



**FOR LEASE**

**2605 Anderson Road, Greenville, SC 29611**



**For more information, please contact:**

**Rob Howell**  
Industrial & Investment Services  
C 404.493.3904  
[rob.howell@avisonyoung.com](mailto:rob.howell@avisonyoung.com)

**Kristin Cameron McDonald, J.D.**  
Industrial & Investment Services  
C 512.779.5229  
[kristin.mcdonald@avisonyoung.com](mailto:kristin.mcdonald@avisonyoung.com)





## Key Features

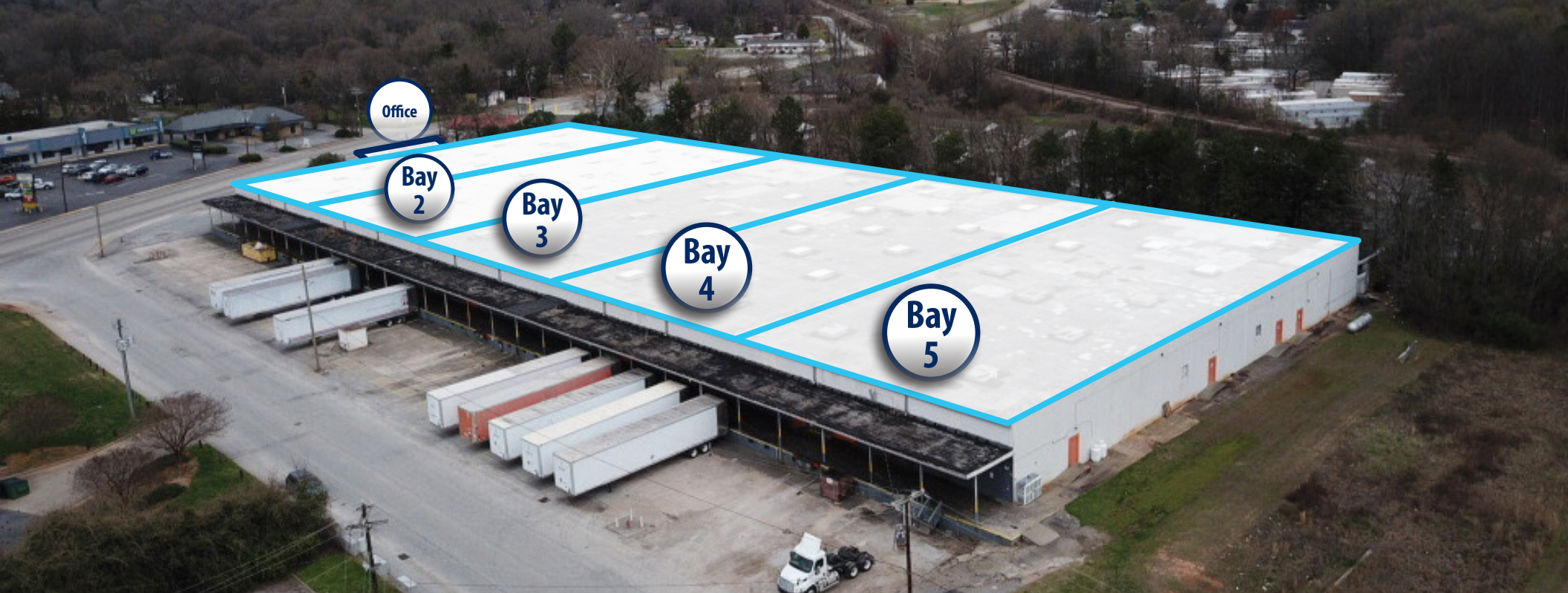


- Property consists of five (5) 21,150 sf bays with 18' clear height ceiling. The five bays make up the 105,750 sf warehouse with one (1) +/- 1,000 sf office in bay 5 and one (1) +/- 3,000 sf office at the front of the building adjacent to bay 1
- 2.5 miles from I-85, 3.6 miles from downtown Greenville, 16.5 miles from GSP, and 21.6 miles from the Inland Port of Greer
- Each bay has one (1) dock high door with five (5) trailer parking spaces
- Tenant(s) can occupy one (1) to four (4) bays, based on need and availability
- Bay 5 can accommodate flammable materials
- Three-phase power
- Column Spacing 50' x 30'
- Shared covered dock area
- CSX rail can be activated

## Snapshot

<b>Tax Map</b>	<b>0223.01-01-017.00</b>
<b>Year Built</b>	<b>1963</b>
<b>Acres</b>	<b>4.4 acres</b>
<b>Total Building Size</b>	<b>+/- 105,750 sf</b>
<b>Zoning</b>	<b>S-1</b>
<b>County</b>	<b>Greenville County</b>
<b>Municipality</b>	<b>Greenville</b>
<b>Parking</b>	<b>Five (5) trailer spaces per bay</b>

