



FOR LEASE

547 MILL STREET

Williamston, South Carolina

±50,000 SF INDUSTRIAL WAREHOUSE SPACE

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EXECUTIVE SUMMARY

- Located at 547 Mill St. in Williamston, SC (Anderson County / Outlying Anderson submarket), offering $\pm 50,000$ SF of available industrial space within a 125,000 SF building. Additional land available for **outdoor storage**.
- Features masonry/brick construction, ceiling height of 12'-14' for the available suite, recently installed 60-mil TPO roof, a wet sprinkler system with new risers, two drive-in doors, and one external dock platform (2 positions, 1 door), along with 2,000-3,000 SF of potential office space.
- Well-equipped with **heavy industrial power** featuring 4,000 amps, 480V, 3-phase electrical service to the building. Approximately 1,600 AMPS are available to tenant as well as public gas service.
- Offered at an asking rent of \$5.25/SF (NNN) with estimated NNN expenses of \$0.45/SF.

SNAPSHOT

Address:	547 Mill St Williamston, SC
Tax ID:	2450603023
County:	Anderson County
Property Type:	Industrial
Size:	$\pm 50,000$ SF
Lease Rate:	\$5.25/SF NNN

For more information, please contact:

Danny Butters • 864.385.5102 • danny@lyonsindustrial.com

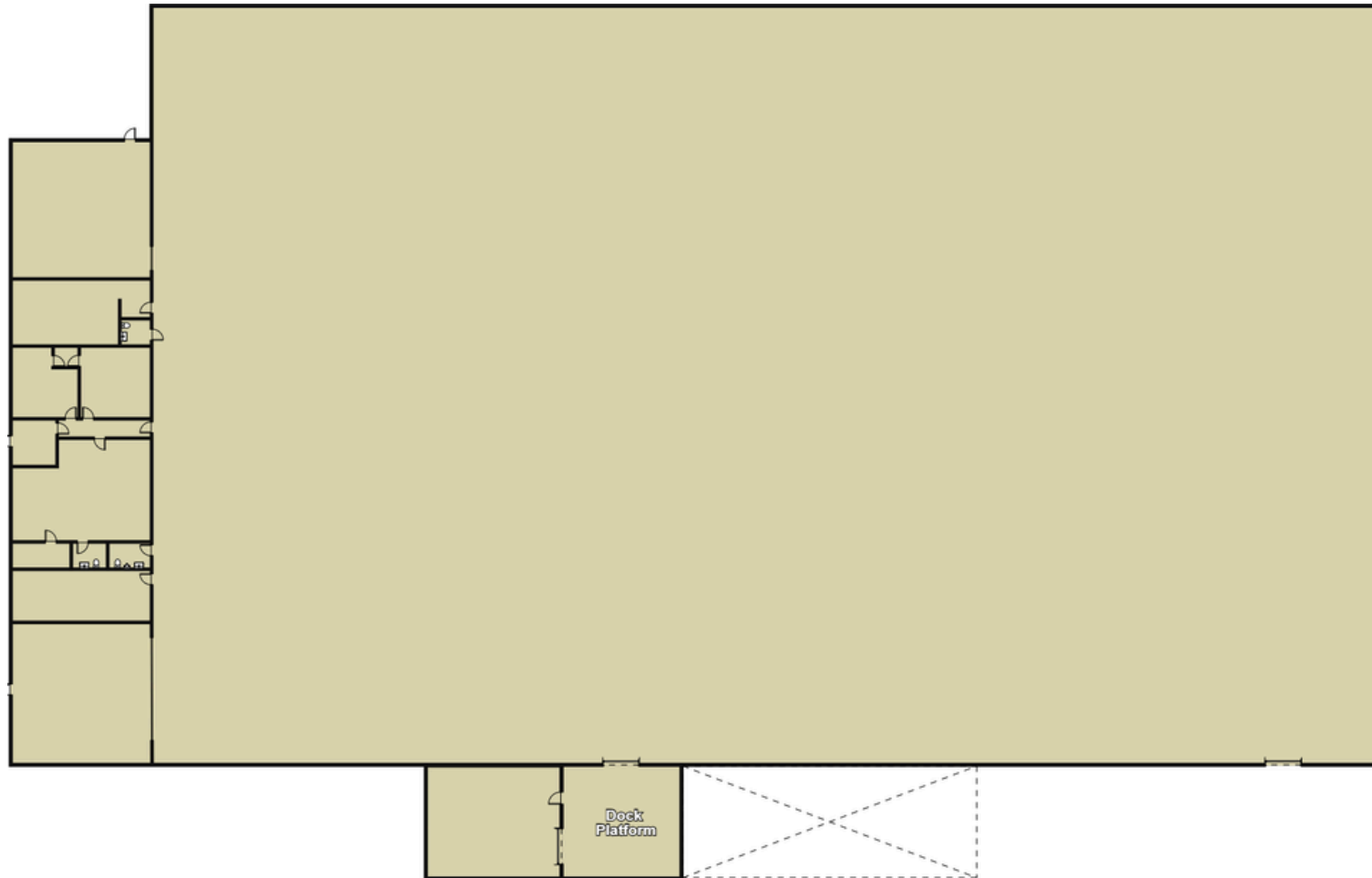
PROPERTY SPECS

Address:	547 Mill St. Williamston, SC
County:	Anderson, SC
Tax Map ID:	2450603023
Zoned:	I-1
Property Type:	Industrial
Total Building Size:	± 125,000 SF
Available Space:	± 50,000 SF Manufacturing
Sprinklers:	Wet
Land Size:	± 12.83 Acres
Docks:	2 (Covered Platform)
Drive-in Doors:	1 (8'X8')
Ceiling Height:	12'-14'
Clear:	12'
Water:	Town of Williamston
Electric:	Duke Energy
Power:	1,600 AMP 480v 3-Phase Available to Tenant
Sewer:	Town of Williamston
Gas:	Fort Hill Natural Gas



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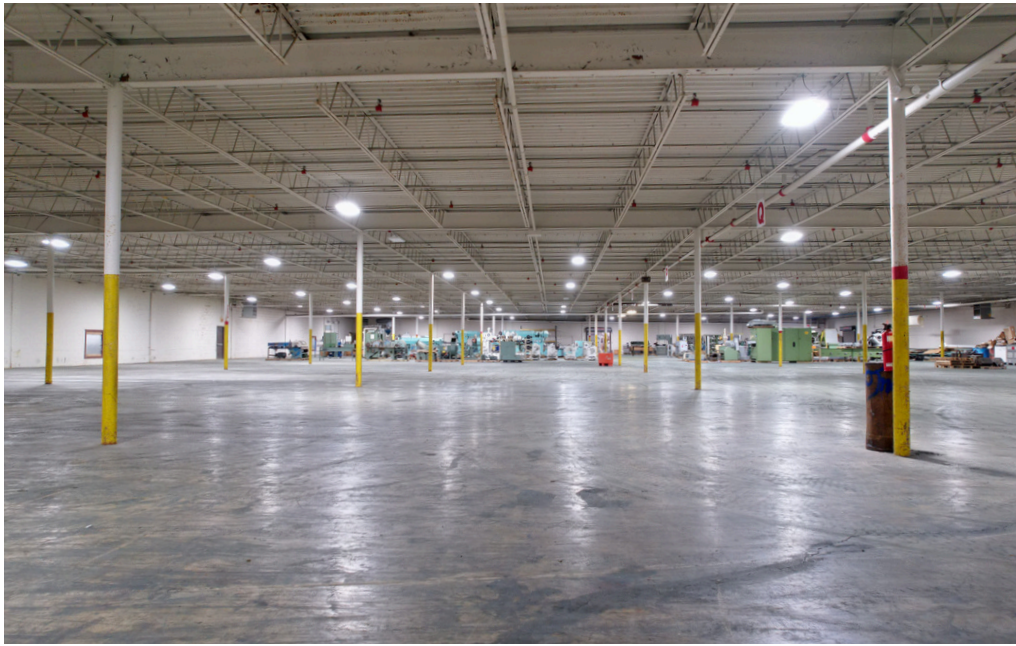
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*Note: Floorplan provided for informational purposes only. Not an architectural drawing.
Prospective Tenants are responsible for verifying layout and function of space.*

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