

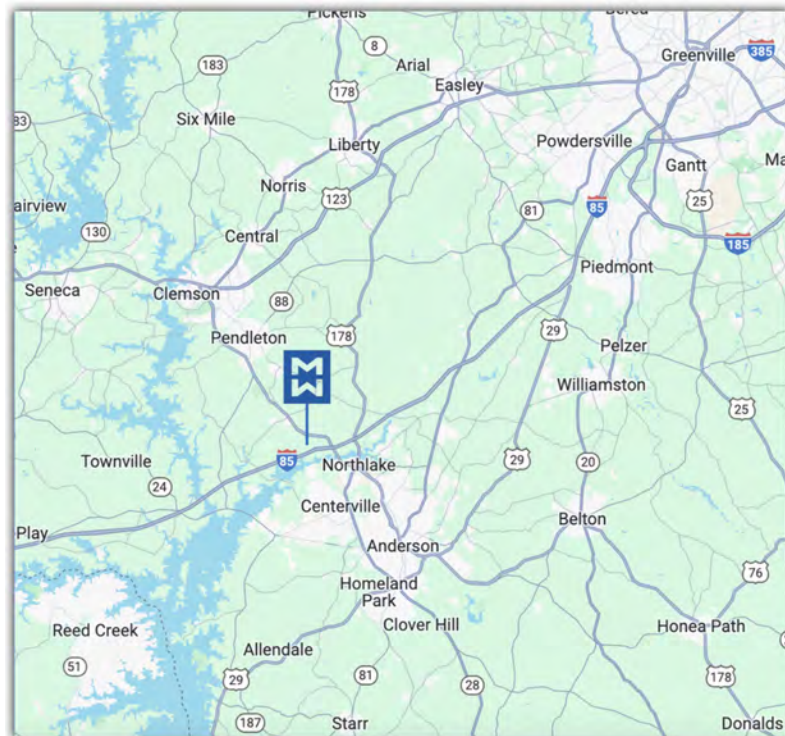
INDUSTRIAL SPACE FOR LEASE

1046 Watkins Rd | Anderson, SC 29625



PROPERTY HIGHLIGHTS

- For Lease - call for pricing
- Situated ±1.6 miles off I-85 at Exit 19b
- 2 Buildings - ±18,750 total SF - on 5.43ac
- Building 1 - ±8,750 - 16' clear height
- Building 2 - ±10k sf - 20' clear height
- Ample truck parking and laydown
- Fully fenced-key card access
- Will subdivide at negotiated rate
- Zoned I-2
- Tax Map: 660006001



1046 WATKINS RD

Anderson, SC 29625

GARRISON.SMITH@MCCOYWRIGHT.COM

Zane Landwerlen

ASSOCIATE

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Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).

BUILDING 1 – ±8,750 SF

1046 Watkins Rd | Anderson, SC 29625



McCOY WRIGHT
COMMERCIAL REAL ESTATE



Building 1	
Year Built	2000
Parcel Size	±5.43 acres
Zoning	I-1 – Light Industrial
Municipality	Anderson County – not in City
Tax Map #	660006001
Building SF	±8,750 – just heated
Office SF	±990 – fully conditioned
Warehouse SF	±7,760
Restrooms	2
Building Type	Red Iron – metal A frame
Sprinkled	No
HVAC	1 – 2.5 ton
Roof – Type/Age	Metal – original
Power	Three Phase – 480
Ceiling Height	18'
Clear Height	16'
Column W x D	1x2 – free span
Lighting	Fluorescent
Foundation	6" – concrete slab
Loading Dock Doors	2 – 10' x 12'
Ground Level Doors	2 – 12' x 12'
Security	Fenced – key card access
Parking	±15 spaces
Access Road	Watkins Rd
Surrounding Uses	Industrial and Manufacturing
Electricity	Duke Energy
Water	Sandy Springs Water District
Telecom & Fiber	Charter Spectrum
Sewer	Anderson County Waste Water
Gas	Piedmont Natural Gas

Property Specs

Utilities



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BUILDING 2 - ±10,000 SF

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Building 2	
Year Built	2000
Parcel Size	±5.43 acres
Zoning	I-1 – Light Industrial
Municipality	Anderson County – not in City
Tax Map #	660006001
Building SF	±10,000
Office SF	N/A
Warehouse SF	±10,000 – heated only
Restrooms	2
Building Type	Red Iron – metal A frame
Sprinkled	No
HVAC	Mini split in restroom
Roof – Type/Age	Metal – original
Power	Three Phase – 480
Ceiling Height	26'
Clear Height	20'
Column W x D	1x2 – free span
Lighting	Fluorescent
Foundation	6' – concrete slab
Loading Dock Doors	1 – 10' x 12'
Ground Level Doors	1 – 12' x 12'
Security	Fenced – key card access
Parking	±5 spaces
Access Road	Watkins Rd
Surrounding Uses	Industrial and Manufacturing
Electricity	Duke Energy
Water	Sandy Springs Water District
Telecom & Fiber	Charter Spectrum
Sewer	Anderson County Waste Water
Gas	N/A

