



# FOR SALE

## ±10,500 SF INDUSTRIAL BUILDING

407 River Heights Circle  
Anderson, SC 29621



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

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864.704.1040  
LeeUpstate.com

PRICING/RATE:

**\$899,000**

- NEW LED LIGHTING
- White Boxed Warehouse
- Newly Painted Exterior
- Graded and Graveled Laydown Yard Area



**LOCATION**  
±3 Miles from  
Downtown Anderson



**WAREHOUSE**  
Three (3) 10x10  
overhead doors



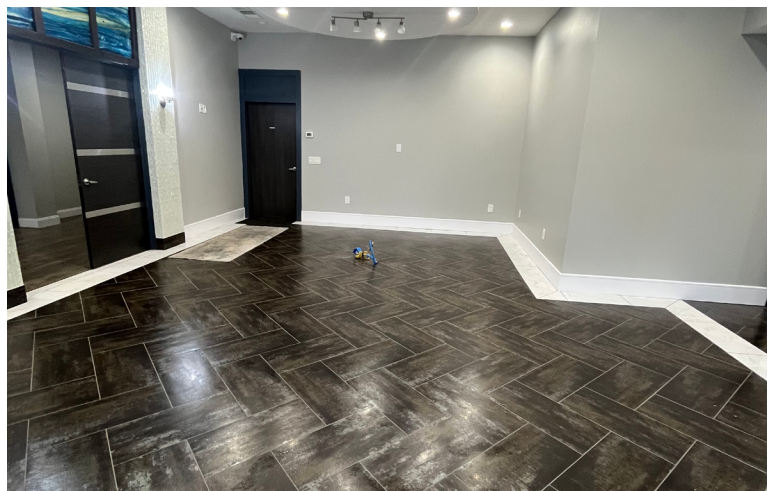
**DOCK DOORS**  
Two dock platforms  
with four (4) total  
dock positions



**TRAILER PARKING**  
1/2 acre gravelled  
laydown yard

# PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	407 Rver Heights Circle
TYPE	Industrial
TOTAL AVAILABLE SF	±10,500 SF
TOTAL BUILDING SF	±10,500 SF
TAX MAP #	1491901001
COUNTY	Anderson
CITY LIMITS	Yes
ZONING	C/I/R
YEAR BUILT	1992
CONSTRUCTION TYPE	Masonry
WAREHOUSE SF	±7,000
OFFICE SF	±3,500
POWER	3-Phase
CEILING HEIGHT	19'
DOCK DOORS	Four (4) Total Dock Positions
DRIVE-IN DOORS	One (1)
LIGHTING	LED
SPRINKLERS	None
UTILITIES	Duke Energy, Piedmont Natural Gas, Electric City Utilities (water)
SPECIAL FEATURES	Three (3) 10x10 Overhead Doors



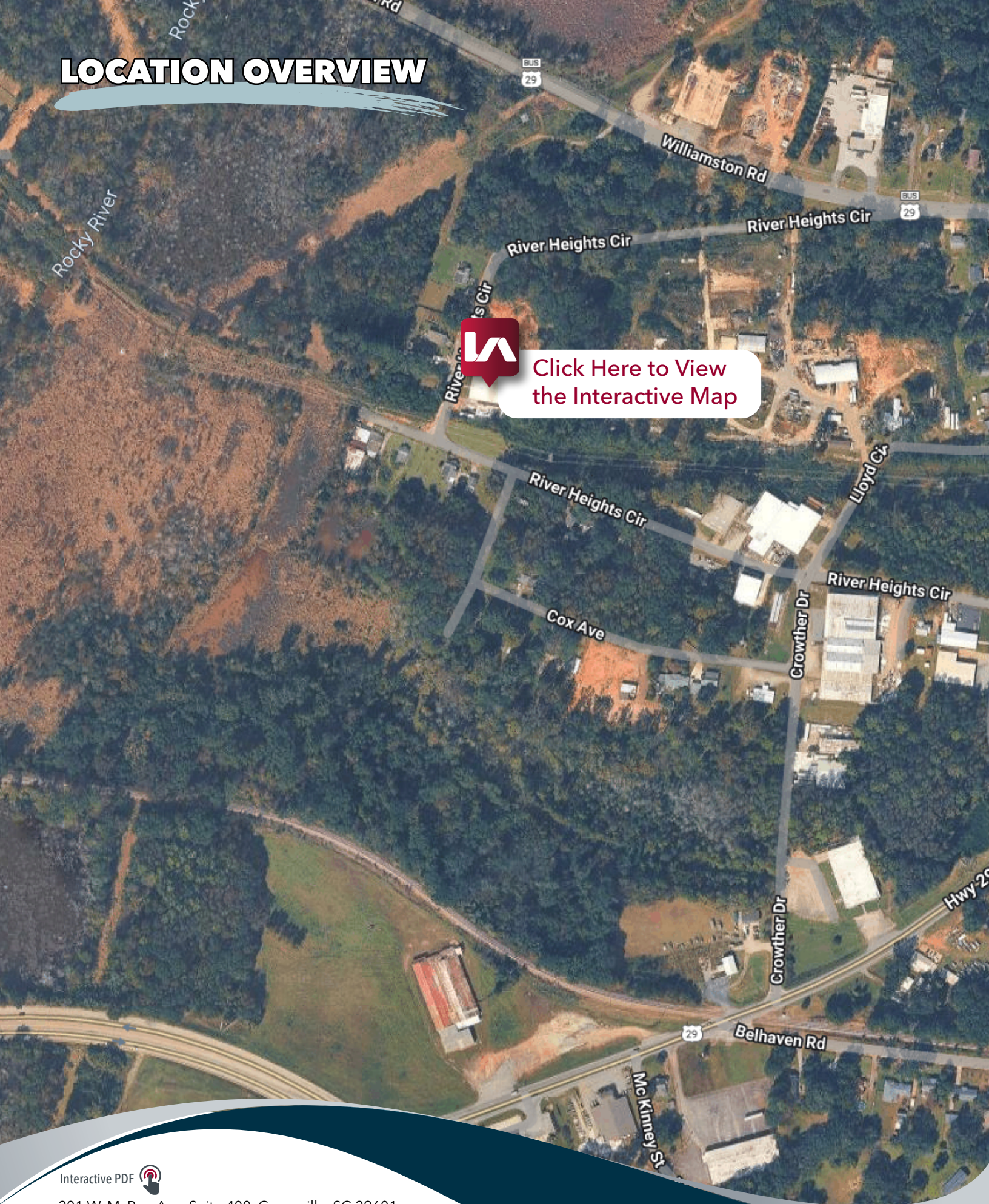
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201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302

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# LOCATION OVERVIEW



[Click Here to View the Interactive Map](#)

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# LEARN MORE CALL TODAY



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