

# **SHOCKLEY FERRY INDUSTRIAL CAMPUS**

**261,000± SF Manufacturing, Warehouse & Advanced Industrial  
Opportunity**

**Featuring Existing Transmission-Fed Electrical Infrastructure**

**Site Size**

11.13± Acres

**Availability**

For Sale and/or Lease

**Property Address**

435 E. Shockley Ferry Road  
Anderson, South Carolina 29624

**Tax Map Number**

1500502001

**Offered by:**

Mark Dzulynsky  
Director, Strategic Land Acquisition & Industrial Development  
Dalton Wade Commercial

Tel: 954-248-3073

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**Property Aerial – Approx. 11.13 Acres**

*Manufacturing facility, warehouse space, parking areas, rail frontage, and utility infrastructure.*

## **WHY SHOCKLEY FERRY INDUSTRIAL CAMPUS?**

- Existing 44 kV Transmission-Fed Electrical Infrastructure
- Approximately 1.8 MW Available Today
- Preliminary 20 MW Utility Prescreen Underway
- Existing Industrial Campus – 261,000 SF
- Rail Infrastructure
- New Roof
- Anderson County
- Decades of Industrial Infrastructure

# SECTION 1 – EXECUTIVE SUMMARY

The **Shockley Ferry Industrial Campus** represents a rare opportunity to acquire or lease an established industrial campus positioned to support the evolving needs of advanced manufacturing, robotics, automation, precision engineering, and other technology-intensive industrial operations.

Situated on approximately **11.13 acres** in Anderson County, South Carolina, the campus contains approximately **261,000 square feet** of manufacturing, warehouse, storage, office, and industrial support space that has served manufacturing operations for decades. Rather than beginning with a vacant site requiring years of infrastructure development, occupants benefit from an industrial campus where significant capital investment has already been made in buildings, utilities, transportation infrastructure, and electrical systems.

One of the property's most significant strategic assets is its **existing Duke Energy-owned 44 kV transmission-fed electrical infrastructure**, including an on-site utility transformer yard and plant-wide electrical distribution system. The campus currently supports approximately **1.8 MW** of available electrical capacity, while Duke Energy is conducting a **preliminary utility prescreen** to evaluate the feasibility of serving substantially larger future industrial electrical loads, subject to utility engineering review, required infrastructure improvements, commercial agreements, and all applicable approvals.

As manufacturers continue to invest in robotics, artificial intelligence, industrial automation, advanced process controls, high-performance computing, precision machining, and electrified production systems, reliable electrical infrastructure has become an increasingly important factor in facility selection. Existing transmission-fed infrastructure distinguishes the Shockley Ferry Industrial Campus from many industrial properties that require significant utility expansion before supporting modern electrical demands.

Beyond its electrical infrastructure, the campus features approximately **149,000 square feet of manufacturing space, 82,757 square feet of warehouse space**, office areas, multiple dock-high and grade-level loading positions, wet-pipe sprinkler protection, existing rail spur infrastructure with restoration potential, and durable heavy-duty steel, brick, and concrete construction designed for long-term industrial service. A new **60-mil TPO roof system**, installed in 2021, further enhances the property's long-term value.

The Shockley Ferry Industrial Campus is well suited for a broad range of industrial users, including advanced manufacturing, robotics, automation, aerospace suppliers, automotive suppliers, industrial equipment manufacturers, electronics assembly, precision fabrication, distribution, and other technology-intensive operations seeking an established industrial location with significant existing infrastructure already in place.

The property is offered **for sale and/or lease**.

