



INDUSTRIAL SPACE FOR SALE OR LEASE

1046 Watkins Rd | Anderson, SC 29625

GARRISON SMITH

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PROPERTY HIGHLIGHTS

- For Lease or For Sale
- Contact listing agents for pricing
- Situated ±1.6 miles off I-85 from Exit 19b
- Two Buildings on ±5.43 acres totaling ±18,750SF
- Building 1 ±8,750–16' clear height
- Building 2 ±10k sf–20' clear height
- Ample parking–truck ingress and egress
- Fully fenced–key card access
- Will subdivide–negotiated rate
- Tax Map: 660006001



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BUILDING 1- ±8,750 SF



Building 1	
Year Built	2000
Parcel Size	±5.43 acres
Zoning	I-1 – Light Industrial
Municipality	Anderson County – not in City
Tax Map #	660006001
Building SF	±8,750 – just heated
Office SF	±990 – fully conditioned
Warehouse SF	±7,760
Restrooms	2
Building Type	Red Iron – metal A frame
Sprinkled	No
HVAC	1 – 2.5 ton
Roof – Type/Age	Metal – original
Power	Three Phase – 480
Ceiling Height	18'
Clear Height	16'
Column W x D	1x2 – free span
Lighting	Fluorescent
Foundation	6" – concrete slab
Loading Dock Doors	2 – 10' x 12'
Ground Level Doors	2 – 12' x 12'
Security	Fenced – key card access
Parking	±15 spaces
Access Road	Watkins Rd
Surrounding Uses	Industrial and Manufacturing
Electricity	Duke Energy
Water	Sandy Springs Water District
Telecom & Fiber	Charter Spectrum
Sewer	Anderson County Waste Water
Gas	Piedmont Natural Gas

