



FOR SALE

**±8,800 SF BUILDING SITUATED ON
±1.0 AC WITH ADDITIONAL
ADJACENT ±2.9 ACRES**

403 Frampton Street
Anderson, SC 29624



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

Andrew Harrill, CCIM

Senior Vice President
864.607.7223

aharrill@lee-associates.com

Joey Schirripa

Associate
864.569.6951

jschirripa@lee-associates.com

Jordan Skellie, SIOR

EVP/Principal
864.238.2188

jskellie@lee-associates.com

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864.704.1040

LeeUpstate.com

SALES PRICE:

\$875,000

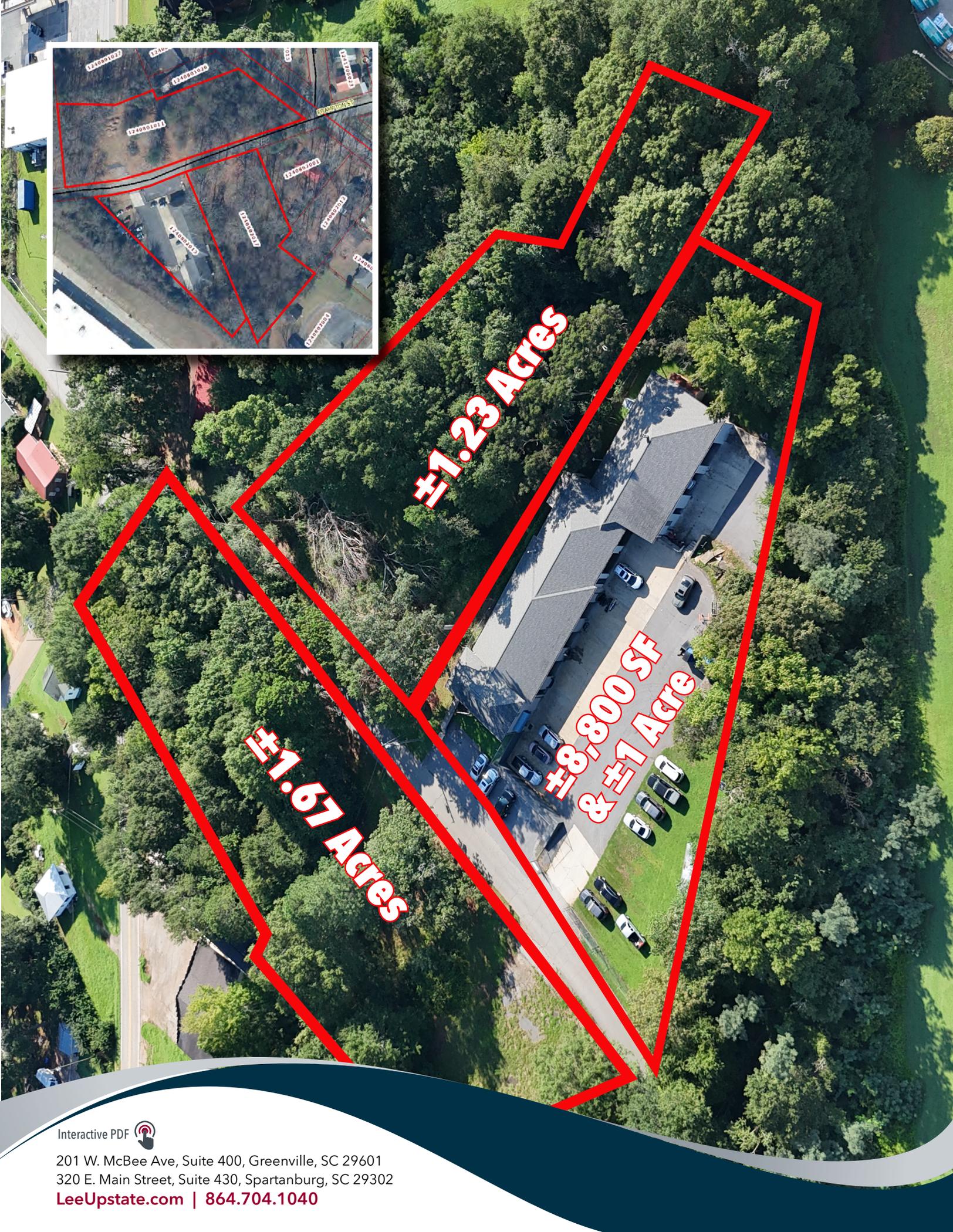
- ±6,600 Warehouse SF / ±2,200 Office SF
- Close Proximity To Hwy 29, Bypass 28, and Downtown Anderson
- 7 Drive-Ins: 4 (12' x 10') & 3 (10' x 9.5')
- Additional 1.23 & 1.67 Acre Parcels (Adjacent)
- Level Topography
- No Zoning