# WHY SHOCKLEY FERRY INDUSTRIAL CAMPUS?

- Approximately 261,000 SF Industrial Facility
- Existing 44 kV Transmission-Fed Electrical Service
- Approx. 1.8 MW Available Today
- Preliminary 20 MW Utility Prescreen Currently Underway with Duke Energy
- Existing 12 kV Distribution Service
- Approx. 3,600 kVA Installed Transformer Capacity
- Existing Rail Spur Infrastructure
- Manufacturing, Warehouse & Distribution Capabilities
- Sprinklered Facility
- Multiple Loading Positions
- Established Anderson County Industrial Location

## PROPERTY FACTS

### **Address:**

435 E. Shockley Ferry Road  
Anderson, SC 29624

### **Site Area:**

11.13± Acres

### **Building Area:**

261,000± SF

### **Manufacturing:**

149,000± SF

### **Warehouse:**

82,757± SF

### **Office:**

12,741± SF

### **Additional utility/support areas:**

Included in total building area

### **Construction:**

- Heavy-Duty Steel Frame Construction
- Brick & Block Exterior Walls
- Concrete Structural Roof and Floor Components
- New 60 mil TPO Roof System (2021)

### **Clear Heights:**

17'-19' (varies by area)

**Loading Facilities:**

Approximately 16 dock-high loading positions serving warehouse and manufacturing operations, together with ground-level loading access and ample truck circulation areas.

**Wet-pipe Sprinklers:**

Yes

**Warehouse Features:**

- Wet-pipe sprinkler system
- 17'-19' clear height
- 11 dock-high loading positions
- 1200 Amp, 480Y/277V, 3-phase service

**Rail:**

Existing Spur Infrastructure

**Power Provider:**

Duke Energy

**Natural Gas:**

Piedmont Natural Gas

**Water:**

City of Anderson

**Sewer:**

City of Anderson

**Parking:**

Parking available on-site. Parking counts subject to verification.

**Year Built:**

1948 with additions in 1952, 1960, 1965

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*Existing Duke Energy Utility Substation / Transformer Yard Located On-Site*

## SECTION 2 – ELECTRICAL INFRASTRUCTURE

### Existing Duke Energy Transmission-Fed Electrical Infrastructure

One of the property's most significant strategic assets is its existing **Duke Energy-owned 44 kV transmission-fed electrical infrastructure**, including an on-site utility transformer yard, industrial distribution systems, and manufacturing electrical infrastructure developed during decades of continuous industrial operations.

Unlike many industrial sites that require new electrical infrastructure before supporting significant industrial operations, the Shockley Ferry Industrial Campus already benefits from an established utility-served electrical system designed to support heavy manufacturing.

#### Existing Electrical Infrastructure

Known infrastructure includes:

- Existing Duke Energy-owned 44 kV transmission-fed electrical service
- Existing on-site utility transformer yard
- Existing 12 kV industrial distribution system
- Approximately 3,600 kVA installed transformer capacity
- Industrial switchgear
- Existing 575/600-volt manufacturing electrical system
- Extensive plant-wide electrical distribution infrastructure

#### Existing Electrical Capacity

Based on Duke Energy's preliminary engineering review:

- The existing **12 kV distribution system** can currently support approximately **600 kW**.
- The existing **44 kV transmission-fed system serving the on-site substation** can currently support approximately **3 MW (3,000 kW)**, assuming the existing substation equipment is in satisfactory operating condition.

These estimates represent Duke Energy's preliminary assessment of the existing electrical infrastructure and remain subject to verification through the utility's normal engineering processes.

## Future Electrical Expansion

Electrical requirements exceeding the existing system capability may be evaluated through Duke Energy's **System Impact Study** process.

According to Duke Energy, additional electrical capacity beyond approximately **3 MW** would require utility network improvements, the scope and cost of which would be determined through detailed engineering analysis.

Evaluation of future electrical capacity will depend upon:

- Customer load profile and operating characteristics
- Utility engineering analysis
- Existing substation equipment condition
- Required transmission and network improvements
- Commercial agreements
- Duke Energy review and approval

A formal System Impact Study requires, at a minimum:

- Evidence of site control (ownership or purchase option), and
- Applicable local approvals consistent with the proposed project.

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## EXISTING INDUSTRIAL INFRASTRUCTURE

The Shockley Ferry Industrial Campus has supported industrial manufacturing operations for decades and benefits from significant existing industrial infrastructure that would be difficult and costly to replicate today.

Existing infrastructure includes:

- Plant-wide electrical distribution systems
- Industrial transformer installations
- Utility support areas
- Mechanical support systems
- Manufacturing utility infrastructure
- Existing loading facilities
- Fire protection systems
- Maintenance and industrial service areas

Certain tenant-owned manufacturing equipment may be removed following ILPEA's relocation. The final inventory of equipment to remain with the property will be determined as part of the tenant's transition process.





