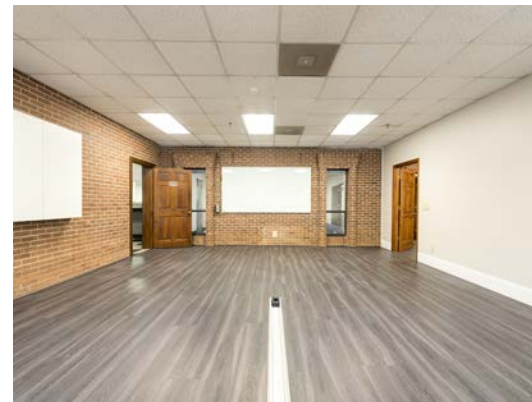
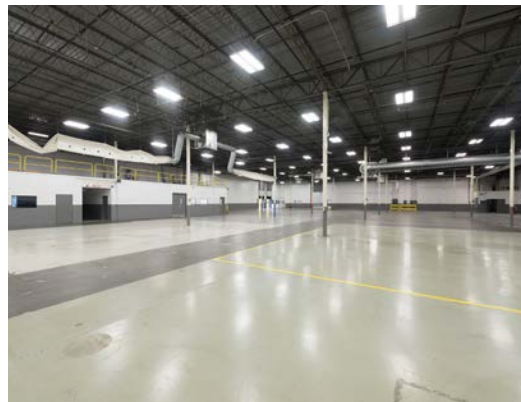




