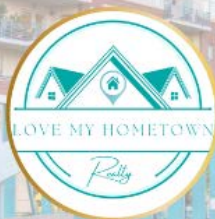
407 RIVER HEIGHTS CIRCLE

ANDERSON, SC



LOVE MY HOMETOWN

Realty Commercial Division



As seen on:



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Executive SUMMARY

407 RIVER HEIGHTS CIRCLE

ANDERSON, SC

Love My Hometown Realty is pleased to offer this ±10,600 SF flex building located at 407 River Heights Circle, in the heart of Anderson. With ±3,000 SF office space and ±7,600 SF warehouse/open work space, this property is set up for the right owner to move in and seamlessly operate business. Complete with loading dock and ±13,400 in concrete decks makes this property versatile for most businesses.

Additionally, this property boasts a prime location just off Hwy 29, tucked away from this bustling street and nestled amongst trees and green space. Just minutes to Interstate 85, this site offers easy access to locations in all directions via I-85. Anderson is located half way between Charlotte, NC and Atlanta, GA (roughly 2 hours to either location), making this perfect for a national or international business.

407 River Heights is located near the downtown Anderson area which is one of the main business arteries in the city of Anderson. This property is conveniently located in a growing commercial sector with diversity in neighboring properties. Anderson University, Clemson Engineering and M-Tech have properties nearby, just to name a few. Schedule your private showing for this 1.66 acre property that has so many possibilities!

Move in seamlessly and start operating your business!

Property
SPECS

407 RIVER HEIGHTS CIRCLE

ANDERSON, SC

Address: 407 River Heights Circle

County: Anderson

Tax Map ID: #149-19-01-001-000

Property Type: Flex/Industrial



Office Space: 3000 SF

Warehouse Space: 7,600 SF

Property Land Size: 1.66 acres

Water: Electric City Utilities

Gas: Piedmont Natural Gas

Power: Duke Energy

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INTERIOR

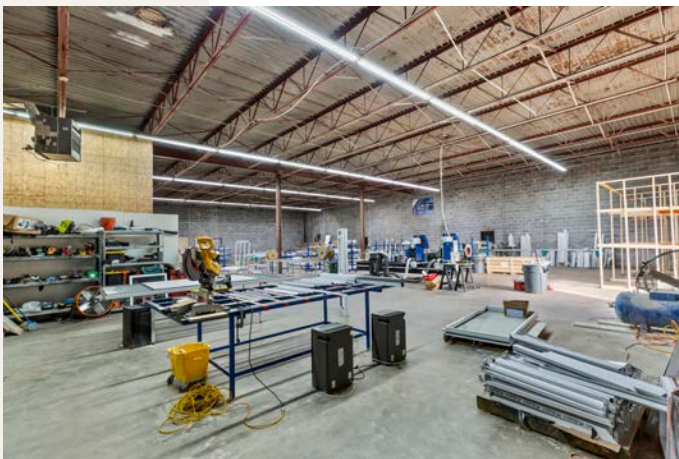
Photos



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INTERIOR

Photos



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EXTERIOR *Photos*



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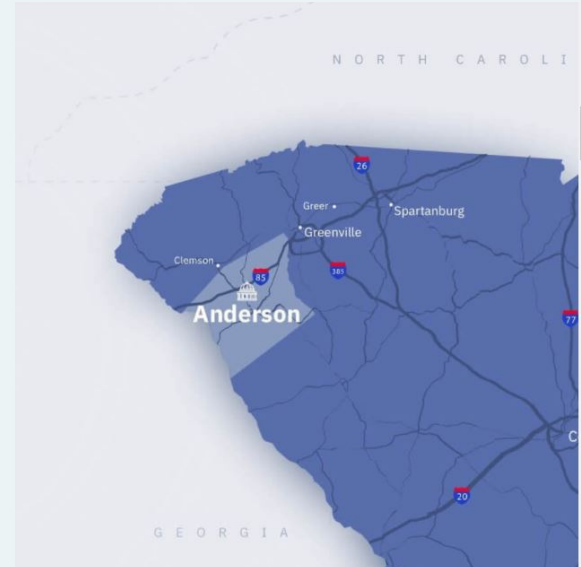


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About ANDERSON, SC

Location

Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, halfway between Charlotte, NC and Atlanta, GA. 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. Anderson County is also home to 55,950-acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that make people want to stay. (Information taken from Anderson County Website.)