*Representative rail imagery illustrating industrial rail service. Shockley Ferry Industrial Campus is served by adjacent rail infrastructure.*

## SECTION 3 – RAIL INFRASTRUCTURE

### Existing Rail Infrastructure

The Shockley Ferry Industrial Campus includes an existing rail spur that historically served manufacturing operations, providing the potential for future rail service to support industrial users whose operations benefit from rail transportation.

The rail spur remains physically present on the property but is currently inactive. Restoration of rail service may be possible through **Pickens Railway**, subject to the railway's engineering review, commercial approval, customer requirements, and any necessary infrastructure improvements.

### Current Rail Infrastructure

- Existing rail spur located on-site
- Historically served manufacturing operations
- Rail infrastructure remains physically present
- Portions of the track corridor are currently overgrown
- Restoration potential subject to railway evaluation

### Preliminary Service Requirements



Based on preliminary discussions with Pickens Railway, restoration of rail service may require:

- A customer commitment of approximately **15 railcars per month**
- A minimum service commitment of approximately **48 months**
- Railway engineering and commercial approval
- Required infrastructure restoration or improvements
- An estimated restoration period of approximately **4–5 months** following execution of a qualifying customer agreement

Prospective purchasers and tenants should independently verify all rail service availability, operating requirements, restoration costs, construction schedules, and commercial terms directly with Pickens Railway.

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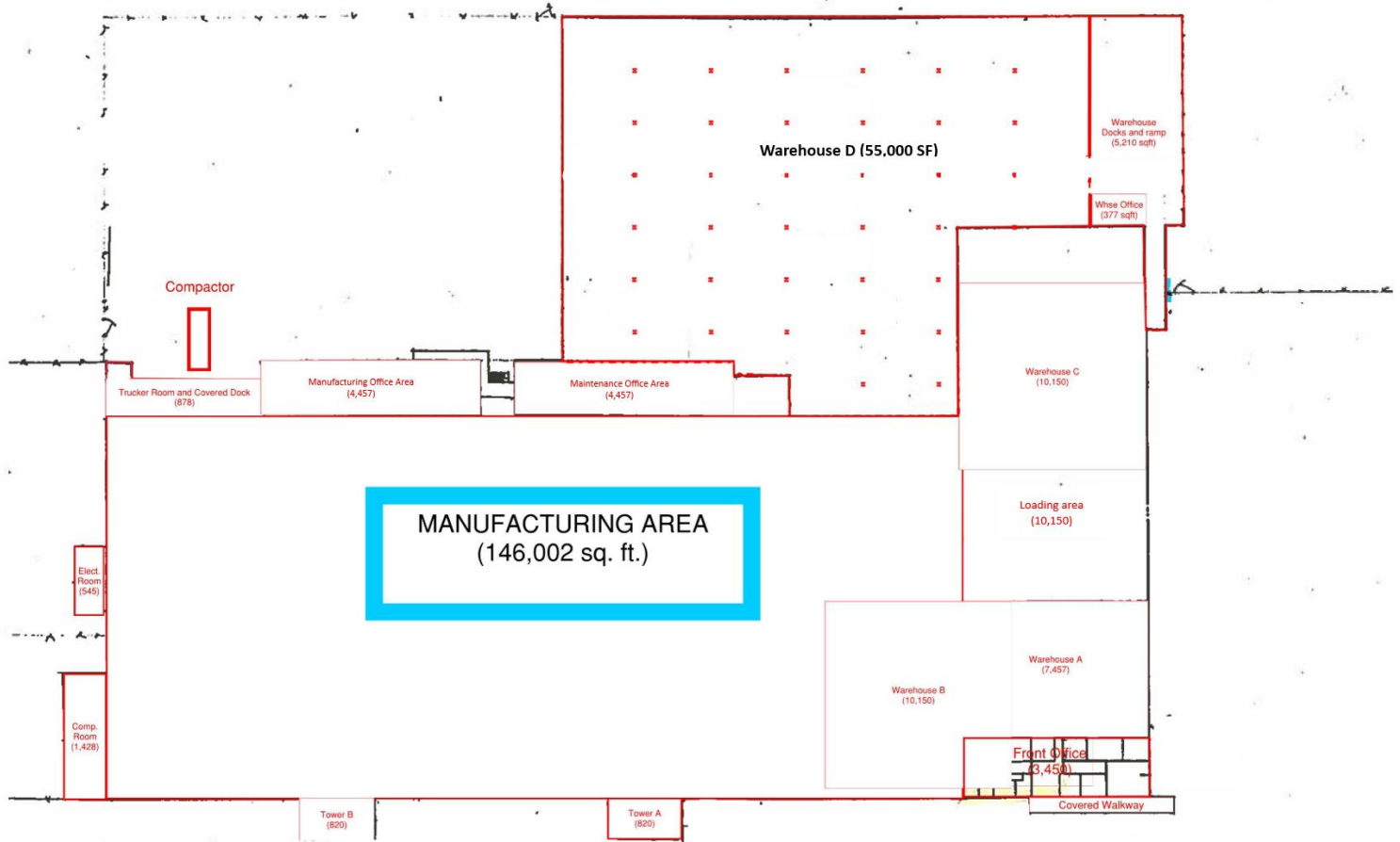
## WAREHOUSE FEATURES