AVAILABLE FOR LEASE

CONDITIONED MANUFACTURING SPACE WITH HEAVY POWER

416 AM ELLISON ROAD, ANDERSON, SC 29621 | ±48,600 SF



PROPERTY OVERVIEW

416 AM Ellison Road, Anderson, SC 29621

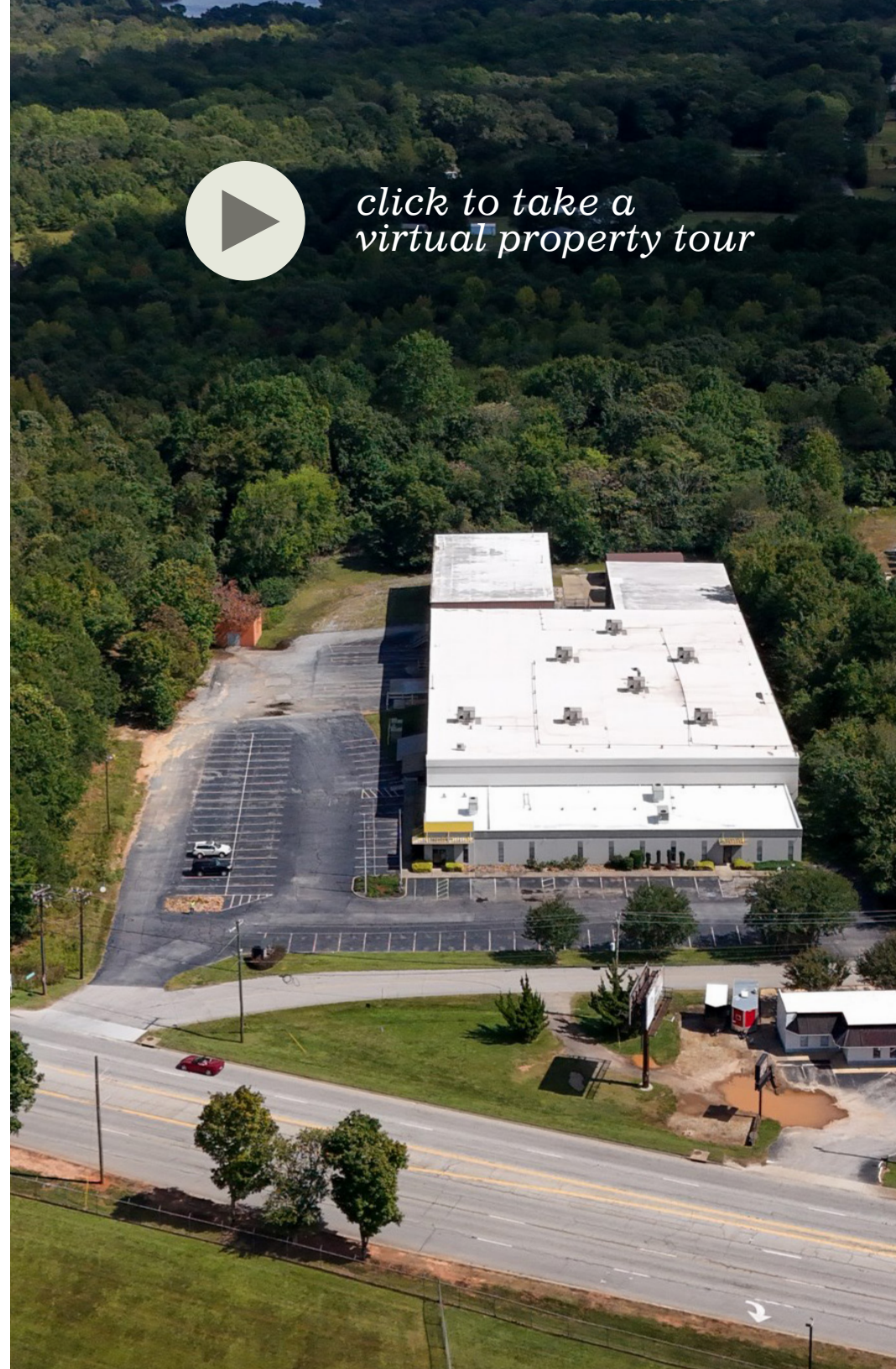
PROPERTY DETAILS

County:	Anderson
Parcel ID:	1690013016
Building Size:	$\pm 48,600$ SF <ul style="list-style-type: none">• 28,900 SF conditioned manufacturing space• 6,902 SF warehouse• 7,310 SF office• 5,600 SF covered storage
Lot Size:	± 4 AC
Power:	4,000 AMPS with 3 Phase
Dock Doors:	4 (8' x 10') equipped with EOD levelers
Drive in Doors:	1 (14' x 14')
Fully Sprinkled:	ESFR System
Compressed Air System:	Yes
Heating:	Suspended Gas Heaters
Lighting:	Florescent
Ceiling Height:	21'-27'
Column Width:	29' x 39'
Parking Spaces:	91

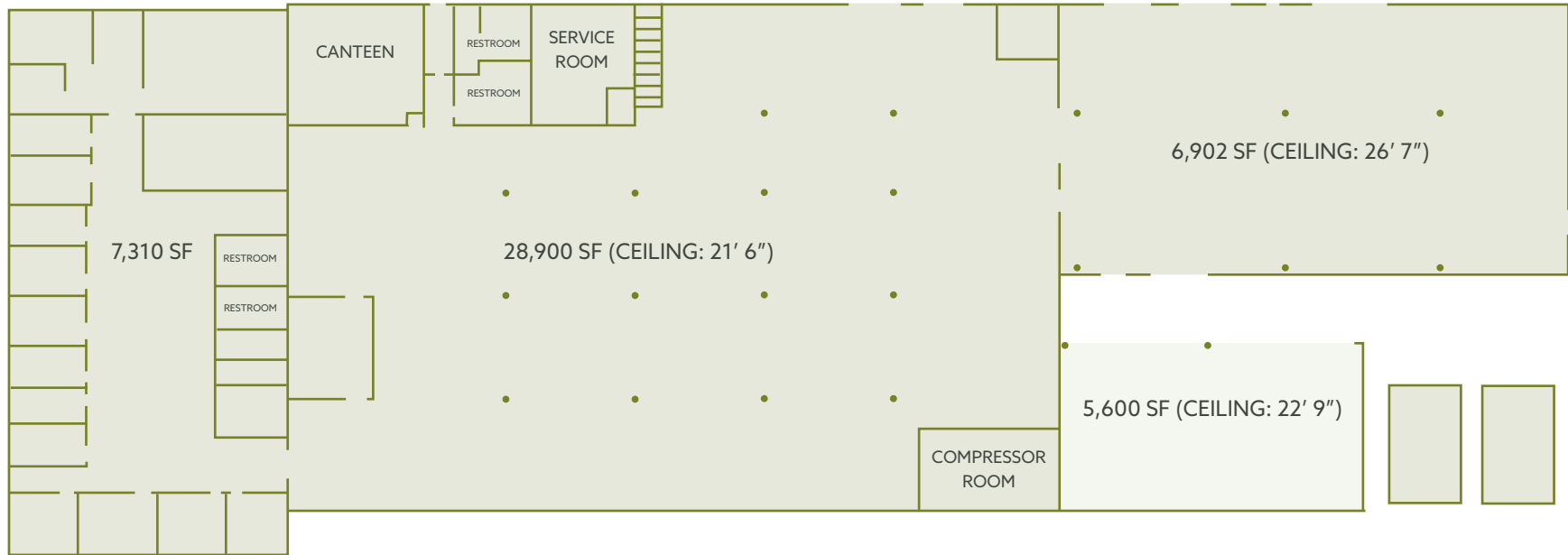
CONTACT BROKER FOR LEASE RATE.



