



FOR LEASE

±28,150 - 54,550 SF INDUSTRIAL BUILDING

111 Preamble Ct.
Anderson SC 29621



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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864.704.1040
LeeUpstate.com

PRICING/RATE:

\$9.95/SF

- Less than 0.5 miles off exit 21 on I-85
- Laydown Yard Opportunity
- Clear Span



CEILING HEIGHT
24' CLEAR



OUTDOOR STORAGE
FENCED AND GRAVELED LAYDOWN YARD AVAILABLE



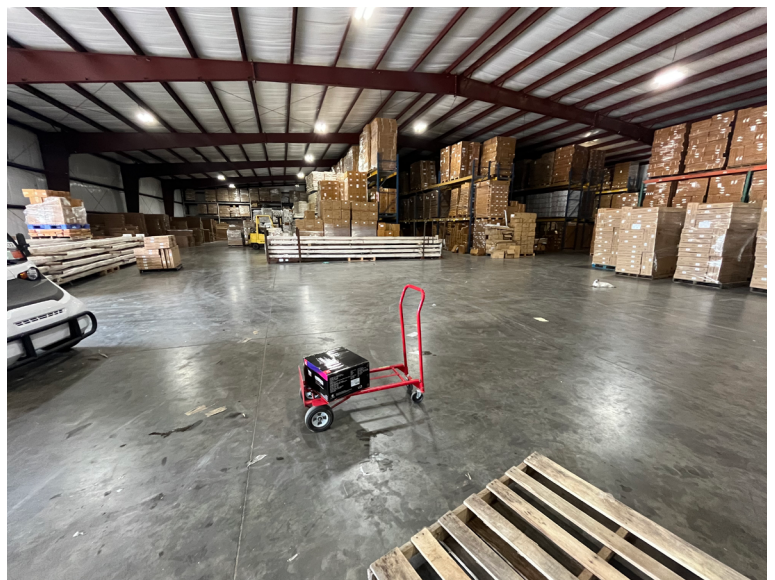
MAJOR ACCESS
±0.35 TO I-85



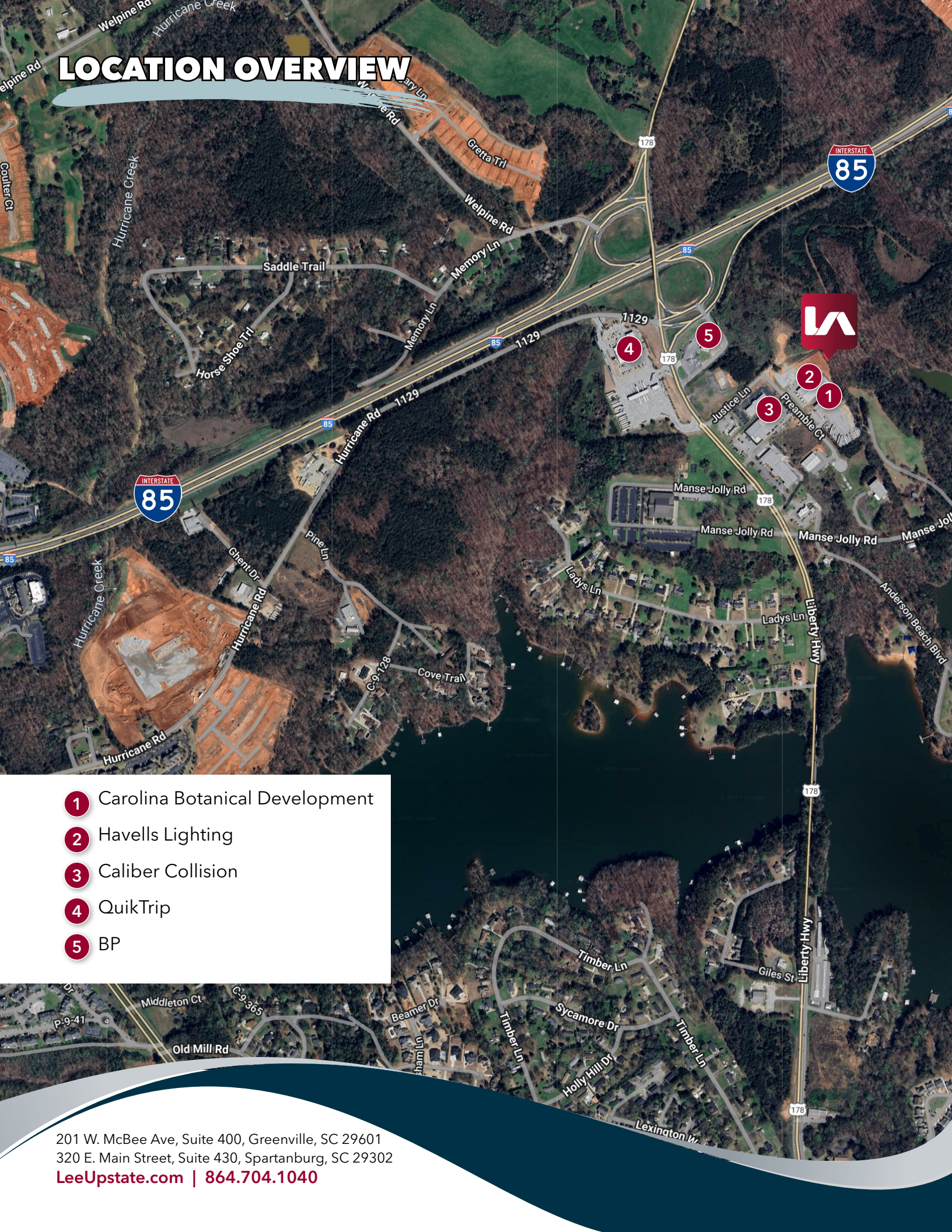
DOCKS
TWO (2) DOCK HIGH DOORS

PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	111 Preamble Court
TYPE	Industrial
TOTAL AVAILABLE SF	±54,550 SF
TOTAL BUILDING(S) SF	±54,550 SF
TAX MAP #	930006014
COUNTY	Anderson
CITY LIMITS	No
ZONING	S-1
YEAR BUILT	2026
CONSTRUCTION TYPE	Metal
WAREHOUSE SF	±28,150 SF
OFFICE SF	±4,100 SF
CEILING HEIGHT	24' Clear
DOCK DOORS	Two (2)
DRIVE-IN DOORS	One (1)
COLUMN SPACING	Clear Span
LIGHTING	LED
FLOORING	6" Slab



LOCATION OVERVIEW



- 1 Carolina Botanical Development
- 2 Havells Lighting
- 3 Caliber Collision
- 4 QuikTrip
- 5 BP

201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
LeeUpstate.com | 864.704.1040

I-85 OVERVIEW



**ONLY ±0.35
MILES TO I-85
(EXIT 21)**



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LEARN MORE GIVE US A CALL



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