

INDUSTRIAL PROPERTY FOR SALE/LEASE



148 River Street Ste 222
Greenville, SC 29601
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±18,918 SF INDUSTRIAL BUILDING FOR SALE/LEASE

200 Coe Road
Anderson, SC 29624

ATHENA ADVISORY SERVICES
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A Rich Southern Properties Team



PROPERTY SUMMARY

200 Coe Rd, Anderson, SC 29624

INDUSTRIAL PROPERTY FOR
SALE/LEASE



PROPERTY HIGHLIGHTS

- 2025 Updates – Fresh exterior paint
- ±18,190 SF of Warehouse Space – Spacious and versatile for a variety of industrial uses
- ±728 SF of Office Space – Functional office area to support your business operations
- Ceiling Heights of 29' with a Clear Height of 23' – Ample vertical space for high-clearance needs
- 1 Dock Door & 1 Drive-In Door – Convenient access for both loading and unloading

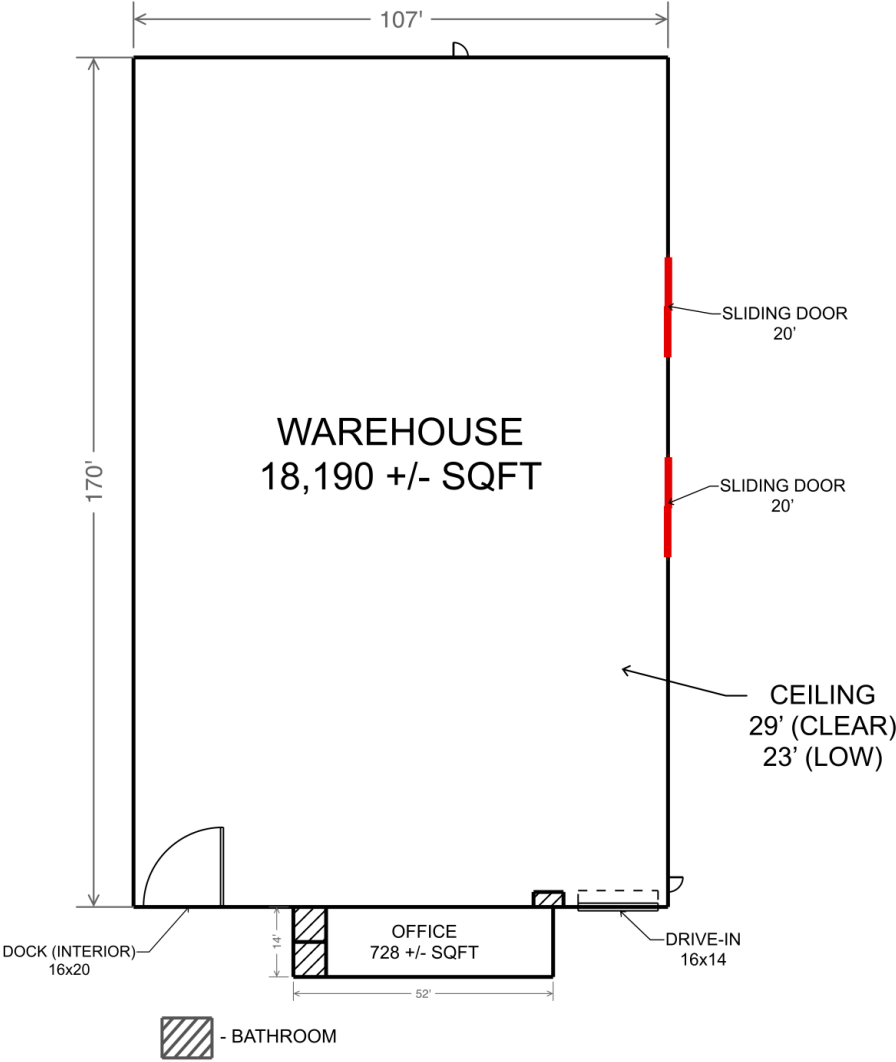
OFFERING SUMMARY

Sale Price:	\$600,000
Lease Price:	\$3.75/SF (NNN)
Lease Rate:	\$3.75 SF/yr (NNN)
Available SF:	18,918 SF
Building Size:	±18,918 SF
Lot Size:	±1.67 Acres
Tax ID:	1242708001 & 1242709011
Zoning:	Unzoned
County:	Anderson