Property Specs

Utilities



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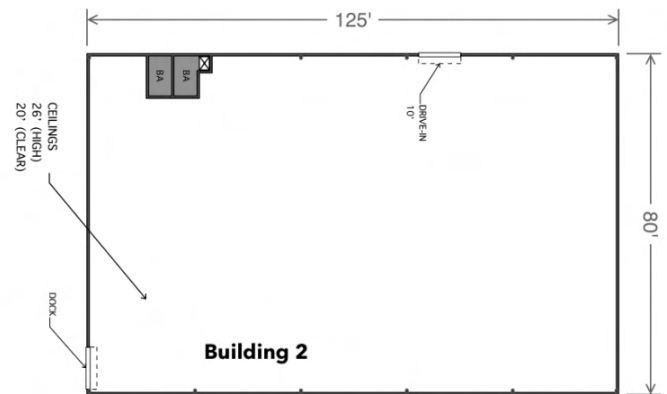
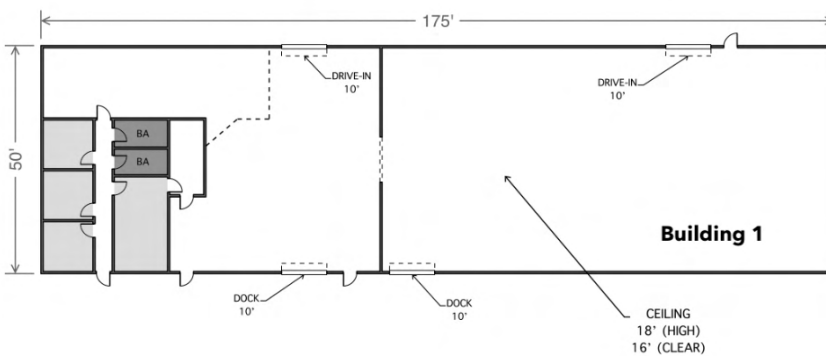
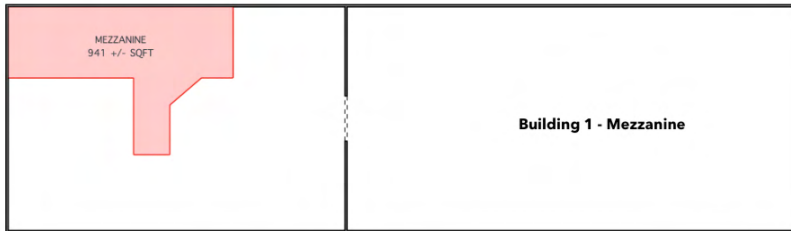
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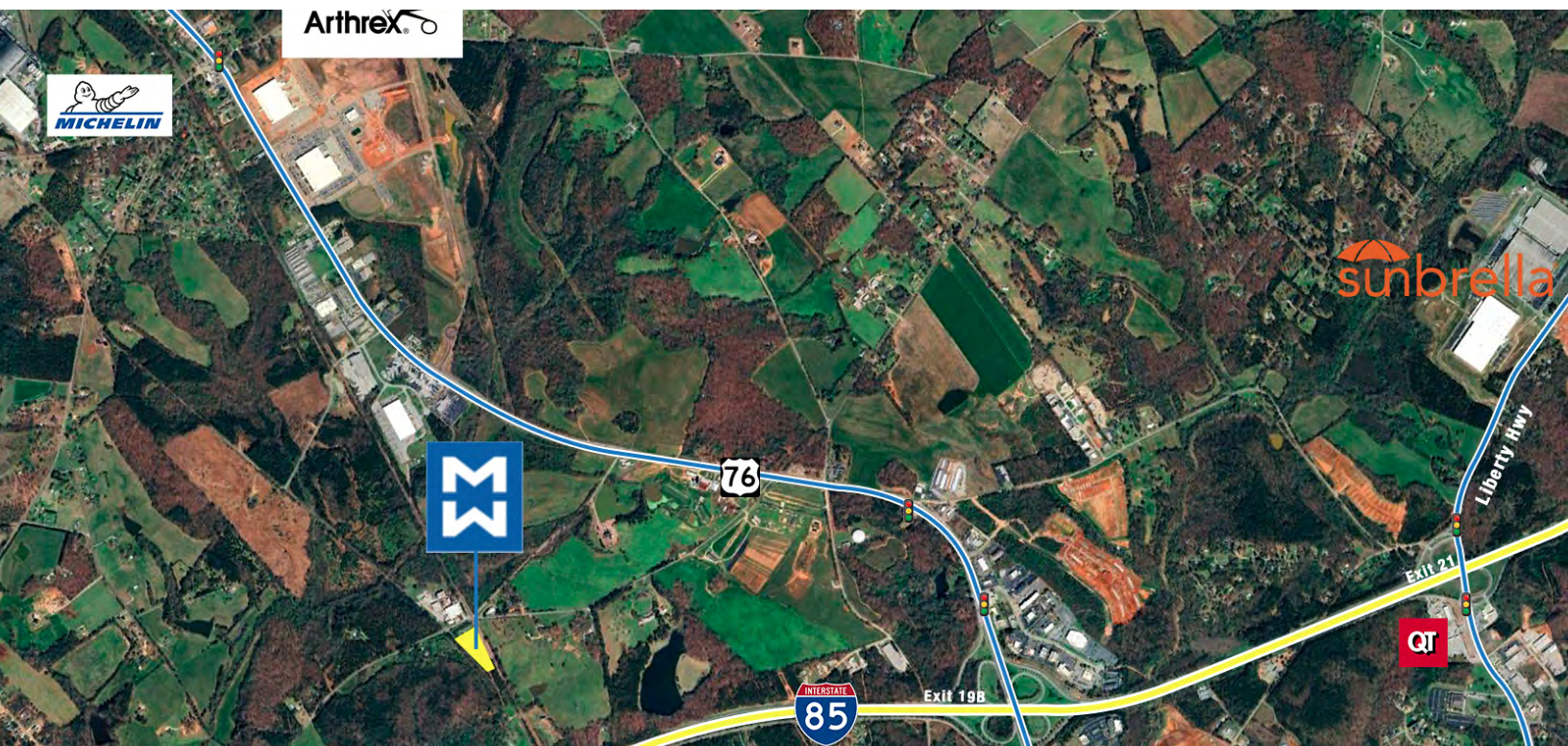
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