*click to take a
virtual property tour*



PROPERTY FLOORPLAN



LOCATION HIGHLIGHTS

The available property is located 0.7 miles from I-85, Exit 27, situated directly across the street from Robert Bosch.

Industrial companies in the area include: Robert Bosch, Smurfit Kappa North America, FedEx Ship Center, Techtronic Industries, Walgreens Distribution Center, Euwe Eugen Wexler Plastics, Stanco Metal Products and Chromarat North America.

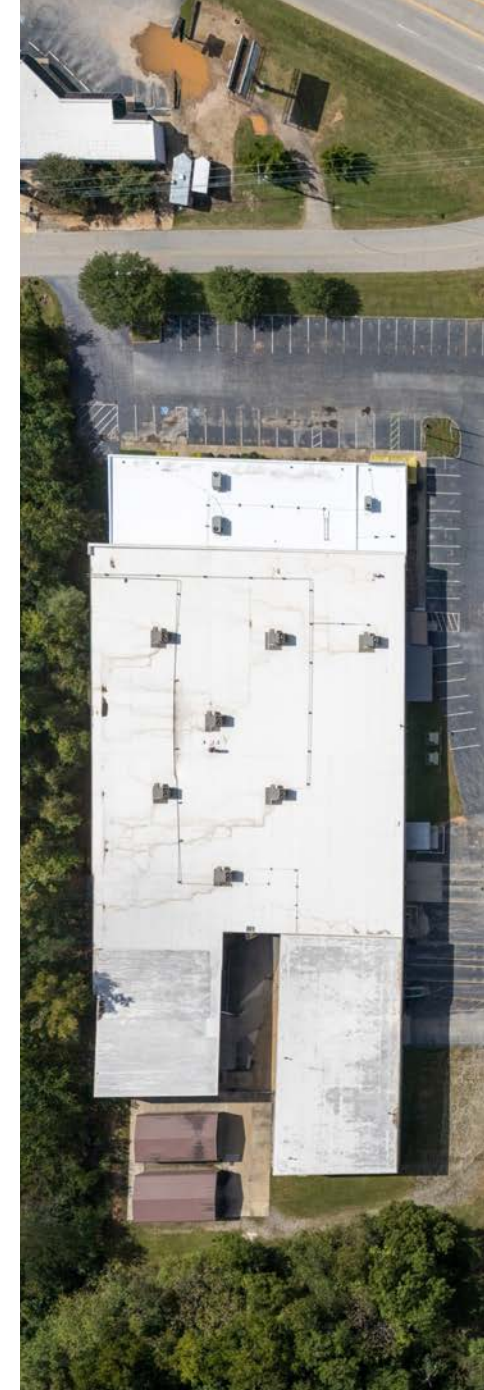
On Interstate I-85 corridor between Atlanta and Charlotte with excellent access to the Southeast logistics and manufacturing hubs, direct connectivity to inland Port Greer and Greenville International Airport.

