



FOR LEASE ±26,400 SF INDUSTRIAL BUILDING

111 Preamble Ct.
Anderson SC 29621



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

Micah Williams
Senior Associate
864.477.0455
mwilliams@lee-associates.com

Randall Bentley, SIOR, CCIM
President/Managing Principal
864.444.2842
rbentley@lee-associates.com

864.704.1040
LeeUpstate.com

Lease Rate:
\$9.75/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

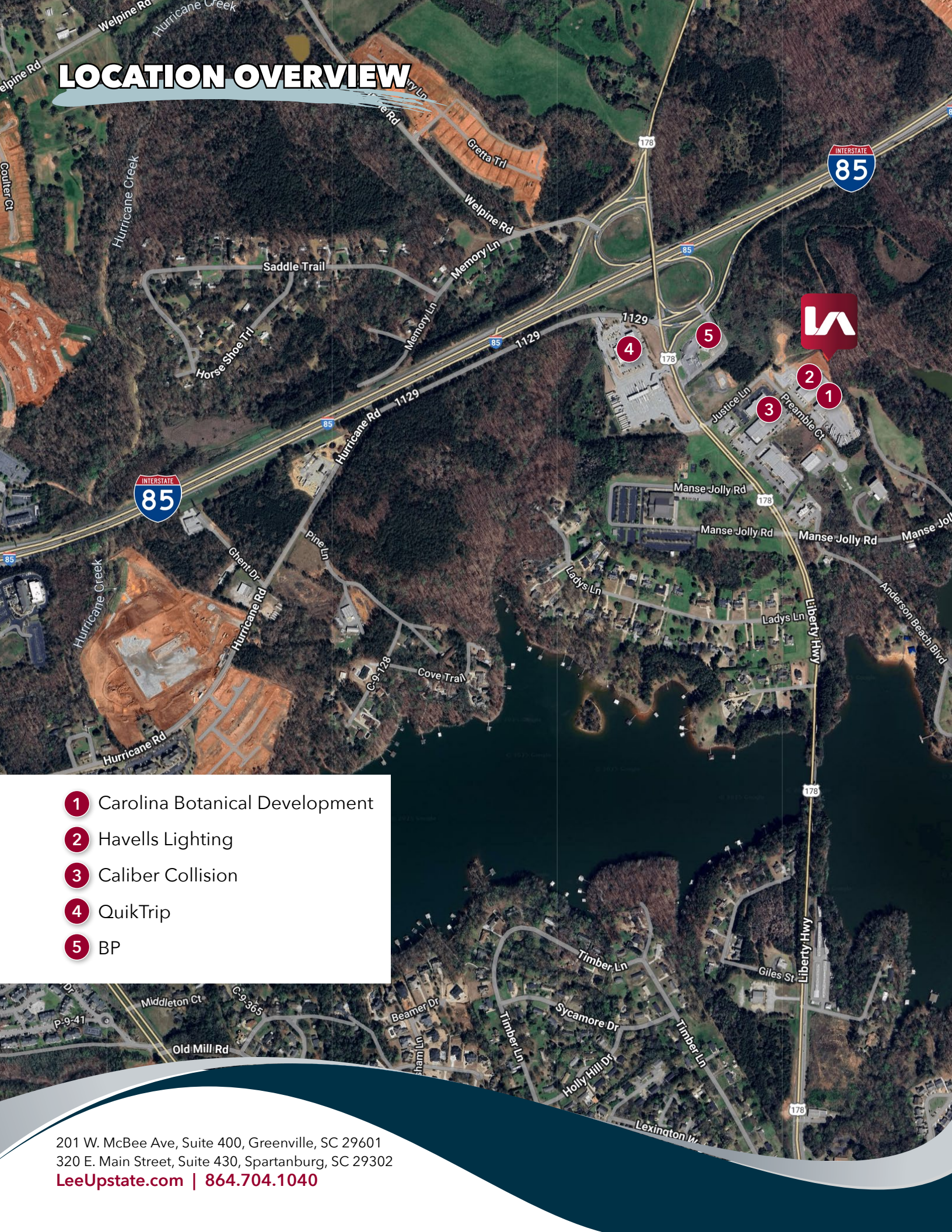
PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	111 Preamble Court Anderson, SC
TYPE	Industrial
TOTAL AVAILABLE SF	±26,400 SF
TOTAL BUILDING SF	±26,400 SF
TAX MAP #	930006014
COUNTY	Anderson
CITY LIMITS	No
ZONING	S-1
YEAR BUILT	Under Construction (2025)

CONSTRUCTION TYPE	Metal
WAREHOUSE SF	±26,400 SF
OFFICE SF	BTS
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



EXIT 21

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



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LEARN MORE GIVE US A CALL



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