



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**FOR LEASE
OR PURCHASE**

CALL FOR PRICING

±125,000 SF INDUSTRIAL SPACE FOR LEASE OR PURCHASE

230 MASTERS BLVD, ANDERSON, SC 29626

This ±125,000 SF industrial building by Red Bullet is conveniently located less than 2 miles from Highway 29 and less than 5 miles from downtown Anderson.

The building is immediately adjacent to Pregis, which offers packaging design and printing services. Other corporate neighbors include First Quality Tissue, Pickens Railway Company, Michelin Starr Manufacturing, and Electrolux.

FOR MORE INFORMATION

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Delivered
Q1 2025



±1.4 Mile to Hwy 29
±10.2 Miles to I-85



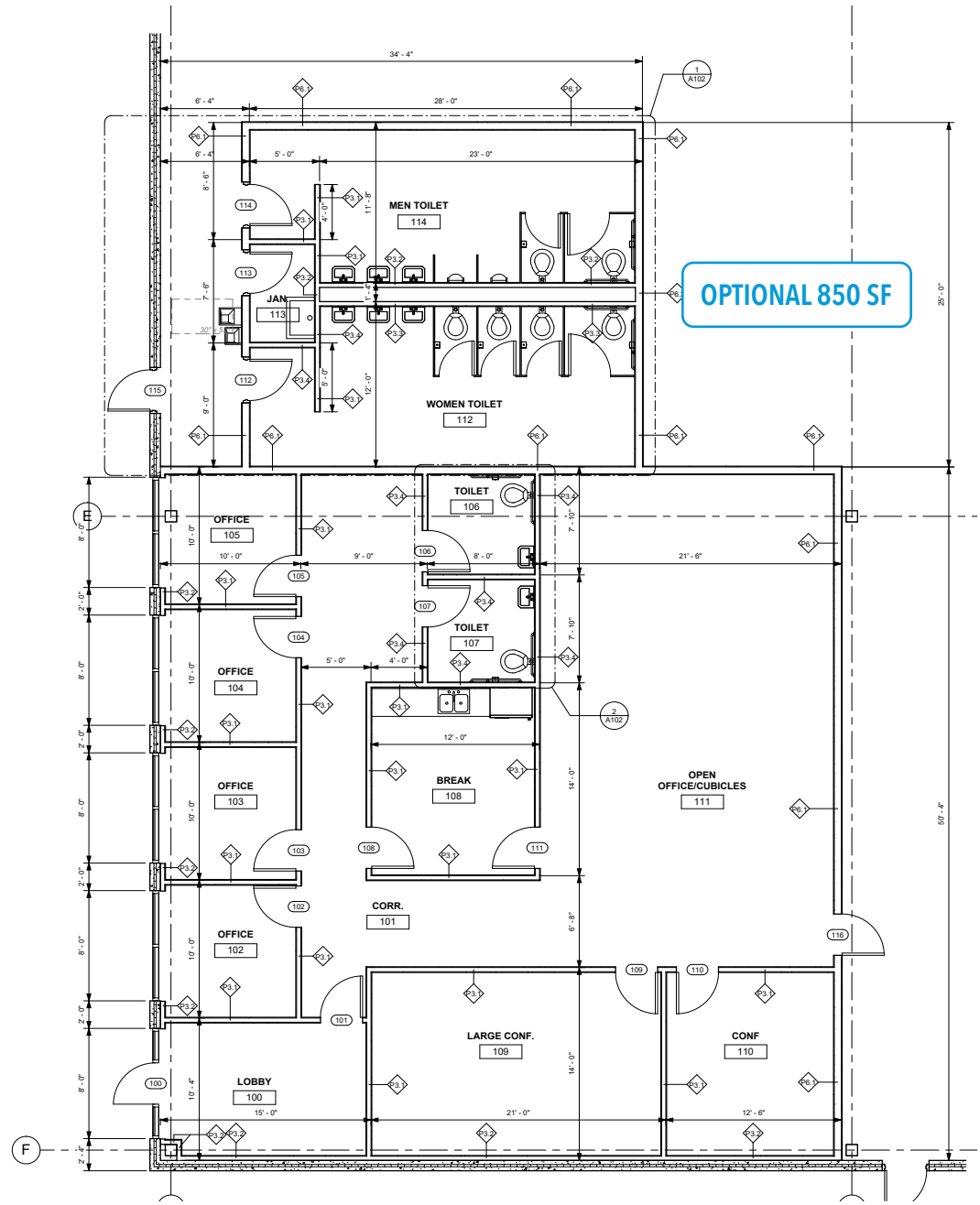
8 Dock Doors &
19 Knockouts



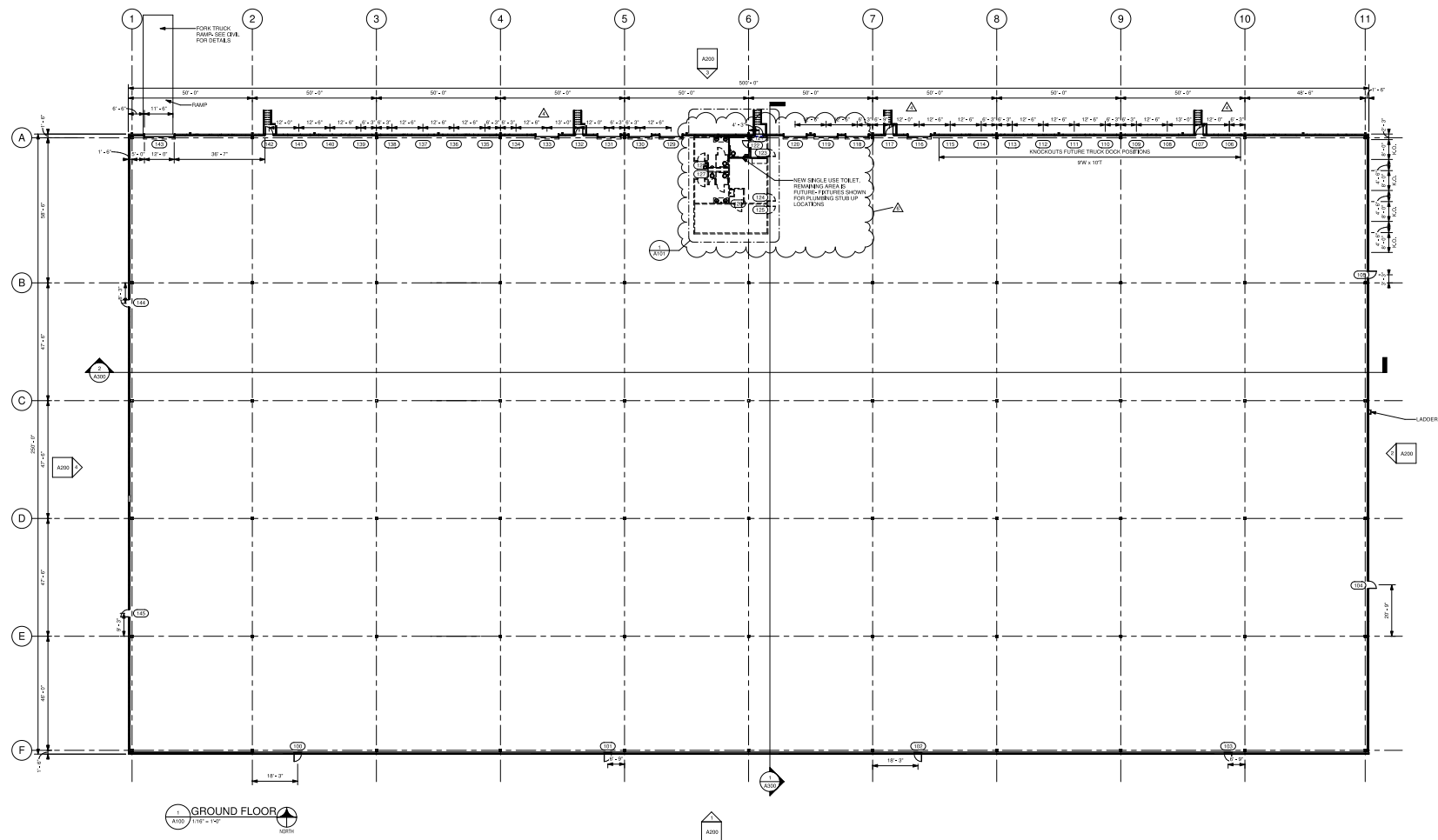
Established Industrial
Area

Building Details.