Exceptional reach; within a one-day truck drive of over 70% of the US population.

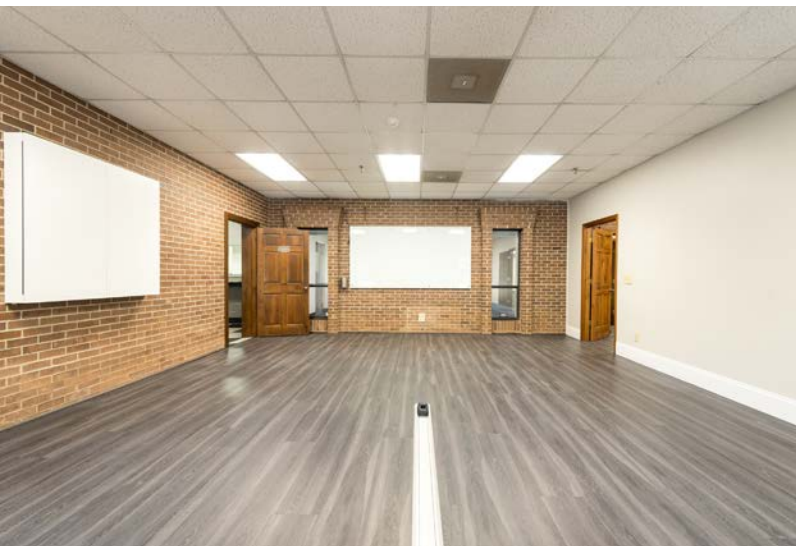
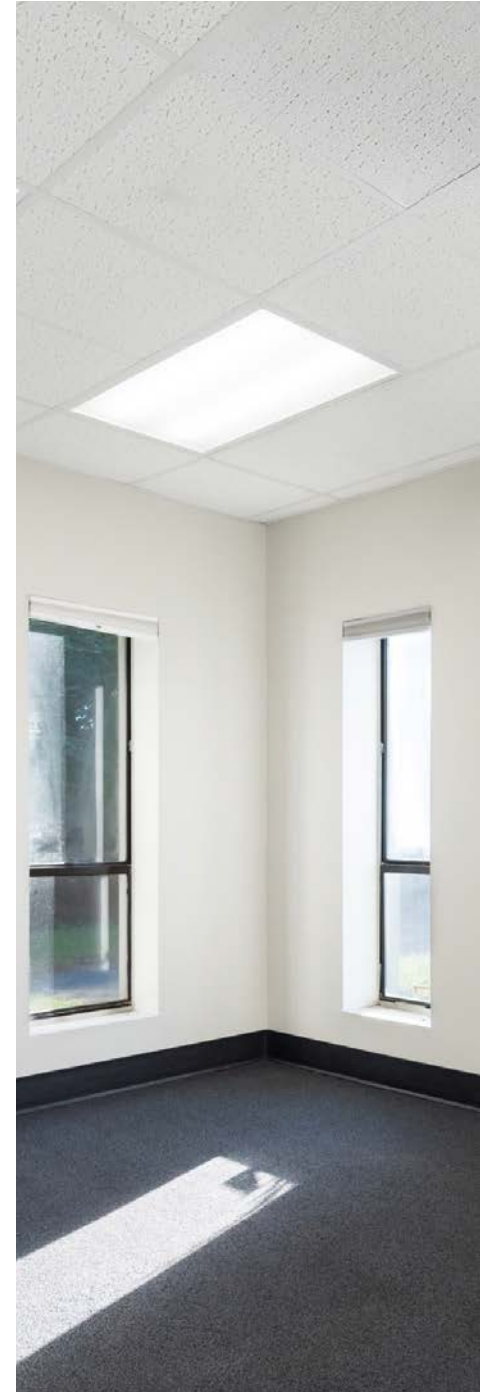
Competitive labor costs and availability combined with available incentives from county/state for business/industrial development.