The warehouse component of the Shockley Ferry Industrial Campus is designed to support manufacturing, warehousing, logistics, and distribution operations with a combination of dock-high loading, modern electrical service, fire protection, and durable industrial construction.

### Warehouse Specifications

- Approximately **55,000 SF** warehouse area
- Eleven (11) dock-high loading doors
- Ground-level loading access
- 17'–19' clear height
- 1200 Amp, 480Y/277V, 3-phase electrical service
- Wet-pipe sprinkler protection
- Motion-sensor LED lighting
- Four roof-mounted exhaust fans
- Concrete floors
- Office area and restrooms
- Approximately **40' × 27.5'** column spacing
- Existing rail-served configuration
- New **60-mil TPO roof system (2021)**

The warehouse is well suited for a broad range of industrial applications, including manufacturing support, logistics, distribution, inventory storage, industrial assembly, robotics integration, and technology-oriented industrial operations.



**Shockley Ferry Industrial Complex**  
**Building Layout Exhibit**  
 Approx. 261,000 SF Facility  
 435 E. Shockley Ferry Road  
 Anderson, SC

## SECTION 4 – CAMPUS LAYOUT & FUNCTIONAL AREAS

### Campus Layout & Functional Areas

The **Shockley Ferry Industrial Campus** offers approximately **261,000 square feet** of manufacturing, warehouse, office, utility, and industrial support space organized to accommodate a broad range of industrial operations. The existing layout provides flexibility for manufacturing, warehousing, distribution, assembly, automation, and technology-intensive industrial users while preserving the ability to reconfigure individual areas as operational requirements evolve.

#### Facility Area Summary

| Area               | Approximate Size  |
|--------------------|-------------------|
| Manufacturing Area | <b>146,002 SF</b> |
| Warehouse D        | <b>55,000 SF</b>  |
| Warehouse A        | <b>7,457 SF</b>   |

| Area                        | Approximate Size |
|-----------------------------|------------------|
| Warehouse B                 | 10,150 SF        |
| Warehouse C                 | 10,150 SF        |
| Loading Area                | 10,150 SF        |
| Front Office                | 3,450 SF         |
| Manufacturing Office        | 4,457 SF         |
| Maintenance Office          | 4,457 SF         |
| Warehouse Office            | 377 SF           |
| Electrical Room             | 545 SF           |
| Compressor Room             | 1,428 SF         |
| Trucker Room / Covered Dock | 878 SF           |
| Warehouse Docks & Ramp      | 5,210 SF         |
| Tower A                     | 820 SF           |
| Tower B                     | 820 SF           |

*All areas are approximate and subject to verification.*

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## Logistics & Industrial Operations

The campus has been developed to support efficient manufacturing, warehousing, and logistics operations through an established loading configuration and durable industrial construction.

