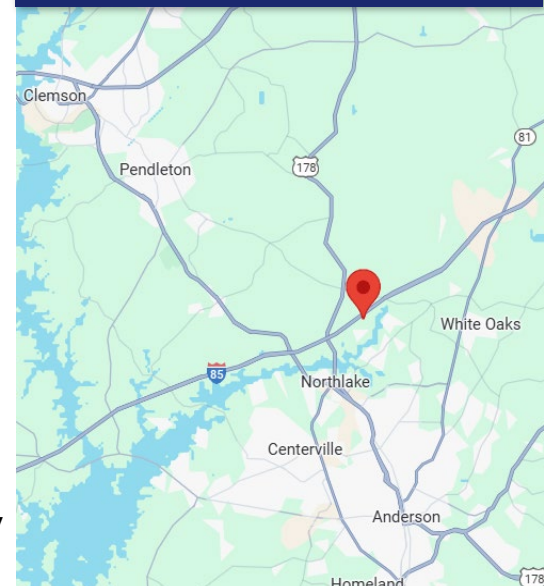




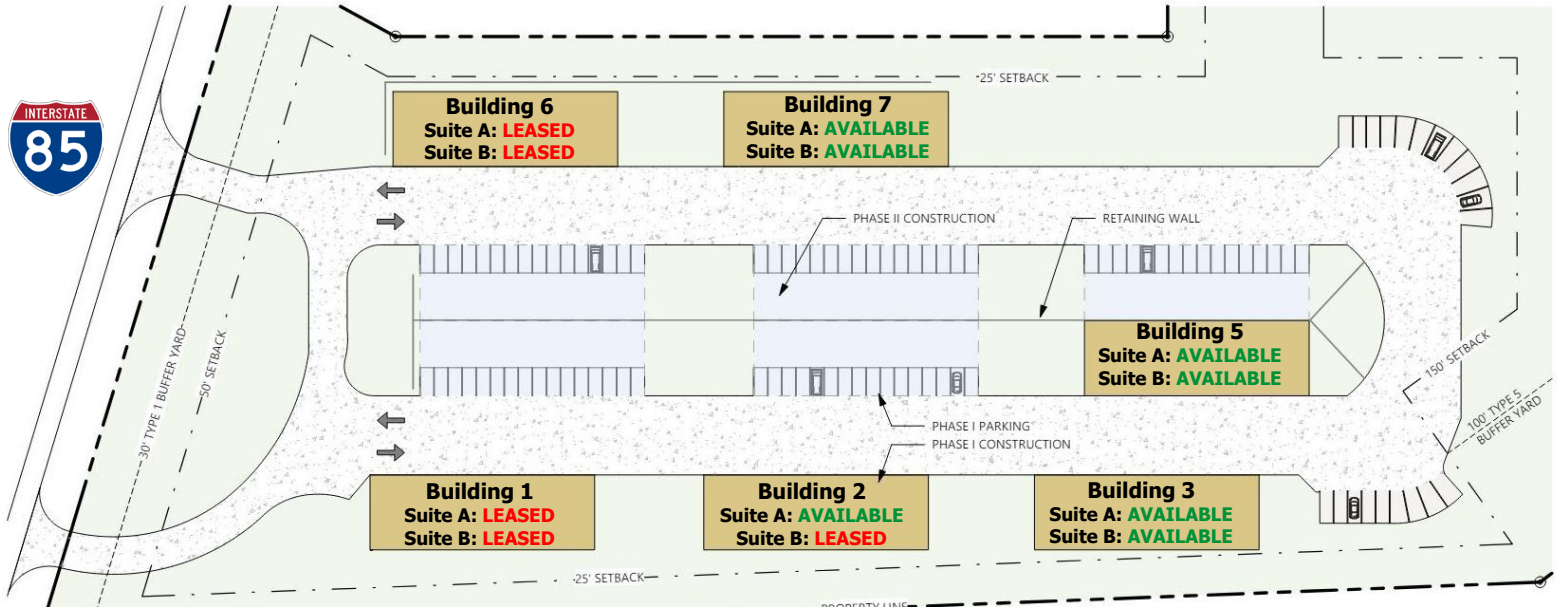
## 2036 Frontage Road

- **Suite A:** ±3,360 SF flex space
  - 1 drive in door (14')
  - Features office space and private restroom
- **Suite B:** ±3,360 SF flex space
  - 1 drive in door (14')
  - Features office space and private restroom
- Suite A and B can be combined (±6,721 SF)
- Ample parking, and build-to-suit opportunities for Tenants
- Building features high traffic exposure with I-85 frontage and easy access
- High-visibility location and signage opportunities with great visibility