FLOOR PLAN

200 Coe Rd, Anderson, SC 29624

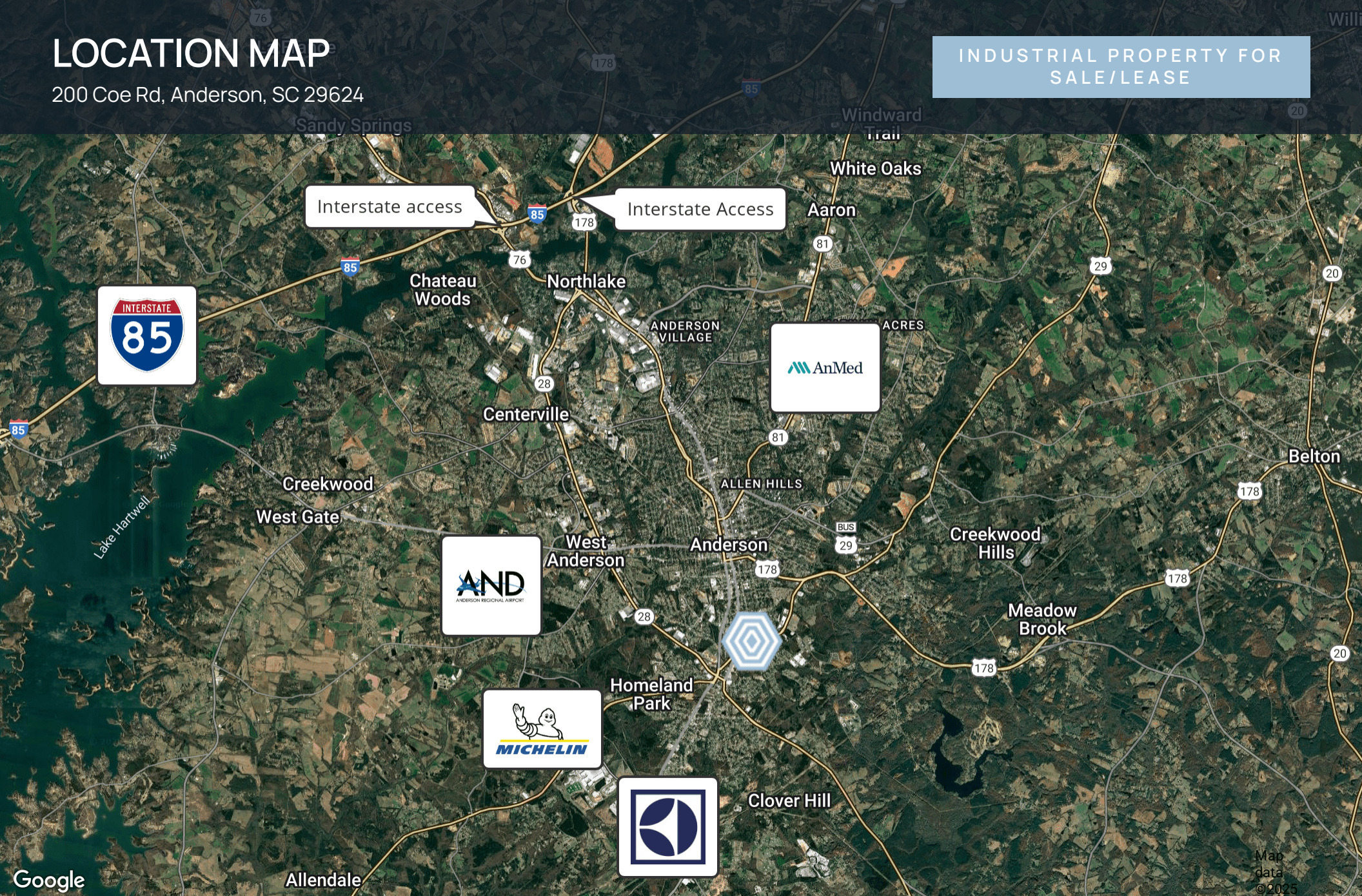
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LOCATION MAP

200 Coe Rd, Anderson, SC 29624

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DEMOGRAPHICS MAP & REPORT

200 Coe Rd, Anderson, SC 29624

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	359	1,198	4,107
Average Age	40	40	41
Average Age (Male)	38	38	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	145	491	1,659
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$45,372	\$45,560	\$43,404
Average House Value	\$139,449	\$133,850	\$133,260

Demographics data derived from AlphaMap