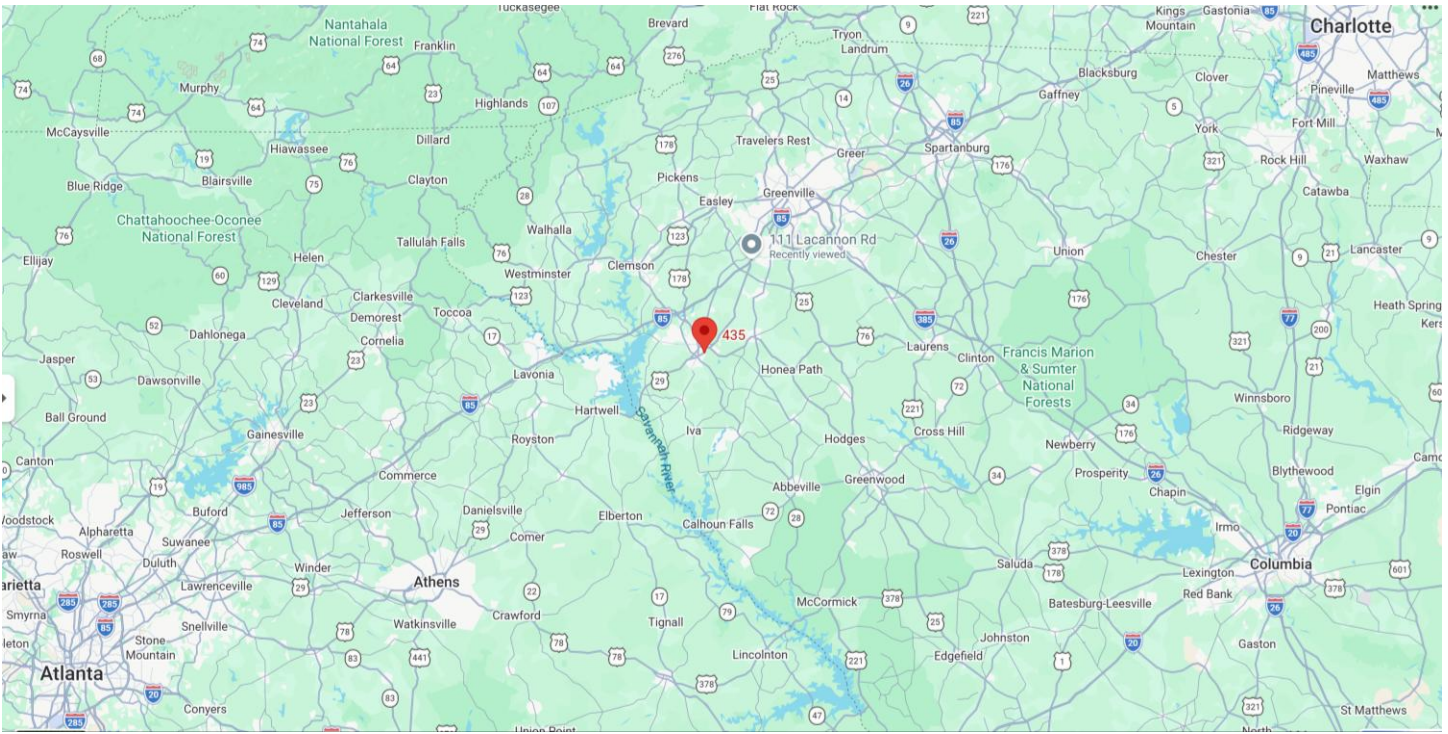
### Existing Logistics Features

- Approximately **16 dock-high loading positions** throughout the facility
- Existing truck courts and truck maneuvering areas
- Approximately **82,000 SF** of warehouse and storage space
- LED and high-bay industrial lighting
- Heavy-duty concrete floors
- Structural steel framing
- Flexible manufacturing and warehouse configuration

The combination of manufacturing space, warehouse capacity, loading facilities, and utility infrastructure provides flexibility for a wide range of industrial users, including traditional manufacturing, advanced manufacturing, robotics integration, industrial automation, distribution, and technology-oriented operations.