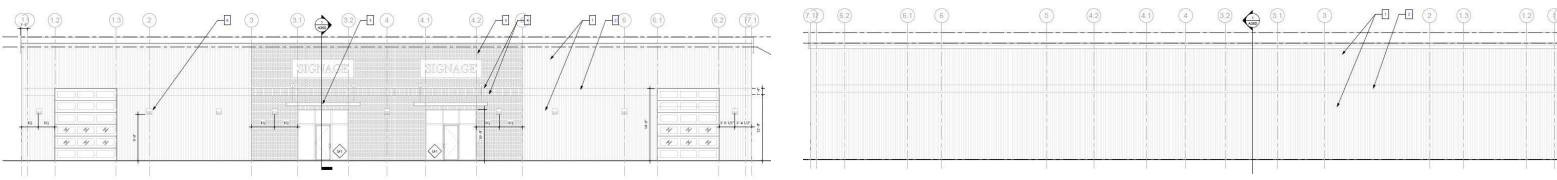
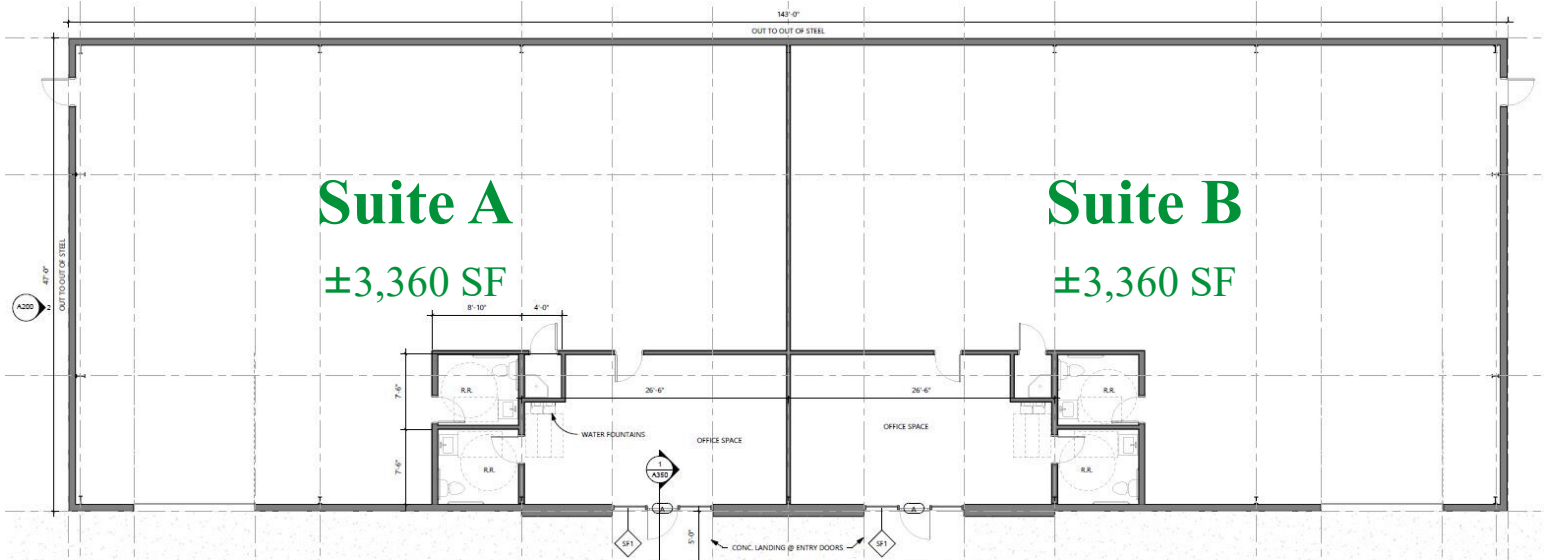
**FOR LEASE:**  
**\$13/SF + NNN**



# THE SITE PLAN



# PROPOSED BUILDING LAYOUT



# INFORMATION

FOR LEASE	LOCATION
\$13/SF + NNN	2036 Frontage Road Anderson, SC

SIZE	BUILDINGS
±6,721 SF Buildings	6



# SPECS

<b>Building(s)</b>	6
<b>Building SF</b>	±6,721 SF
<b>Subdivide</b>	Yes ±3,360 SF
<b>Columns &amp; Spacing</b>	None
<b>Clear Ceiling Height at Eaves</b>	24' at eaves in the front 22' at eaves in the rear
<b>Drive-In Door</b>	2/Building (14')
<b>Electricity</b>	400 Amp 3 Phase
<b>Zoning</b>	I-2



# ANDERSON, SC

## Suite A: ±3,360 SF

- 1 drive in door (14')
- Features office space and private restroom

## Suite B: ±3,360 SF

- 1 drive in door (14')
- Features office space and private restroom

