

94 NORTHWEST DRIVE, ANDERSON, SC

# ANDERSON FLEX



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## ABOUT THE SPACE

# 1,200-7,200 SF FLEX SPACE FOR LEASE

- 1 month free and \$300 towards moving costs with a 13 month lease
- 2 months free and \$400 towards moving costs with a 26 month lease
- 3 months free and \$500 towards moving costs with a 39 month lease
- Two 3,600 SF buildings with laydown yard behind one building
- Mix of office and warehouse space in each suite
- Roll up door in rear of warehouse space
- Ample Parking
- Central location near Clemson Blvd and I-85
- High visibility with 24,000 daily car count and nearby retail amenities





## THE DETAILS

<b>Location</b>	94 Northwest Drive, Anderson, SC 29625
<b>County</b>	Anderson
<b>Year Built</b>	2003
<b>Parking Spaces</b>	24
<b>Class</b>	B

## AVAILABLE SPACE

<b>Suite 96</b>	1,200 SF	1 <sup>st</sup> Floor	Rent: \$1,557/Month Gross
<b>Suite 100</b>	1,200 SF	1 <sup>st</sup> Floor	Rent: \$1,557/Month Gross
<b>Laydown Yard</b>	+/- 3,022 SF	+/- 78'6" X 38'6"	Paved with secured rolling gate/fence - Contact Broker for price





### ABOUT THE AREA

# ANDERSON, SC

Anderson is located in the northwestern part of South Carolina, in the foothills of the Blue Ridge Mountains. Known as the "Electric City" because it was one of the first cities in the Southeast to have electricity, thanks to a pioneering hydroelectric plant in the late 1800s.

As of the 2020 Census, the city had a population of around 28,000, while the surrounding Anderson County has about 203,000 people.

Key industries now include manufacturing, automotive suppliers, and healthcare. It is part of the Upstate SC region, which has attracted significant foreign investment, especially from German and Japanese companies

Home to Anderson University, a private Christian university with around 4,000 students. Nearby major universities include Clemson University (about 15 miles away).

#### Local Attractions Include:

- Lake Hartwell - A large man-made lake popular for boating, fishing, and camping.
- Downtown Anderson- Known for its historic buildings, shops, restaurants, and community events.
- Anderson Sports and Entertainment Center - Includes a civic center, amphitheater, and recreational facilities.

Part of the Greenville-Anderson-Mauldin Metropolitan Area, one of the fastest-growing regions in the Southeast. Has a rich history dating back to the early 1800s, with a downtown area featuring many 19th- and early 20th-century buildings.