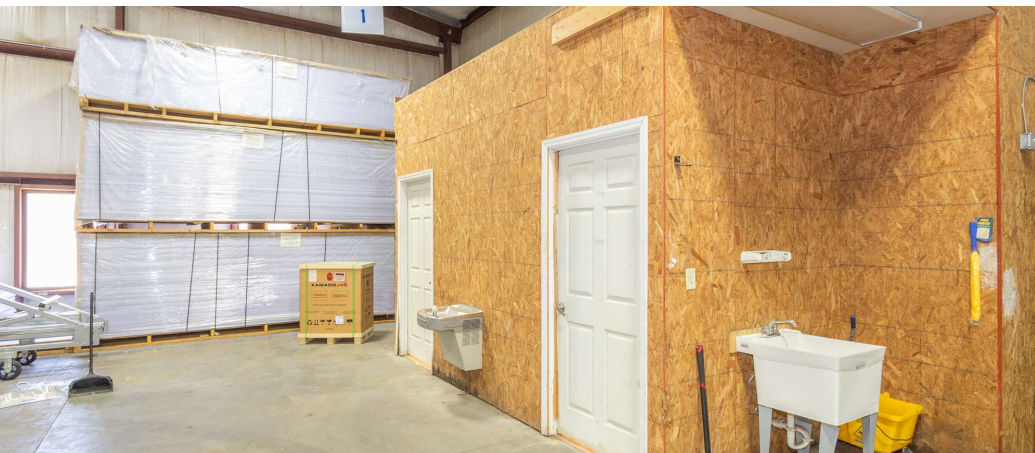
Property Specs

Utilities



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BUILDING 2- ±10,000 SF



Building 2

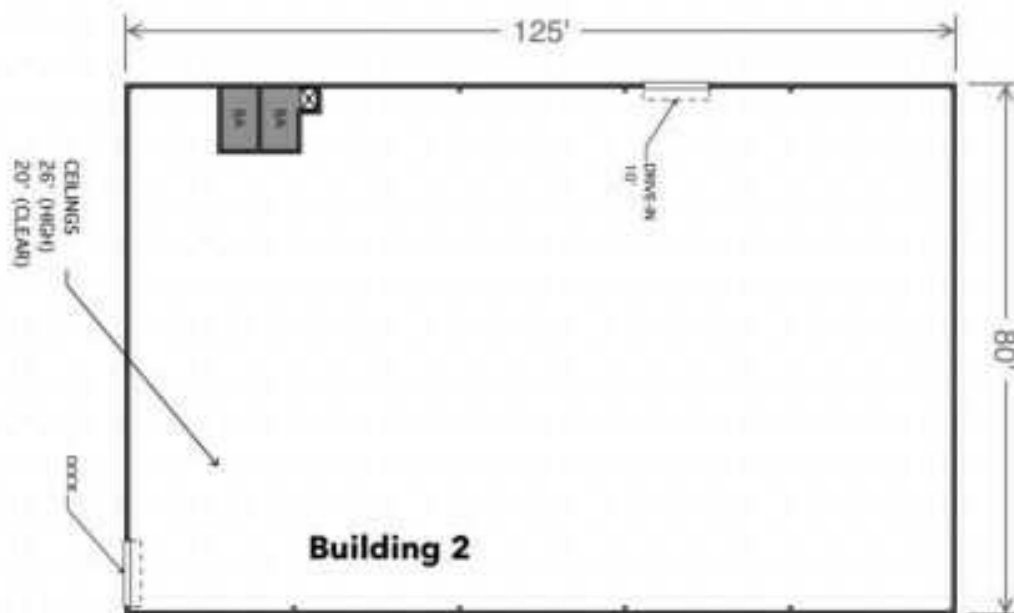
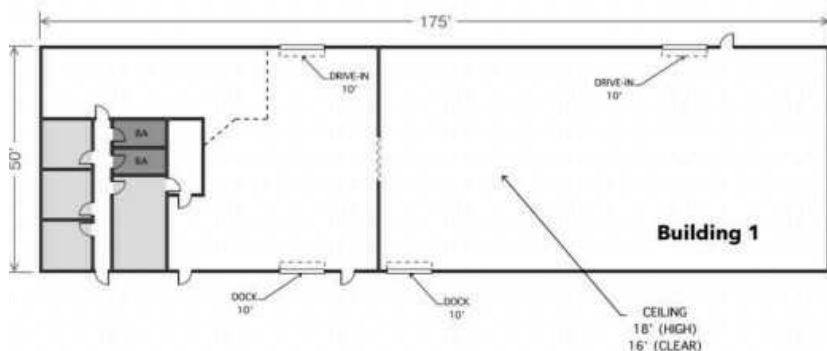
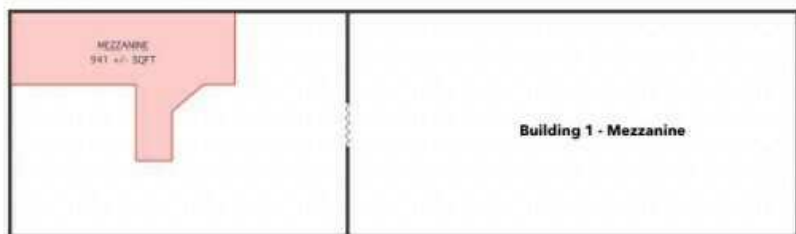
Year Built	2000
Parcel Size	±5.43 acres
Zoning	I-1 – Light Industrial
Municipality	Anderson County – not in City
Tax Map #	660006001
Building SF	±10,000
Office SF	N/A
Warehouse SF	±10,000 – heated only
Restrooms	2
Building Type	Red Iron – metal A frame
Sprinkled	No
HVAC	Mini split in restroom
Roof – Type/Age	Metal – original
Power	Three Phase – 480
Ceiling Height	26'
Clear Height	20'
Column W x D	1x2 – free span
Lighting	Fluorescent
Foundation	6' – concrete slab
Loading Dock Doors	1 – 10' x 12'
Ground Level Doors	1 – 12' x 12'
Security	Fenced – key card access
Parking	±5 spaces
Access Road	Watkins Rd
Surrounding Uses	Industrial and Manufacturing
Electricity	Duke Energy
Water	Sandy Springs Water District
Telecom & Fiber	Charter Spectrum
Sewer	Anderson County Waste Water
Gas	N/A

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