



00 WATKINS ROAD

Watkins Road, Anderson, SC 29625

MAX KINSER

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PROPERTY DESCRIPTION

McCoy Wright is pleased to present 00 Watkins Rd - approximately ±147 acres favorably zoned for industrial development within Anderson County South Carolina. Positioned halfway between Atlanta and Charlotte and just ±2.2 miles from interstate 85, it has the potential for a rail spur by Norfolk Southern Rail, catering to various transportation and logistics needs. Anderson County houses a substantial labor pool, with 37.3% of the population being of working age, capable of supporting large industrial and manufacturing operations. Additionally, the site benefits from affordable, reliable, and clean power provided by Duke Energy, along with a variety of economic incentives from both a state and county level. For more information, please contact the listing brokers.

LOCATION DESCRIPTION

00 Watkins Rd is located within Anderson County SC, positioned just ±2 miles from I-85 and halfway between Charlotte and Atlanta. This site is in close proximity to Clemson University and is amongst the highest density of technical colleges in the country. This site sits nearby to Michelin, Arthrex and Sunbrella. Site can reach 102m consumers in 1-day shipping and 250m consumers in 2-day shipping.

PROPERTY OVERVIEW

Asking Price:	\$6,200,000.00
Subdivide:	Yes
Municipality:	Anderson County
Size:	±147 acres
Zoning:	I-1 and I-2
Building Potential:	±1,212,580 SF
Site Status:	Rough cut for timber
Surrounding Uses:	Industrial and Residential Ag
Utilities:	Power-Duke Energy, Water- Sandy Springs, Sewer- Anderson County, Natural Gas- Fort Hill, Telecom & Fiber- AT&T



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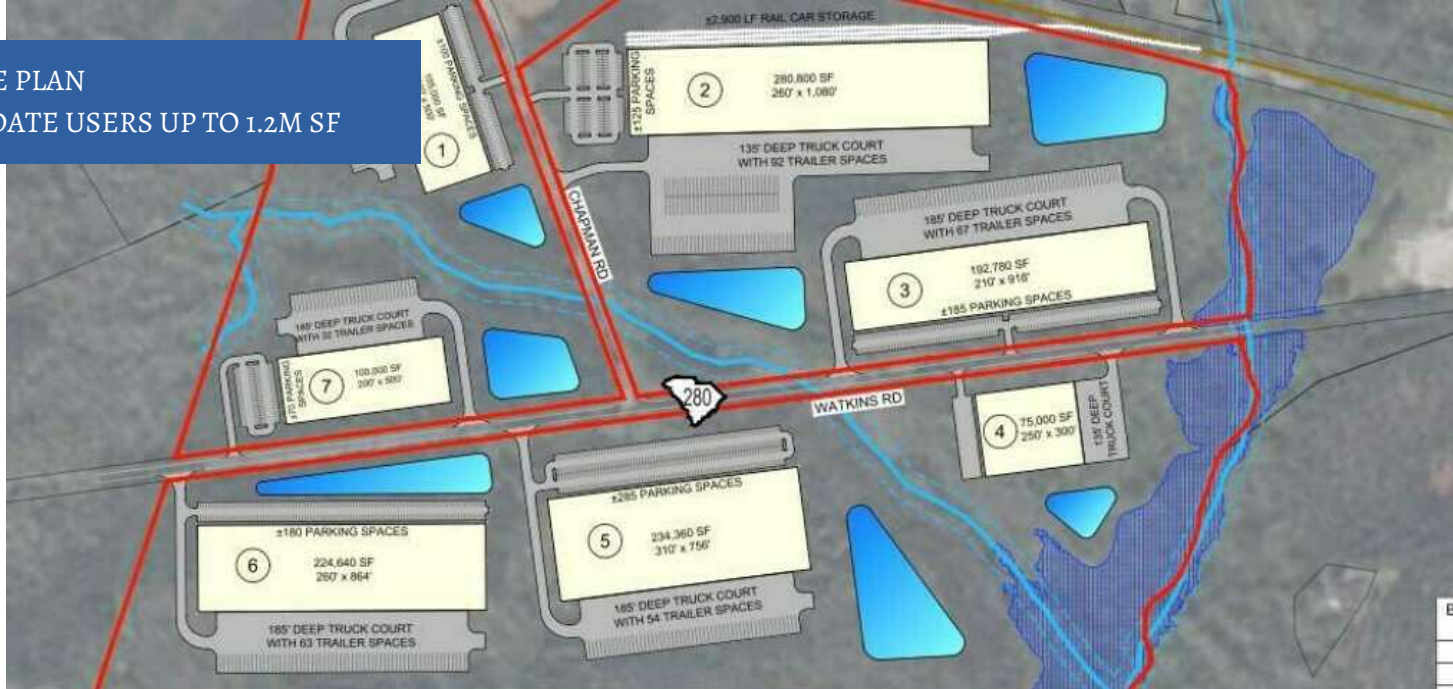


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CONCEPTUAL SITE PLAN
 CAN ACCOMMODATE USERS UP TO 1.2M SF



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I-1 (Industrial District)

Purpose: This district is established as a district for manufacturing plants, assembly plants, and warehouses.

- Uses Permitted:**
- Group industrial development
 - Manufacturing of Chemicals, materials and others

I-2 (Industrial Park District)

Purpose: This district is established to provide a high level of design quality, site amenities, and open space for light industry, warehouse distribution research & development operations, and similar industrial uses with compatible operations within a park atmosphere

- Uses Permitted:**
- Warehouse and distribution
 - Light Industry
 - Research Facilities



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