



**LIBERTY HIGHWAY  
ANDERSON, SC 29621  
SITE #2125**

# SITE PLAN



# PROPERTY DETAILS - BUILDING 1

**Building Size:** ±196,560 SF

**Land Size:** 48.67 Acres

**Building Dimensions:** 260' x 756'

**Column Spacing:** 54' x 50' (60' Speed Bay)

**Clear Height:** 32'

**Flooring:** 7" Unreinforced concrete slab

**Dock Doors:** 23 (9' x 10'), 25 Additional Knock-outs

**Drive-In Doors:** 2 (12' x 14'), Additional Knock-out panel in the center of the building

**Roof:** 45 mil TPO, R20 Insulation

**Auto Parking:** ±200 Spaces

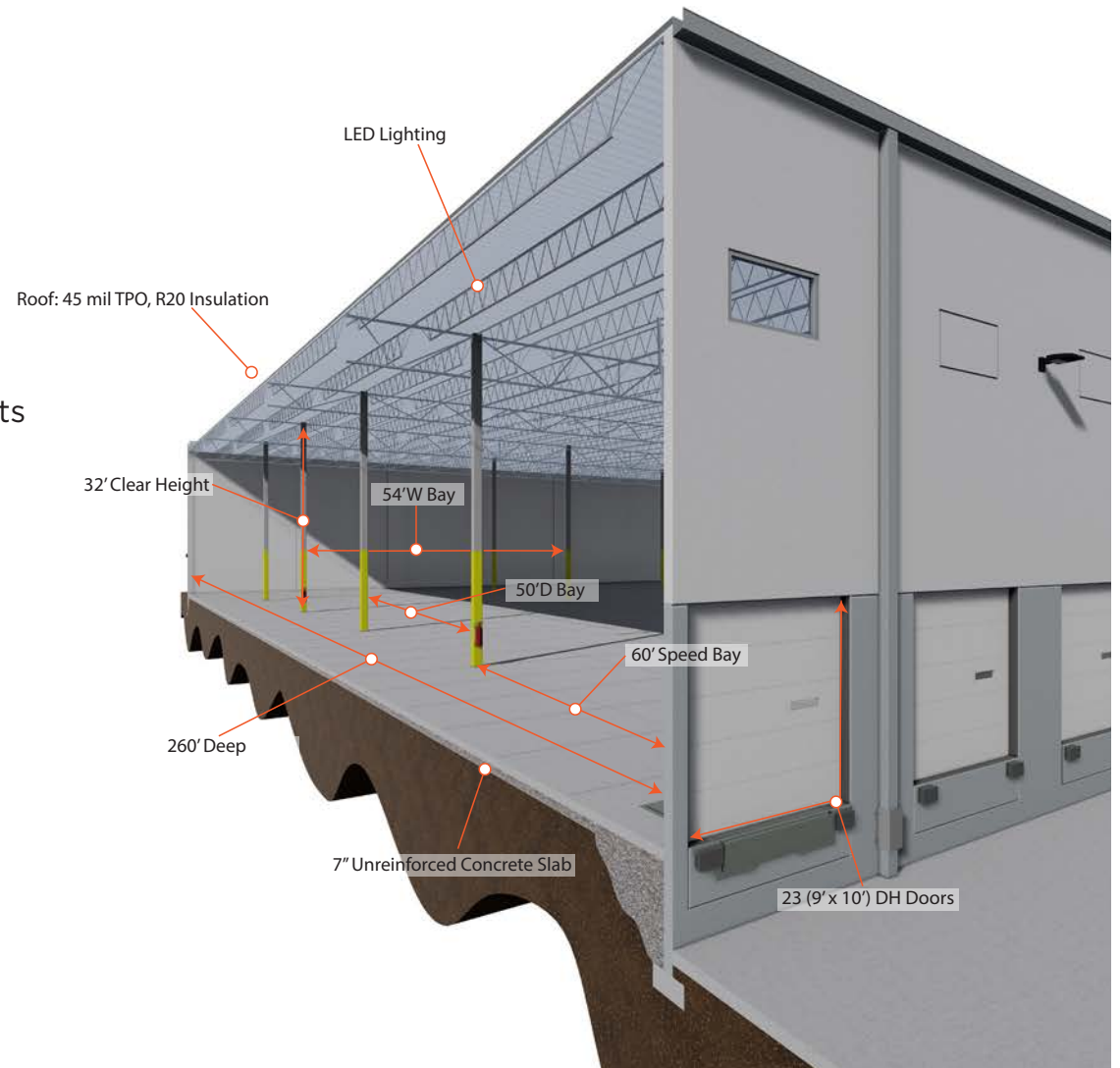
**Trailer Parking:** ±55

**Truck Court:** 270'

**Lighting:** Motion sensor LED

**Sprinkler:** ESFR

**Power:** 3-phase, 480volt, 3200 amps



# LOCATION MAP



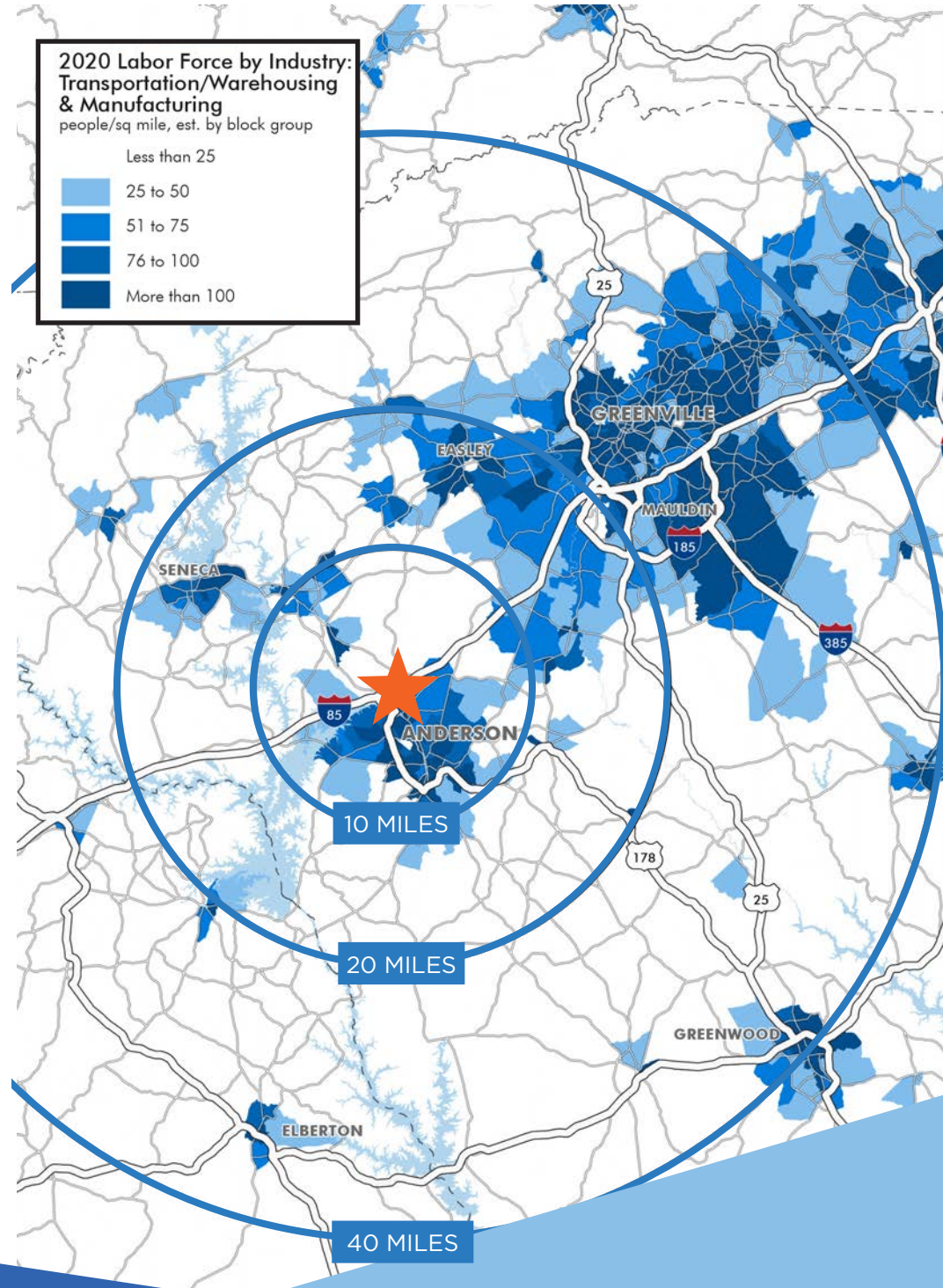
**INDUSTRIAL BUSINESSES:**

1. Arthrex
2. Michelin
3. Nutra
4. Sergent Metal
5. Plastic Omnium
6. First Quality Tissue
7. Electrolux
8. Michelin
9. Plastic Omnium
10. TTI
11. Bosch
12. Walgreens DC
13. Watson Engineering
14. Coca-Cola
15. R&L Carriers
16. ACL Airshop
17. Orbis
18. Magna
19. Michelin
20. Grainger
21. Michelin
22. Lowe's
23. Benore
24. Adidas
25. Michelin
26. Amazon Fulfillment
27. Oshkosh Defense

# DEMOGRAPHICS

LOCATION	DISTANCE
DOWNTOWN ANDERSON	6.5 Miles
DOWNTOWN GREENVILLE	27.0 Miles
GSP AIRPORT	37.4 Miles
INLAND PORT GREER	43.2 Miles
DOWNTOWN SPARTANBURG	55.8 Miles
CHARLOTTE, NC	126 Miles
CHARLESTON, SC	233 Miles

