



±125,000 SF INDUSTRIAL SPACE FOR LEASE

230 MASTERS BLVD, ANDERSON, SC 29626

Under development by Red Bullet, this ±125,000 SF industrial building is the last available site on a 50-acre property in Anderson County. It 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.



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE
CALL FOR PRICING

FOR MORE INFORMATION

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Delivering in
Q1 2025



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



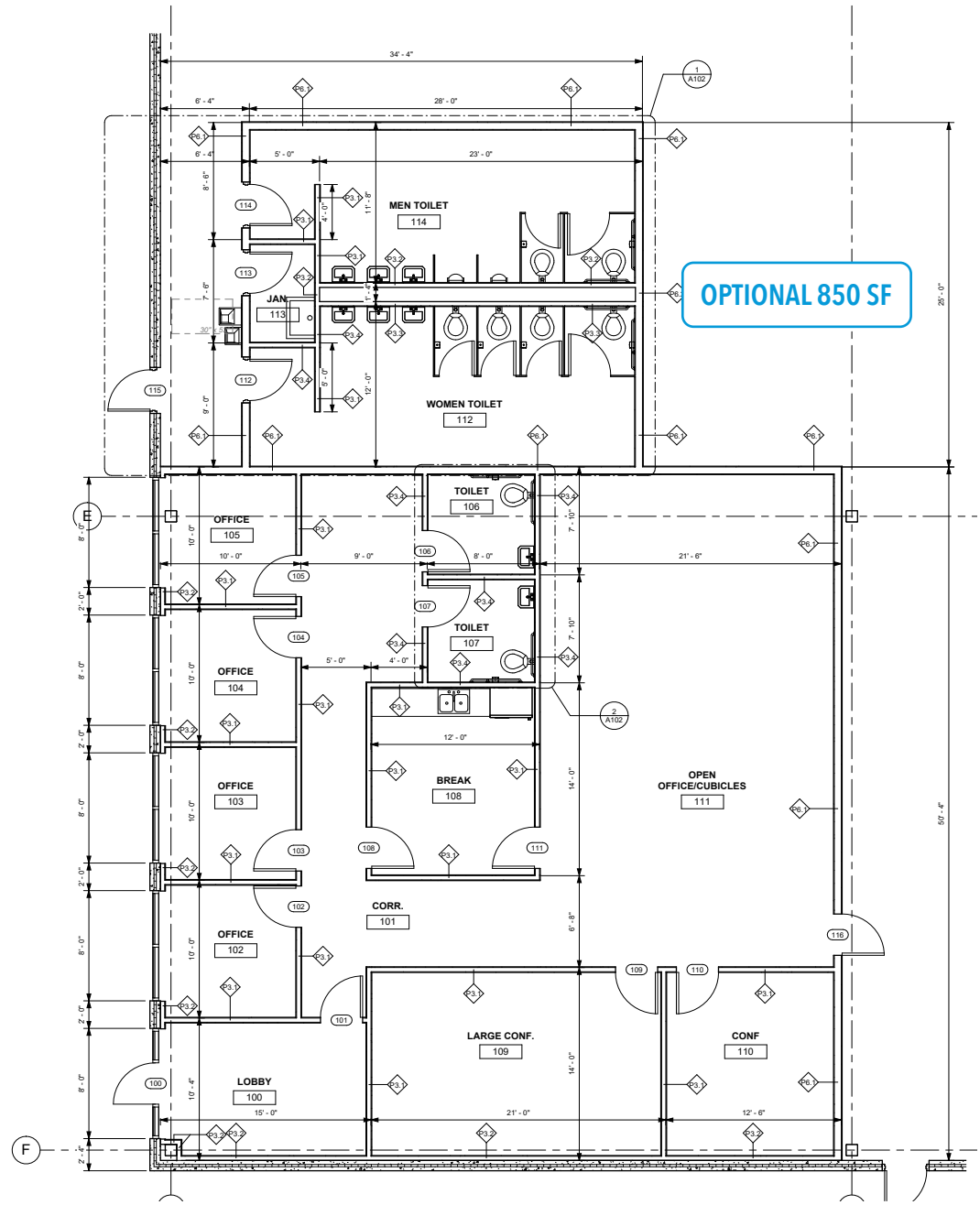
8 Dock Doors &
19 Knockouts



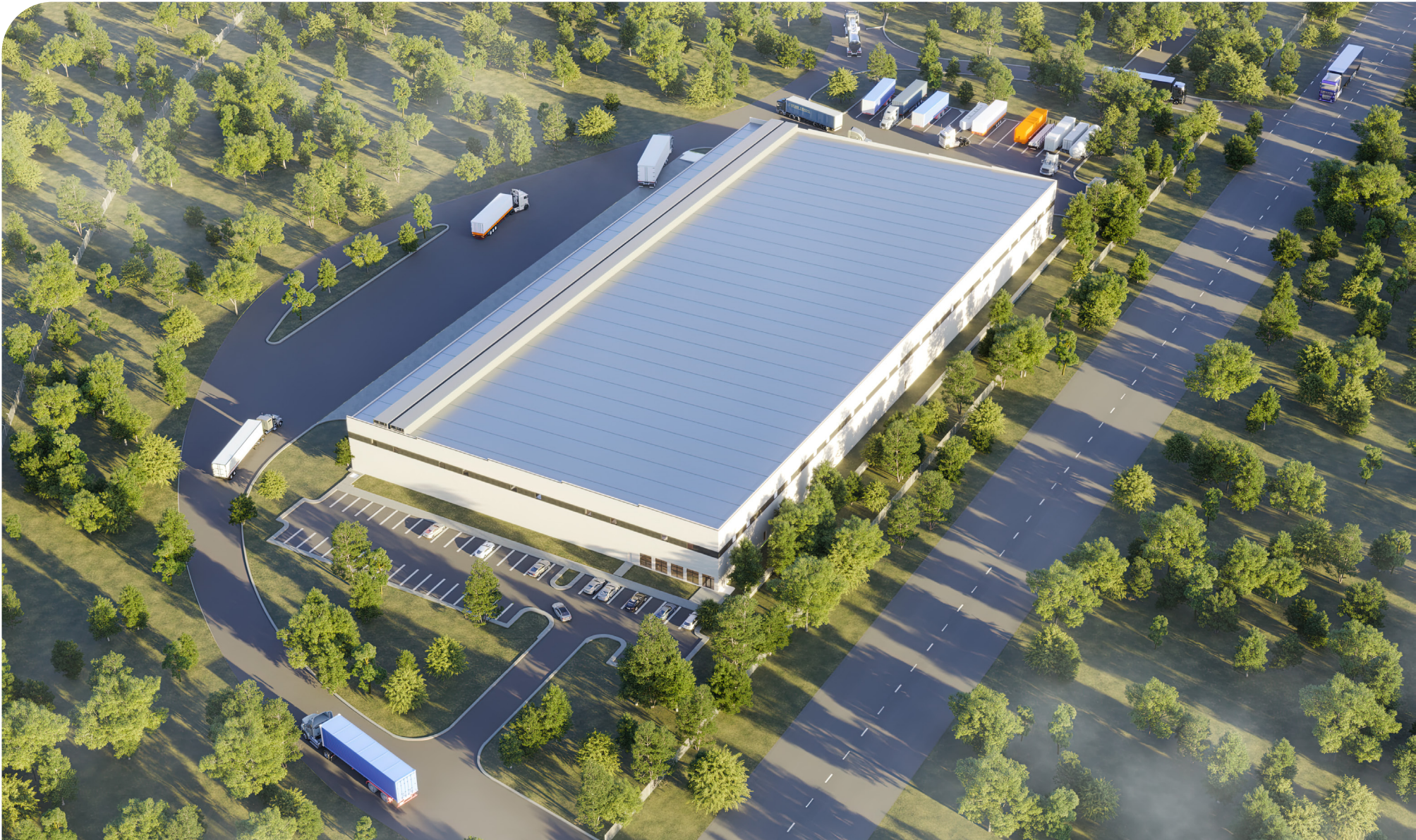
Established Industrial
Area

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 |
| PARKING | 46 Auto + 2 HC, 17 Trailer Parks |
| TRUCK COURT DEPTH | Unknown |
| FIRE SYSTEM | ESFR |
| DOCKS | 8 Dock Doors & 19 Knockouts |
| DRIVE-IN DOORS | (1) 12' x 14' |
| DOCK EQUIPMENT | 8 EODs |
| AIR CHANGE | .1 per hour |



Site Rendering.



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

Welcome to Anderson.

Market Notes

Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson County has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri-County Technical College.

The City encompasses approximately 14 square miles and is located in the geographical center of the county. The I-85 corridor from Atlanta to Charlotte is now known as one of the nation's hottest growth areas. This stretch of highway is one of the heaviest traveled highways in the southeast. Business leaders and development officials in Anderson have taken advantage of this asset, and visible progress is the result.



\$6.7B

GROSS RETAIL SALES

FISCAL YEAR '20 - '21



37.3%

PRIME WORKING AGE

OF TOTAL POPULATION



218+

**MANUFACTURING
COMPANIES**

ESTABLISHED BUSINESSES '21



209,968

TOTAL POPULATION

SOURCE: Upstate SC Alliance. 2021 Anderson County Report & Fact Sheet.

Learn More. Give Us A Call.

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