



McCOY WRIGHT

COMMERCIAL REAL ESTATE



For Sale | 00 Watkins Road

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00 WATKINS ROAD

Anderson, SC 29625



PROPERTY DESCRIPTION

McCoy Wright is pleased to present 00 Watkins Rd - approximately ±147 acres favorably zoned for industrial development within Anderson County South Carolina. Positioned halfway between Atlanta and Charlotte and just ±2.2 miles from interstate 85, it has the potential for a rail spur by Norfolk Southern Rail, catering to various transportation and logistics needs. Anderson County houses a substantial labor pool, with 37.3% of the population being of working age, capable of supporting large industrial and manufacturing operations. Additionally, the site benefits from affordable, reliable, and clean power provided by Duke Energy, along with a variety of economic incentives from both a state and county level. For more information, please contact the listing brokers.

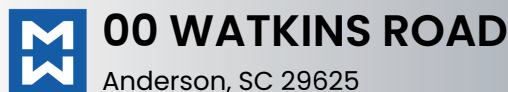
LOCATION DESCRIPTION

00 Watkins Rd is located within Anderson County SC, positioned just ±2 miles from I-85 and halfway between Charlotte and Atlanta. This site is in close proximity to Clemson University and is amongst the highest density of technical colleges in the country. This site sits nearby to Michelin, Arthrex and Sunbrella. Site can reach 102m consumers in 1-day shipping and 250m consumers in 2-day shipping.

VIDEO

PROPERTY OVERVIEW

Location	Watkins Rd Anderson, SC 29625
Asking Price	\$8,379,000 or \$57,000 per acre
Sub-dividable	Yes
Municipality	Anderson County
Size	±147 acres
Zoning	I-1 and I-2
Building Potential	±1,212,580 SF
Power	Duke Energy
Water	Sandy Springs Water
Sewer	Anderson County
Natural Gas	For Hill Natural Gas
Telecom & Fiber	ATT&T, Charter/Spectrum
Site Status	Rough cut for timber
Surrounding Uses	Industrial and Residential Ag



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Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).