I-85
±7.3 MILES



ACREAGE
±3.9 ACRES



±1.23 Acres

±1.67 Acres

**±8,800 SF
& ±1 Acre**



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201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	403 Frampton Street Anderson, SC
TYPE	Industrial/Flex/Land
TOTAL BUILDING SF	±8,800 SF
TAX MAP #'s	1240802013 1240801011 1240802017
COUNTY	Anderson
CITY LIMITS	No
ZONING	None
ACREAGE	±3.9 Acres
WAREHOUSE SF	±6,600 SF
OFFICE SF	±2,200 SF
CEILING HEIGHT	11' 4" - 12' 4"
DRIVE-IN DOORS	7 (Seven) 4 (12' x10) & 3 (10' x 9.5)
LIGHTING	LED
SPECIAL FEATURES	Includes Paint Booth



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LOCATION OVERVIEW

- 1 Lowe's
- 2 McDonald's
- 3 Penske Truck Rental
- 4 Subway
- 5 Aldi
- 6 Zaxby's
- 7 Bojangles
- 8 Exxon



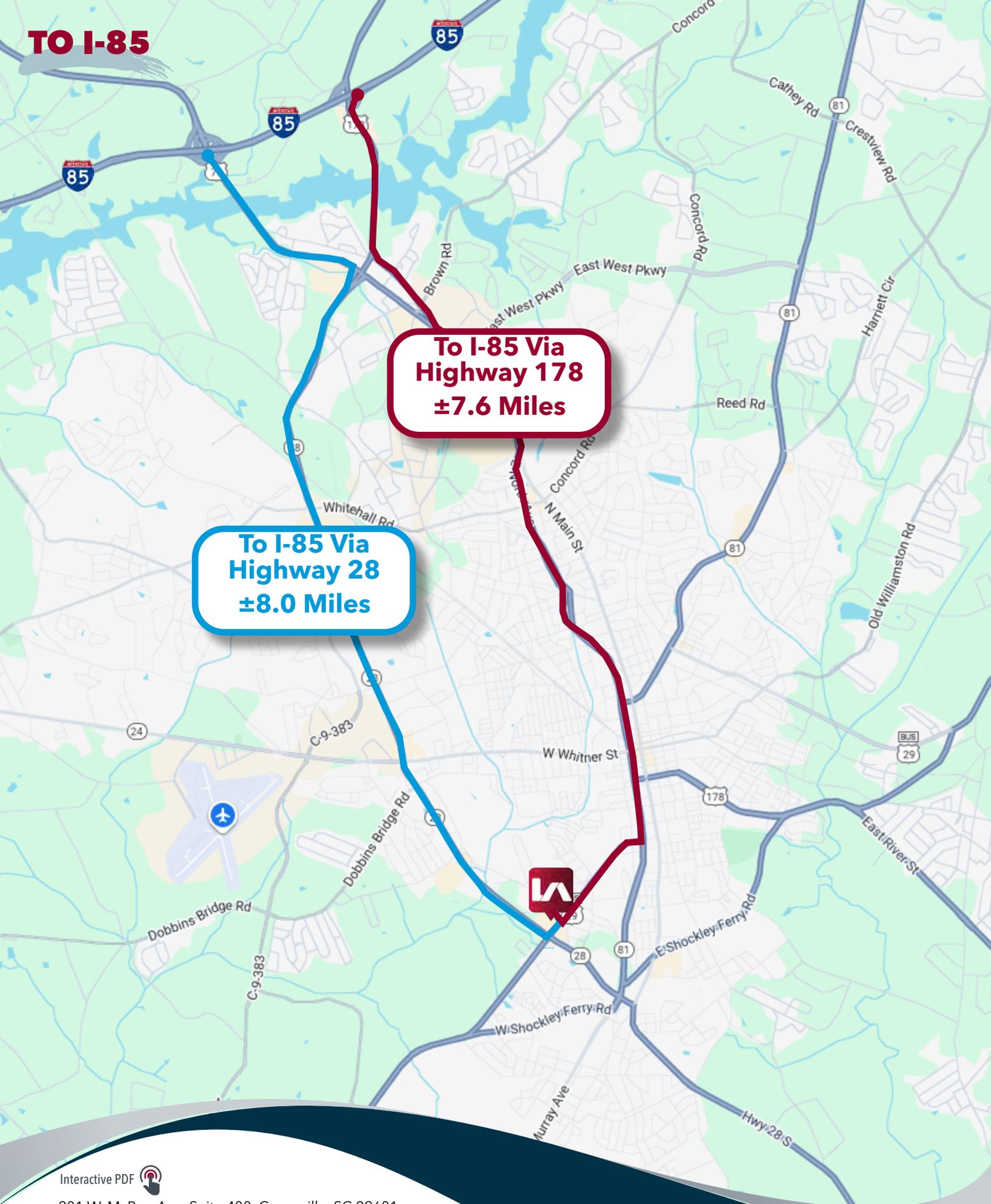
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TO I-85



**To I-85 Via
Highway 178
±7.6 Miles**

**To I-85 Via
Highway 28
±8.0 Miles**



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LEARN MORE CALL TODAY



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SPARTANBURG OFFICE
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Spartanburg, SC 29302

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