

**FOR LEASE ±140,868 SF  
CROSS DOCK WAREHOUSE**

**\$5.50/SF NNN**



**120 Sam McGee Road | Anderson, SC 29621**

**NAI Earle Furman**

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# PROPERTY SUMMARY

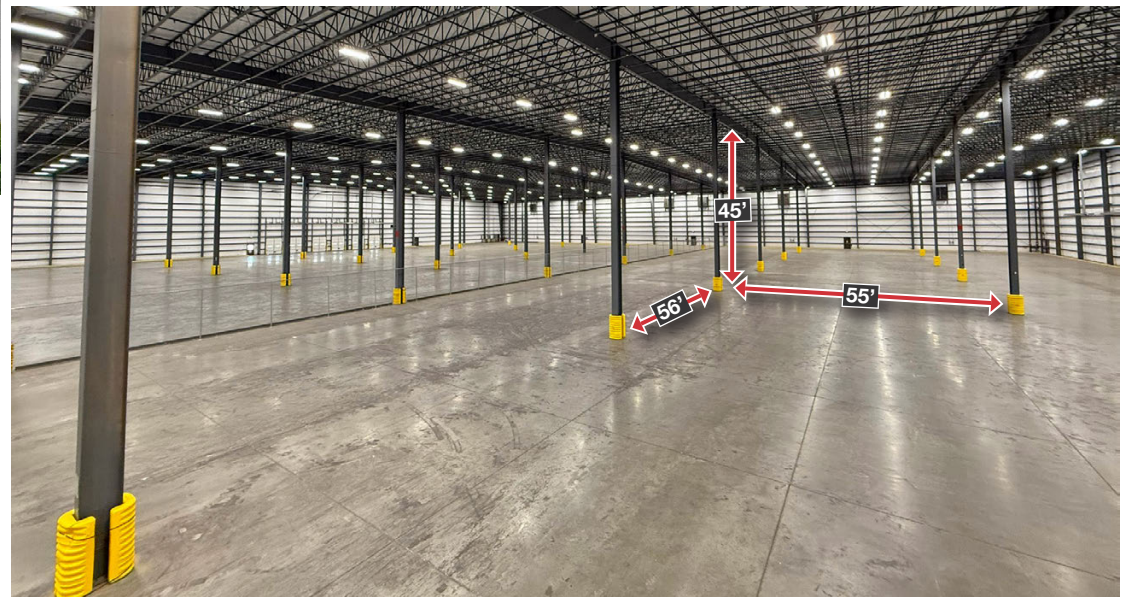
120 Sam McGee Road  WESTON

120 Sam McGee Road building is a strategically located industrial site well positioned on Highway 81 - just under 5 miles from I-85 and at the core of the Anderson industrial market. With 1,200 amps of power, the site is fully equipped to accommodate a broad spectrum of industrial needs - from light distribution to manufacturing.

The facility is surrounded by a robust labor force, providing tenants with a significant operational advantage in attracting skilled talent compared to alternative locations in the Upstate region.