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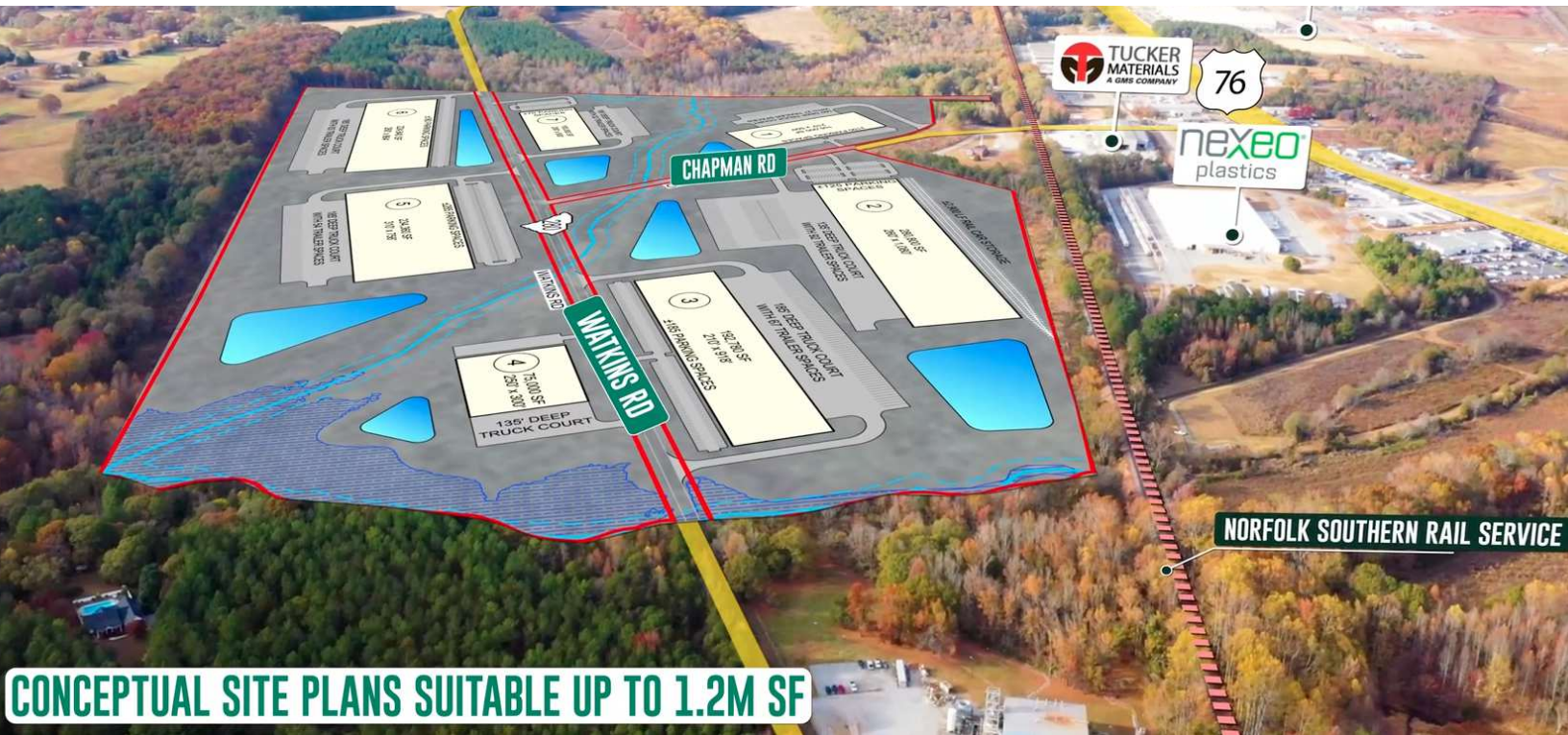
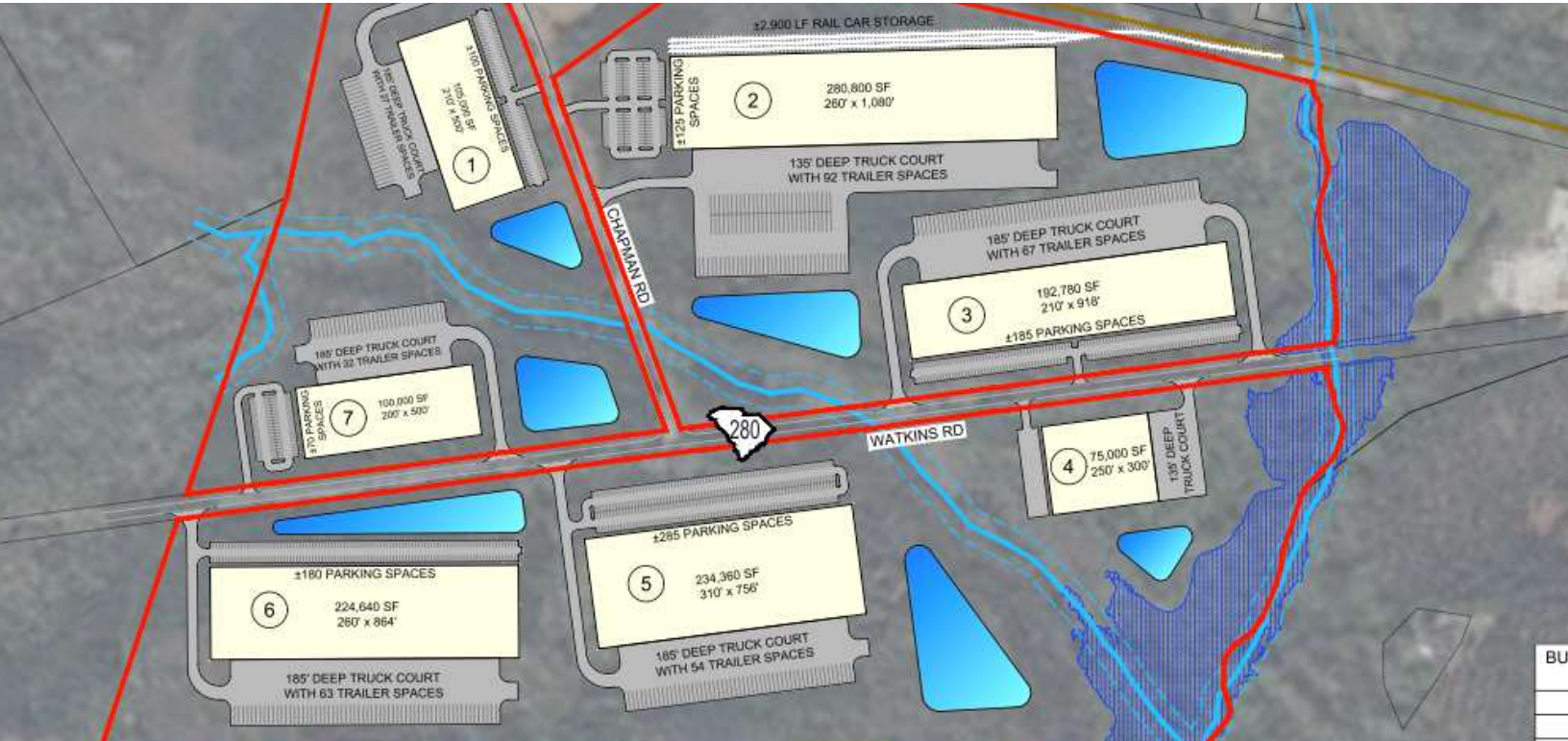
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CONCEPTUAL SITE PLAN