| | |
|-------------------|---|
| BUILDING SF | ±125,000 SF |
| OFFICE | 2,425 SF with Optional 850 SF |
| ORIENTATION | 250' x 500' |
| CONFIGURATION | Rear Load |
| COLUMN SPACING | 47' 6" x 50' (58' 6" Speed Bay) |
| CONSTRUCTION | Pre Cast Concrete Panels |
| ROOFING | TPO Membrane |
| SLAB | 6" (4,000 PSI) |
| WATER | Starr-Iva Water |
| SEWER | Anderson County Sewer |
| GAS | Piedmont Natural Gas |
| POWER | 480 Amps - 3 Phase |
| FIBER | AT&T |
| ELECTRIC | Duke Energy |
| SPRINKLER | ESFR - K25.2 |
| CLEAR HEIGHT | 32' |
| FLOOR THICKNESS | 6" Slab on Gravel Base with Vapor Barrier |
| LIGHTING | LED |
| EXTERIOR | Tilt-up Concrete Panels |
| TRUCK COURT DEPTH | Up To ±140' Depth |
| DOCKS | 8 Dock Doors & 19 Knockouts |
| DRIVE-IN DOORS | (1) 12' x 14' |
| DOCK EQUIPMENT | 8 EODs and 8 Seals |
| AIR CHANGE | .1 per hour |



Floor Plan.



Site Aerial.



Regional Overview.



One Day Drive: 107M+ Consumers
Two Day Drive: 249M+ Consumers

AIRPORTS

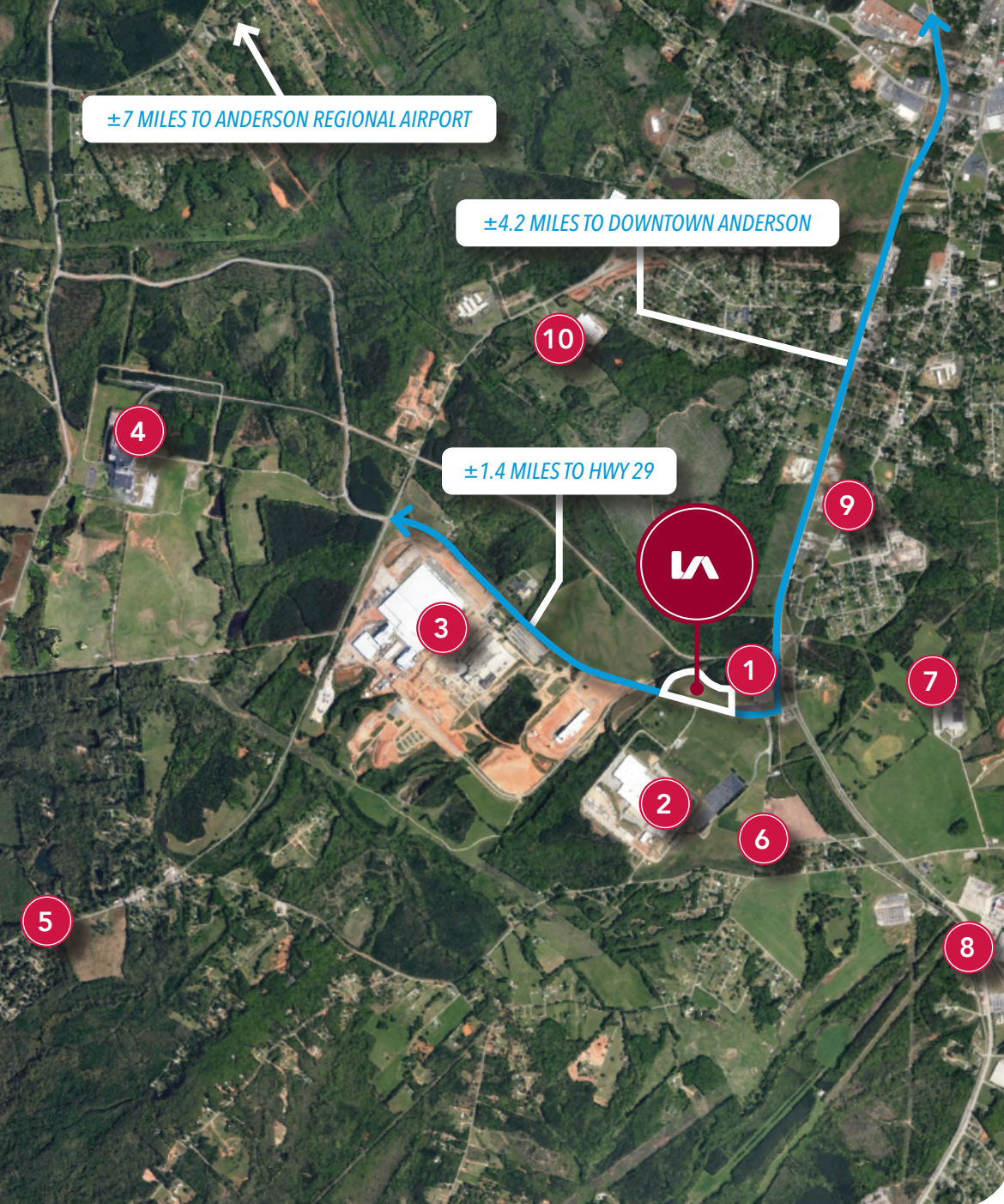
| | | DISTANCE (mi) | DRIVE TIME |
|---|---------------------------------|------------------|---------------|
| 1 | Anderson Regional Airport | 7 | 11 min |
| 2 | GSP International Airport | 44 | 54 min |
| 3 | Charlotte Douglas International | 127 | 2 hr 18 min |
| 4 | Atlanta International Airport | 133 | 2 hr 39 min |