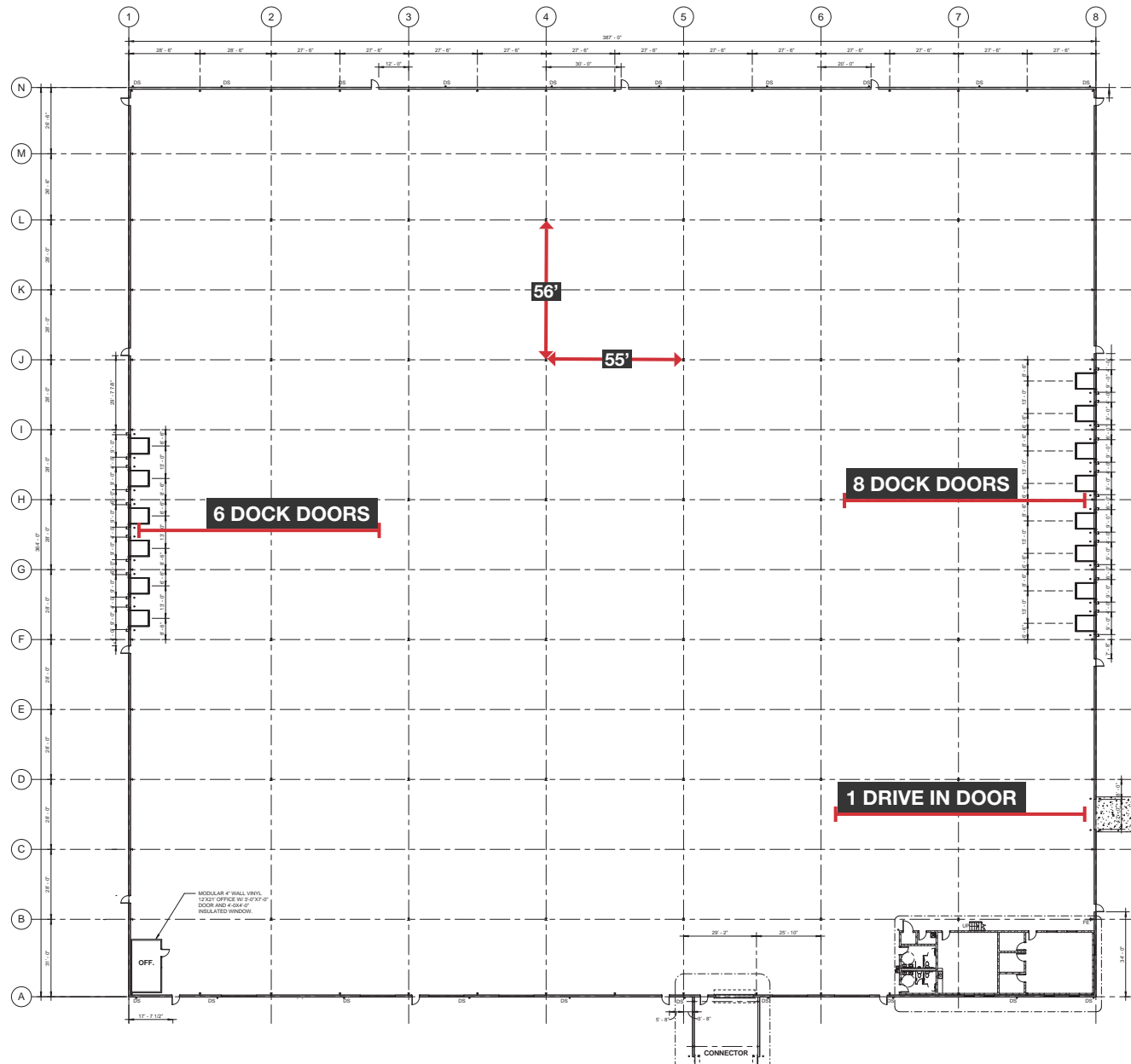
Whether you're expanding, relocating, or launching new operations, the 120 Sam McGee Road building positions your business for success in one of South Carolina's most dynamic industrial corridors.

120 SAM MCGEE ROAD			
TOTAL BUILDING SF	±140,868 SF (387' X 364')	LIGHTING	LED
WAREHOUSE SF	±137,811 SF	SPRINKLERS	ESFR (100% coverage)
OFFICE SF	±3,057 SF (including free standing shipping & receiving office)	HVAC	7 dock infrared tube heaters & split system for offices/break room
YEAR BUILT	2016	VENTILATION	HVLS Fans
CONSTRUCTION	Metal	POWER	1,200 Amps, 480/277 V, 3 Phase
CONFIGURATION	Cross dock	UTILITIES	All available
CLEAR HEIGHTS	41' (eaves) 45' (center)	SECURITY	Fully secured w/fencing around site
COLUMN SPACING	56' x 55'	DISTANCE TO I-85	±5 Miles
DRIVE IN DOORS	1	DISTANCE TO GSP	±35 Miles
DOCK DOORS	14 (mechanical levelers and dock lights at all dock positions)	DISTANCE TO INLAND PORT - GREER	±40 Miles