Can accommodate users up to 1.2m SF



CONCEPTUAL SITE PLANS SUITABLE UP TO 1.2M SF



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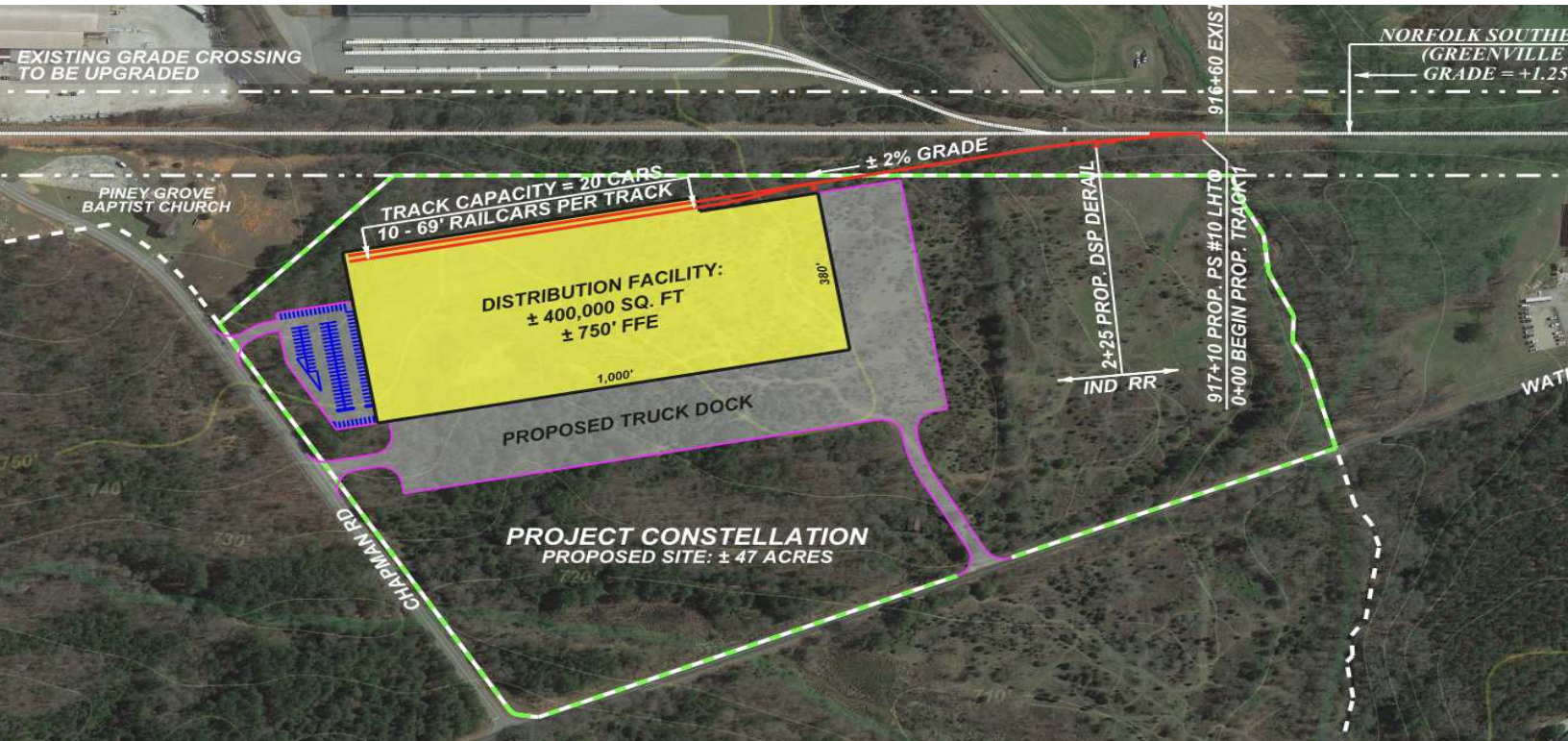
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CONCEPTUAL RAIL SPUR