KEY MARKETS

| | | |
|----------------|-----|-------------|
| Greenville, SC | 34 | 47 min |
| Columbia, SC | 117 | 2 hr 9 min |
| Atlanta, GA | 124 | 2 hr 30 min |
| Charlotte, NC | 133 | 2 hr 26 min |
| Knoxville, TN | 202 | 3 hr 51 min |
| Savannah, GA | 212 | 4 hr 11 min |
| Raleigh, NC | 294 | 4 hr 47 min |
| Nashville, TN | 334 | 6 hr |

PORTS

| | | | |
|---|--------------------|-----|-------------|
| 5 | Inland Port Greer | 50 | 1 hr 8 min |
| 6 | Port of Savannah | 207 | 4 hr 11 min |
| 7 | Inland Port Dillon | 222 | 3 hr 10 min |
| 8 | Port of Charleston | 227 | 3 hr 43 min |



Location Overview.

Highway Access



±1.4 Mile to Hwy 29



±10.2 Miles to I-85

Corporate Neighbors

- 1 Pregis
- 2 Electrolux
- 3 First Quality Tissue
- 4 Michelin Starr Manufacturing
- 5 Southern Automotive
- 6 Pickens Railway Company
- 7 Upstate Mechanical Solutions
- 8 Owens Corning
- 9 RWI Industrial
- 10 Kadant Unaflex

ANDERSON COUNTY

MARKET NOTES

Anderson County lies along Interstate 85 in the northwestern portion of the Upstate region of South Carolina, roughly equidistant between Atlanta, Georgia and Charlotte, North Carolina. Its strategic position along I-85 supports significant industrial growth, logistics access and commercial activity. The area boasts one of the more competitive costs of living in the U.S., supporting its appeal for both employers and residents.

The county also benefits from a strong higher-education ecosystem: with institutions such as Anderson University, Tri-County Technical College, and nearby Clemson University, there is a well-integrated resource base to train and develop a highly skilled workforce.

Business leaders and development officials in Anderson County are capitalizing on the I-85 corridor, visible in continuing site projects, expansions and a pro-business climate.

I-85 CORRIDOR GROWTH

Anderson is positioned within a booming logistics and manufacturing corridor known for heavy interstate traffic, rapid industrial investment, and strong economic development leadership. Business leaders continue to capitalize on this corridor's momentum, contributing to sustained regional growth.

IN SUMMARY

Anderson County offers a powerful blend of workforce strength, strategic location, educational infrastructure, and competitive cost advantages—making it one of Upstate South Carolina's most active and investment-ready markets.



\$10B

ECONOMIC OUTPUT

ANNUALLY



37.3%

PRIME WORKING AGE

OF TOTAL POPULATION



4%

UNEMPLOYMENT RATE

ENGAGED WORKFORCE



270+

**MANUFACTURING
COMPANIES**



207,218

TOTAL POPULATION

Learn More. Give Us A Call.

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