

SHOCKLEY FERRY INDUSTRIAL COMPLEX

261,000 SF STRATEGIC MANUFACTURING PLATFORM

EXISTING MANUFACTURING • EXISTING POWER INFRASTRUCTURE • RAIL POTENTIAL • OCTOBER 1, 2026 AVAILABILITY

EXECUTIVE SUMMARY

435 E. SHOCKLEY FERRY ROAD
ANDERSON, SC 29624



AT A GLANCE

- APPROX. 261,000 SF TOTAL FACILITY
- APPROX. 149,000 SF MANUFACTURING
- APPROX. 82,000 SF WAREHOUSE
- 55,000 SF HIGH-BAY WAREHOUSE
- 16 LOADING DOCKS
- EXISTING 44 kV-FED SUBSTATION
- EXISTING RAIL SPUR
PICKENS RAILWAY SERVICE POTENTIAL
- OCTOBER 1, 2026 AVAILABILITY

WHY RARE?

- Existing manufacturing facility — not just warehouse
- Large contiguous production area
- Existing power infrastructure
- Existing rail access with service potential
- Immediate Southeast manufacturing location
- October 2026 availability

261,000 SF
TOTAL FACILITY

149,000 SF
MANUFACTURING AREA

82,000 SF
WAREHOUSE AREA

55,000 SF
HIGH-BAY WAREHOUSE

16
LOADING DOCKS

44 kV
POWER INFRASTRUCTURE

RAIL SPUR
WITH SERVICE POTENTIAL

1 BUILT FOR MANUFACTURING



HIGH-BAY WAREHOUSE

16 LOADING DOCKS

OFFICE ENTRANCE

- Approx. 149,000 SF manufacturing area
- Heavy power distribution throughout
- Large contiguous production footprint
- Ideal for heavy manufacturing, assembly, processing and distribution
- Integrated design for efficiency

PRODUCTION + STORAGE + SHIPPING = ONE INTEGRATED COMPLEX

2 INDUSTRIAL INFRASTRUCTURE



POWER INFRASTRUCTURE

- Existing 44 kV-fed on-site substation
 - Existing transformer yard (approx. 3,600 kVA nameplate)
 - Existing 12 kV distribution
 - Existing 575/600V facility infrastructure
 - Duke Energy preliminary engineering review completed
- Higher electrical loads, including the potential for 20+ MW, may be evaluated through Duke Energy's System Impact Study process and associated network upgrades.

LOGISTICS ADVANTAGE

- Existing rail spur
- Pickens Railway service potential
- 16 loading docks
- Excellent truck circulation
- Ample parking and yard areas

3 STRATEGIC LOCATION



I-85 CORRIDOR
ACCESS

SKILLED
WORKFORCE

SOUTHEAST
DISTRIBUTION HUB

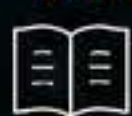
BUSINESS-FRIENDLY
SOUTH CAROLINA

POSITIONED FOR MANUFACTURING SUCCESS

EXECUTIVE PROPERTY PACKAGE



STRATEGIC INDUSTRIAL
INTELLIGENCE BRIEF



12-PAGE
EXECUTIVE SUMMARY



COMPREHENSIVE
OFFERING MEMORANDUM



8-MINUTE
FACILITY VIDEO



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Comprehensive information
for serious manufacturers