The recently approved Anderson Lake Housing Project (1,000 units on 1,200 AC) sits directly behind the property.

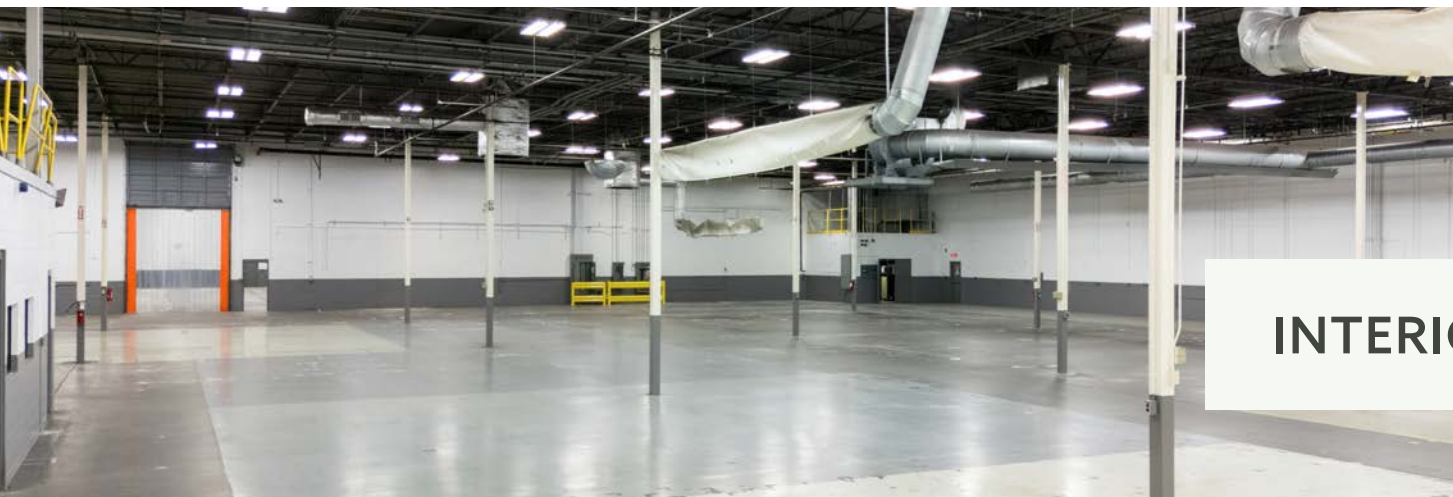
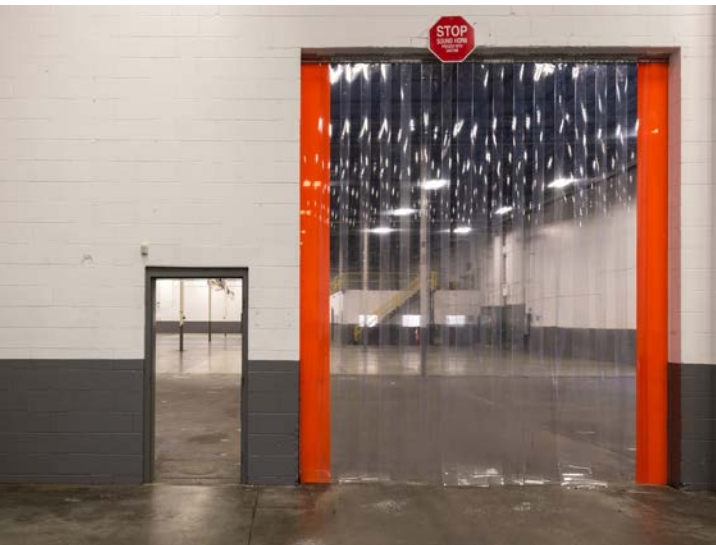