Population by Age Groups & Sex 2022 | Upstate SC

Select Year
2022

Select Geography
Upstate SC

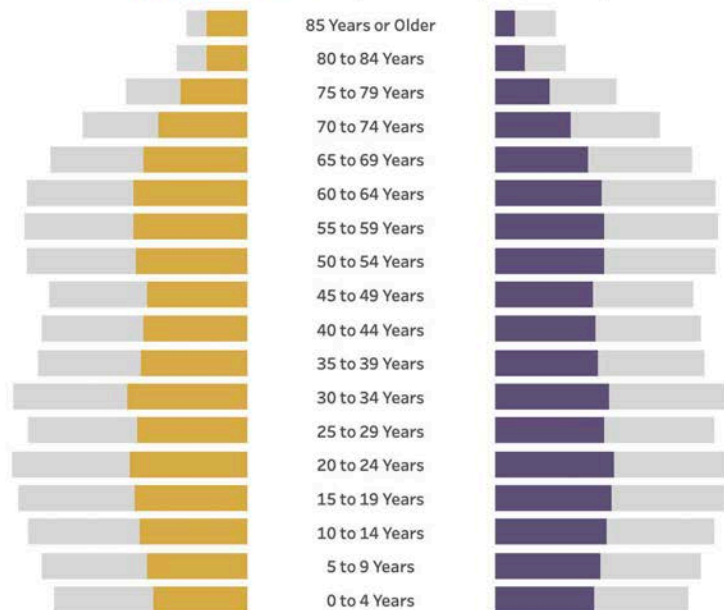
Total Population
1,561,465

Under 20
292,172
(18.7%)

Prime Working Age
586,738
(37.6%)

65 or Older
279,606
(17.9%)

Female and Male Population by Age Group



Source: US Census Bureau (Annual Estimates of the Resident Population for Selected Age Groups by Sex)
Released: June 2023

Download Data





Anderson, SC
CONTINUED

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TAXES & INCENTIVES

South Carolina's business-friendly taxation and incentive structures are designed to reduce costs and maximize return on investment for companies considering a location within the United States. At 5%, the South Carolina corporate tax rate is among the lowest in the Southeast. And, there are many tax incentives that can reduce or eliminate corporate income taxes.

South Carolina's Taxes & Incentives

The state of South Carolina offers the following statutory tax benefits:

- No state property tax
- No local income tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- No wholesale tax
- No unitary tax on worldwide profits
- Favorable corporate income tax structure

Click here for South Carolina's Incentive Guides for Business, Manufacturing, and Services, including details on Statutory Income Tax Credits, Sales and Use Tax and Incentives, Local Property Tax & Incentives, and Discretionary Incentives.

Workforce Training at No-Cost

One of the strongest incentives provided to growing companies in South Carolina is the workforce recruitment and training programs offered by the state through readySC™ and Apprenticeship Carolina™, which includes recruiting, screening and training that is tailored to the company's needs.

Community-Offered Incentives

In South Carolina, only local governments levy property taxes. And, property tax and other incentives are offered by county and city governments for qualified business expansions or locations. Contact us today to explore available Upstate properties and connect directly with our county governments.

Workers' Compensation & Unemployment Costs

South Carolina's unemployment insurance rates for employers are below the national average.

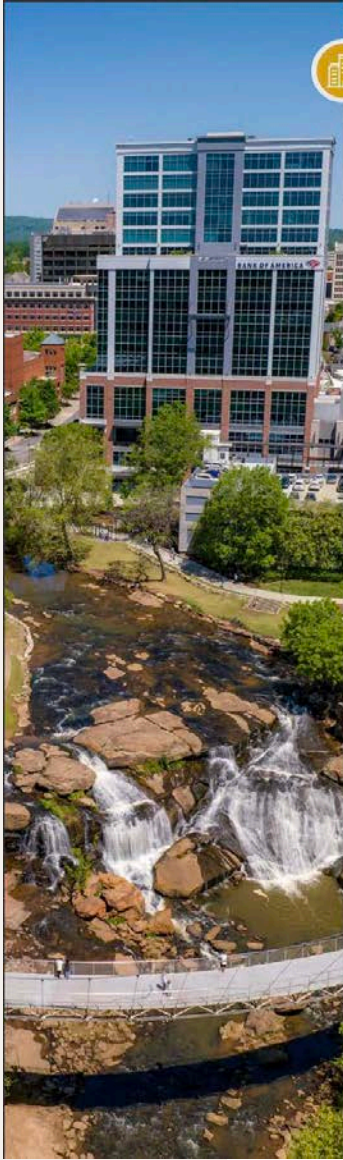
The South Carolina State Unemployment Tax Act (SUTA) unemployment insurance tax is based on the first \$14,000 in wages for each employee.

For more information, contact the SC Department of Employment & Workforce.



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Anderson, SC CONTINUED



BUSINESS moves here

South Carolina's 10-county Upstate region is located at the heart of one of America's fastest-growing megaregions, between Atlanta and Charlotte.

Anchored by the cities of Greenville, Spartanburg and Anderson, nearly **1.5 million people** choose to call the Upstate home. It's a region where **more than 575 international companies** thrive. Where ideas are engineered and brought to life. Where educators and industries collaborate to cultivate tomorrow's talent, and a place with a **population that grows by 79 people each day.**

Business is moving in the Upstate. More than **140 companies**, large and small, **have announced new locations during the last 5 years.** All taking advantage of a strategic locale within the booming economic engine of the Southeast.

A POWERHOUSE in the global economy

UNITED STATES

\$25.5T

CHINA

\$18.0T

SOUTHEAST

\$5.5T

JAPAN

\$4.2T

GERMANY

\$4.0T

INDIA

\$3.4T

UK

\$3.1T

FRANCE

\$2.8T

Global GDP 2022

*Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, Virginia and West Virginia.

SOUTHEAST
UNITED STATES GDP
RANKS
#3
IN THE WORLD

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