# SECTION 5 – LOCATION ADVANTAGES

## Strategic Southeast Manufacturing Location

The **Shockley Ferry Industrial Campus** is strategically located in **Anderson County, South Carolina**, within the highly successful **Interstate 85 manufacturing corridor**—one of the Southeast's premier regions for advanced manufacturing, automotive production, robotics, precision engineering, and industrial investment.

The region has attracted **billions of dollars in private capital investment** over the past several decades and continues to benefit from a highly skilled manufacturing workforce, extensive transportation infrastructure, reliable utility systems, and a business environment that supports continued industrial growth.

Companies locating at the Shockley Ferry Industrial Campus benefit not only from the property's existing infrastructure but also from operating within an established industrial ecosystem supported by experienced manufacturers, skilled labor, specialized suppliers, transportation infrastructure, utilities, technical education resources, and regional economic development organizations.

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## Target Industry Clusters

The Anderson County and Upstate South Carolina region continues to attract investment across a broad range of advanced industries, including:

- Advanced Manufacturing
- Advanced Materials
- Industrial Robotics & Automation

- Automotive Manufacturing & Suppliers
- Aerospace Manufacturing
- Medical Device & Bioscience Manufacturing
- Energy Equipment & Grid Technologies
- Precision Engineering
- Industrial Equipment Manufacturing
- Electronics & Technology Manufacturing
- Warehousing & Distribution
- Food Processing & Agricultural Technologies

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## Regional Manufacturing Base

The surrounding industrial community includes numerous nationally and internationally recognized employers, including:

- Michelin North America
- Robert Bosch
- Electrolux Home Products
- Techtronic Industries (TTI)
- Milliken & Company
- First Quality Tissue
- Arthrex South Carolina

These companies represent only a portion of the region's diversified industrial base, which continues to expand through advanced manufacturing, engineering, automation, life sciences, and technology-driven investment.

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## Innovation, Workforce & Global Connectivity

The region also benefits from its proximity to **Clemson University**, a nationally recognized research institution supporting engineering, advanced manufacturing, automotive technologies, materials science, artificial intelligence, robotics, and workforce development.

In addition, **Inland Port Greer** provides efficient rail connectivity to the **Port of Charleston**, one of the nation's fastest-growing container ports, supporting both domestic distribution and international supply chains.

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## Regional Accessibility

| Destination                                  | Approximate Distance |
|----------------------------------------------|----------------------|
| Downtown Anderson                            | 2 miles              |
| Interstate 85                                | 10 miles             |
| Greenville, SC                               | 30 miles             |
| Greenville-Spartanburg International Airport | 40 miles             |

| Destination       | Approximate Distance |
|-------------------|----------------------|
| Inland Port Greer | 45 miles             |
| Charlotte, NC     | 130 miles            |
| Atlanta, GA       | 140 miles            |

The property's location provides convenient access to the regional highway network, major manufacturing centers, international air service, inland port facilities, and the broader Southeast industrial market.

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## Closing Statement

The combination of an established industrial campus, existing Duke Energy transmission-fed electrical infrastructure, a highly diversified manufacturing economy, proximity to Clemson University, access to Inland Port Greer and the Port of Charleston, a skilled workforce, and excellent regional transportation connectivity positions the Shockley Ferry Industrial Campus to serve the evolving needs of both traditional manufacturers and the next generation of advanced manufacturing, robotics, automation, aerospace, medical device, and other technology-intensive industrial users.

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## Offered By

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## Important Information & Disclaimer

Information contained in this Offering Memorandum is believed to be reliable but is not guaranteed. All dimensions, square footages, building areas, utility information, infrastructure descriptions, electrical capacities, specifications, availability, and other property information are approximate and subject to independent verification by prospective purchasers or tenants.

Electrical information is based upon currently available information, including preliminary discussions with Duke Energy. Existing electrical capability and any future electrical expansion remain subject to utility engineering review, customer load characteristics, equipment condition, commercial agreements, required infrastructure improvements, and all necessary approvals. Any electrical capacity beyond the existing system capability would require evaluation through Duke Energy's System Impact Study process and associated engineering analyses.

Prospective purchasers and tenants should independently verify all information material to their decision.