00 Watkins Road, Anderson, SC 29625



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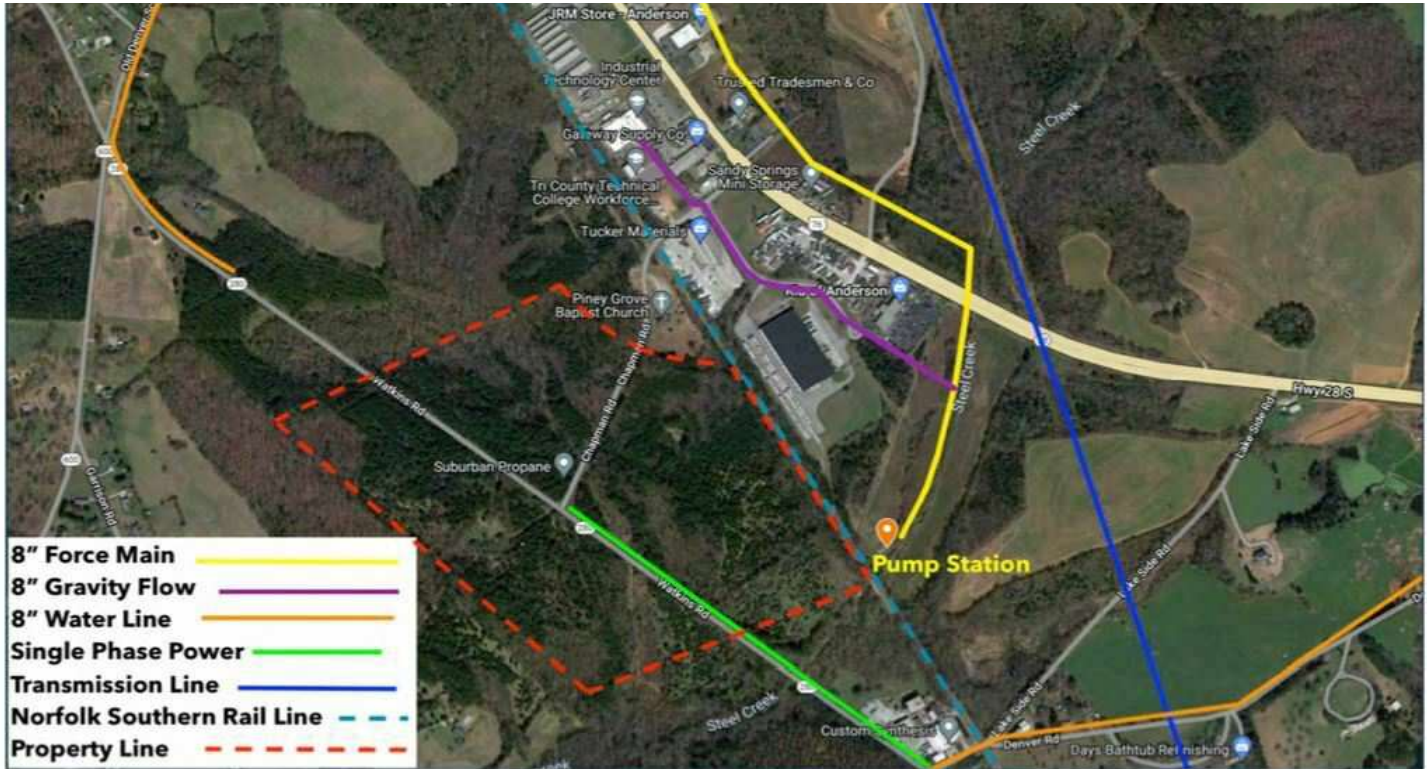
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UTILITY MAP AND ZONING INFORMATION

±147ac Zoned I1 & I2



I-1 (Industrial District)

Purpose: This district is established as a district for manufacturing plants, assembly plants, and warehouses.