EXTERIOR



INTERIOR *office space*

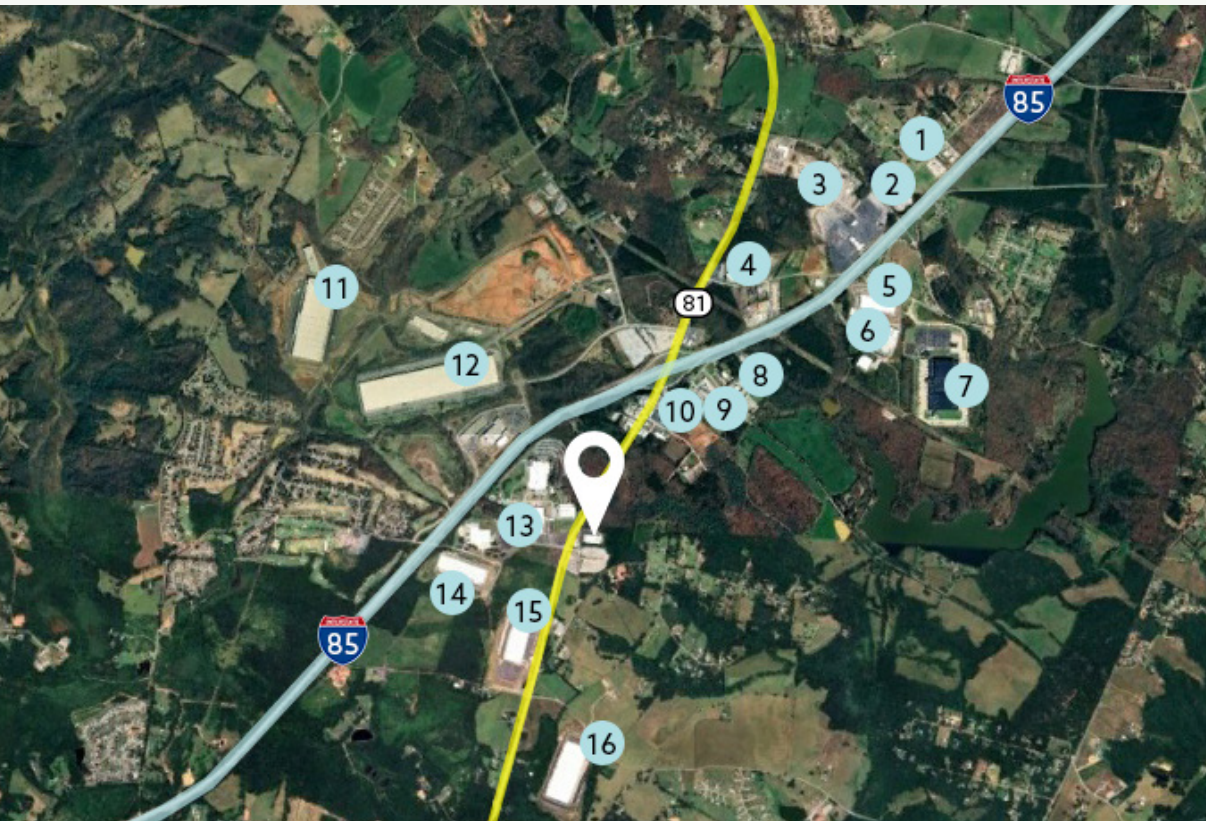


INTERIOR *mfg/whse space*

SURROUNDING AREA

Industrial/Manufacturing Neighbors

- | | |
|----------------------------------|----------------------------------|
| 1 Fraenkische | 9 Richpower Industries |
| 2 Triangle Liquidators | 10 RAI |
| 3 Carolina Auto Auction | 11 TTI Outdoor Innovation Center |
| 4 Campbell Crane Rental | 12 TTI Distribution Center |
| 5 Eugen Wexler US Plastics, Inc. | 13 Robert Bosch Corporation |
| 6 Stanco Metal Products | 14 Evergreen 85 Logistics Park |
| 7 Walgreens Distribution Center | 15 FedEx Ship Center |
| 8 Genesis Power Tools | 16 Logistics Park |



For more information on 416 AM Ellison
Road in Anderson, SC, contact:



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