# FLOOR PLAN

120 Sam McGee Road  WESTON



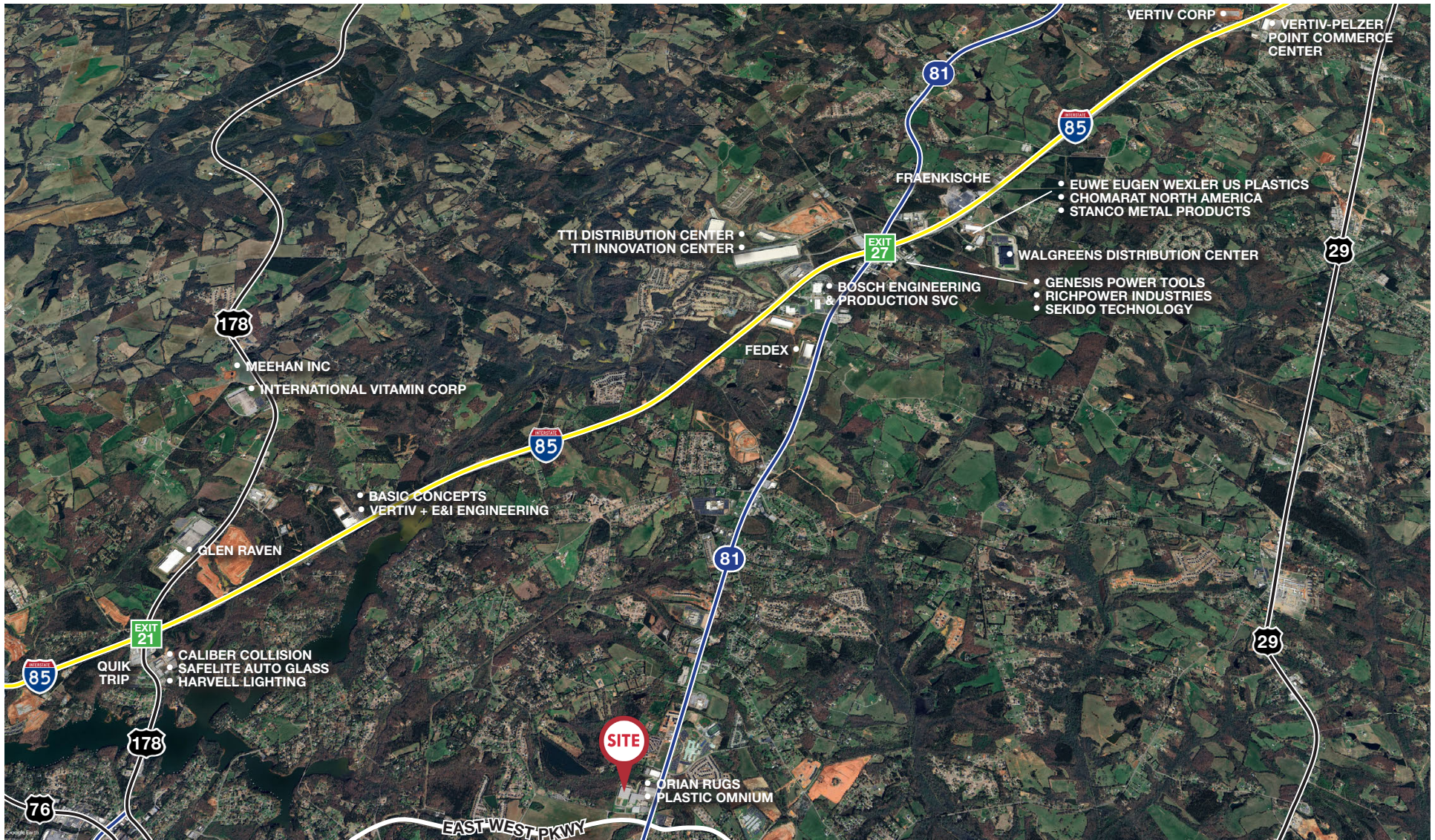






# SUBMARKET MAP

120 Sam McGee Road **W** WESTON



±5 miles to I-85  
±33 miles to I-385  
±50 miles to I-26

±35 miles to GSP Airport  
±40 miles to SC Inland Port - Greer  
±220 miles to SC Port - Charleston

±20 miles to Greenville, SC  
±45 miles to Spartanburg, SC  
±95 miles to Augusta, GA

±110 miles to Atlanta, GA  
±115 miles to Charlotte, NC  
±115 miles to Columbia, SC



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FOR ADDITIONAL INFORMATION, CONTACT THE LEASING TEAM



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*At Weston Inc., we dedicate ourselves to providing homes for businesses by finding innovative solutions that create lasting value in the industrial real estate market. With over 50 years of experience, we strive for excellence by going above and beyond as strategic business partners committed to the success and growth of our clients. Our mission remains unchanged: to be "The Best Landlord in Town."*