Uses Permitted:

- Group industrial development
- Manufacturing of Chemicals, materials and others

I-2 (Industrial Park District)

Purpose: This district is established to provide a high level of design quality, site amenities, and open space for light industry, warehouse distribution research & development operations, and similar industrial uses with compatible operations within a park atmosphere

Uses Permitted:

- Warehouse and distribution
- Light Industry
- Research Facilities



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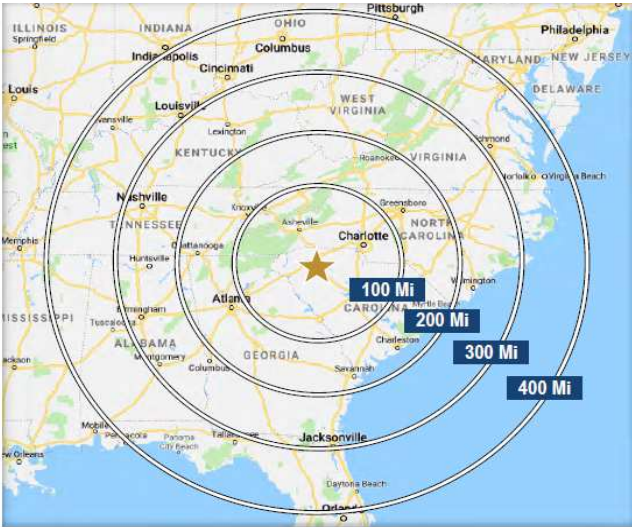
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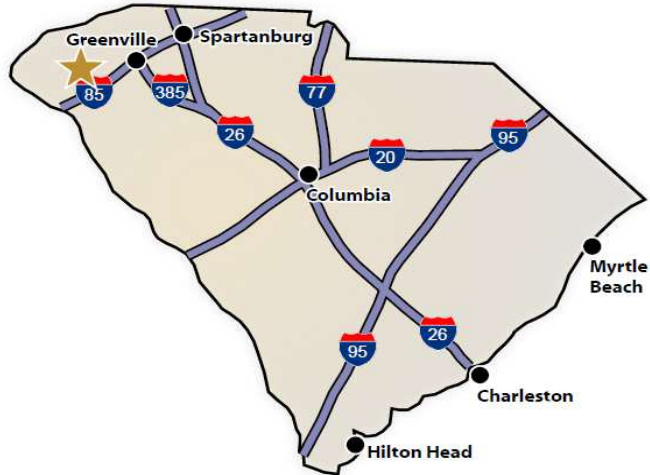


DRIVE TIMES TO U.S. MAJOR CITIES

Atlanta, GA	1 Hr 59 Min	Louisville, KY	7 Hr 10 Min
Charlotte, NC	2 Hr 15 Min	Cincinnati, OH	7 Hr 13 Min
Raleigh, NC	4 Hr 50 Min	Orlando, FL	8 Hr 10 Min
Nashville, TN	6 Hr 5 min	Washington DC	8 Hr 43 Min
Jacksonville, FL	6 Hr 10 Min	Indianapolis, IN	8 Hr 43 Min
Richmond, VA	6 Hr 44 Min	Columbus, OH	8 Hr 47 Min
Mobile, AL	7 Hr 4 Min	Pittsburgh, PA	9 Hr 12 Min

DRIVE TIMES IN SOUTH CAROLINA

I-85	4 Min	Spartanburg	1 Hr 13 Min
I-26	55 Min	Greenville	35 Min
Hwy 76	1 Min	Columbia	2 Hr 3 Min
Inland Port Greer	56 Min	Charleston	3 Hr 47 Min
GSP International Airport	49 Min	Hilton Head	4 Hr 29 Min
Anderson County Airport	16 Min	Myrtle Beach	4 Hr 39 Min



100

Foreign Ports Served

94M

Consumers Live Within
a 500 Mile Radius

59

Nonstop Flight
Destinations out of GSP

100+

Daily Flights

Truck Service Reaches
44% of U.S. Population
Within 24 Hours



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