	10 MILES	20 MILES	40 MILES
POPULATION	130,413	371,100	1,199,382
DAYTIME POPULATION	136,098	359,055	1,198,085
LABOR FORCE	60,402	169,063	558,105
BACHELOR'S DEGREE OR HIGHER	14,249	39,367	155,358
BUSINESSES	4,151	10,194	37,368
AVERAGE HH INCOME	\$73,968	\$72,502	\$77,849



## **ABOUT COASTAL PARTNERS, LLC:**

Coastal Partners, LLC is a national real estate firm that is focused on the successful acquisition and development of office and industrial properties. With additional offices in Chicago, Indianapolis, Cincinnati and Memphis, Coastal Partners, LLC has built a solid reputation for quality projects and outstanding service, with an extensive portfolio of buildings and land for sale, lease, build-to-suit and lease-to-own. By pursuing value-added opportunities, whether by acquisition and redevelopment or ground-up construction, Coastal Partners delivers high quality industrial and office space to some of the largest companies in the United States.

### **Please contact the leasing team for information:**

#### **TREY PENNINGTON, SIOR**

Executive Vice President  
treypennington@cbre.com  
+1 864 527 6095

#### **JEFF BENEDICT**

Vice President  
jeff.benedict@cbre.com  
+1 864 235 1961

#### **TRIPP SPEAKS**

Associate  
tripp.speaks@cbre.com  
+1 864 235 6196

**355 S. MAIN STREET, SUITE 701 | GREENVILLE, SC 29615**



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.



**Coastal Partners, LLC**  
Real Estate Development