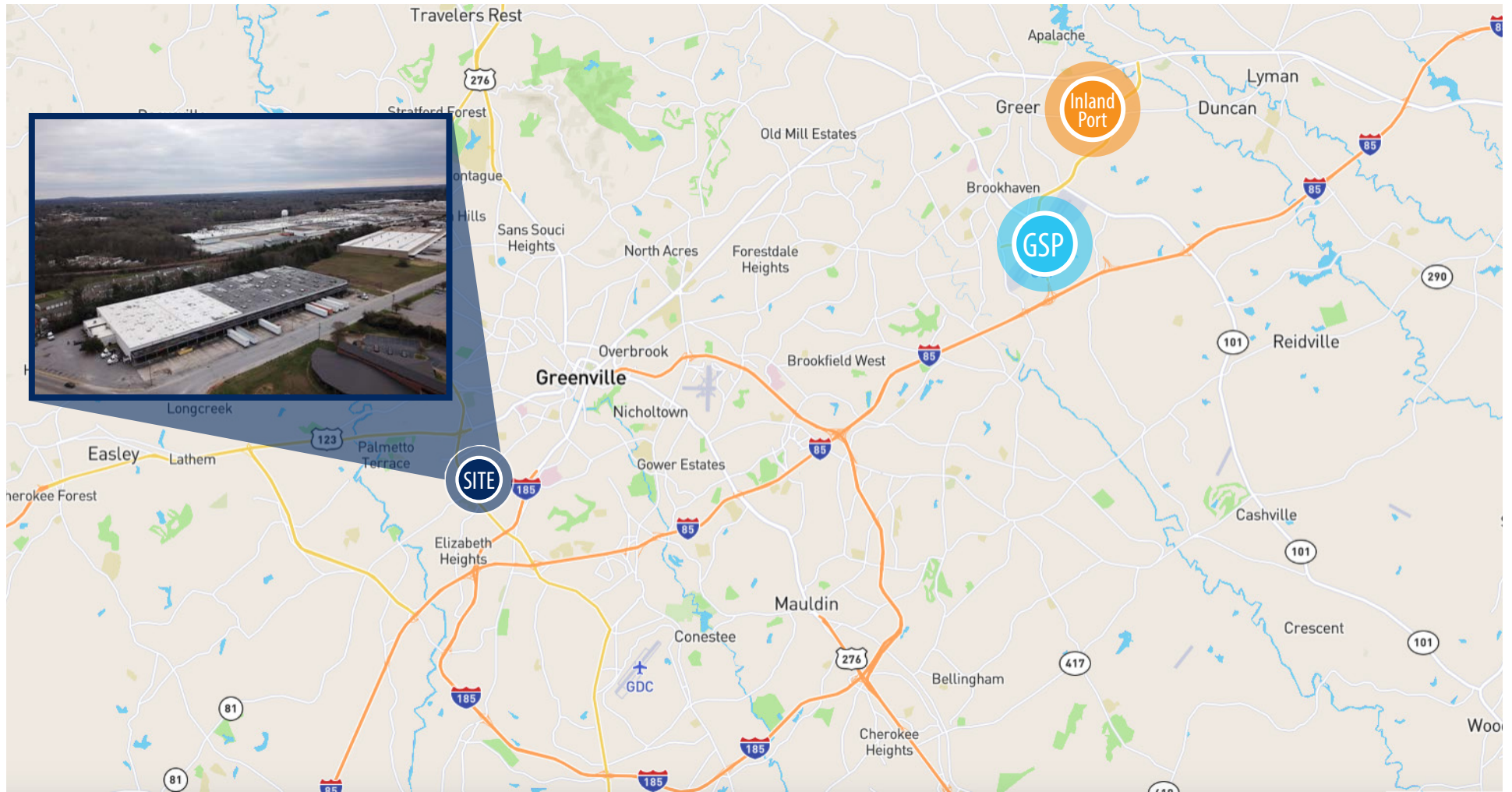




	Bay 2	Bay 3	Bay 4	Bay 5
<b>Size</b>	21,150 sf	21,150 sf	21,150 sf	21,150 sf
<b>Leasing Price</b>	\$2.95/sf/yr	\$2.95/sf/yr	\$2.95/sf/yr	\$2.95/sf/yr
<b>Office sf</b>	-	-	-	1,000 sf
<b>Warehouse sf</b>	20,000 sf	20,000 sf	20,000 sf	20,000 sf
<b>Column Spacing</b>	50' x 30'	50' x 30'	50' x 30'	50' x 30'
<b>Dock High Doors</b>	One (1)-10' x 8'	One (1)-10' x 8'	One (1)-10' x 8'	One (1)-10' x 8'
<b>Power Type</b>	Three - Phase	Three - Phase	Three - Phase	Three - Phase
<b>Skylights</b>	Yes	Yes	Yes	Yes
<b>Ventilation</b>	No	No	No	No
<b>Roll-up Doors</b>	Yes	Yes	Yes	Yes

**\*approximately 1,000 sf of office space available at front of property**

# Area Map



2.5 MILES TO I-85  
 5.5 MILES TO I-185  
 106 MILES TO CHARLOTTE  
 143 MILES TO ATLANTA



16.5 MILES TO GSP  
 99.1 MILES TO CLT  
 152 MILES TO ATL



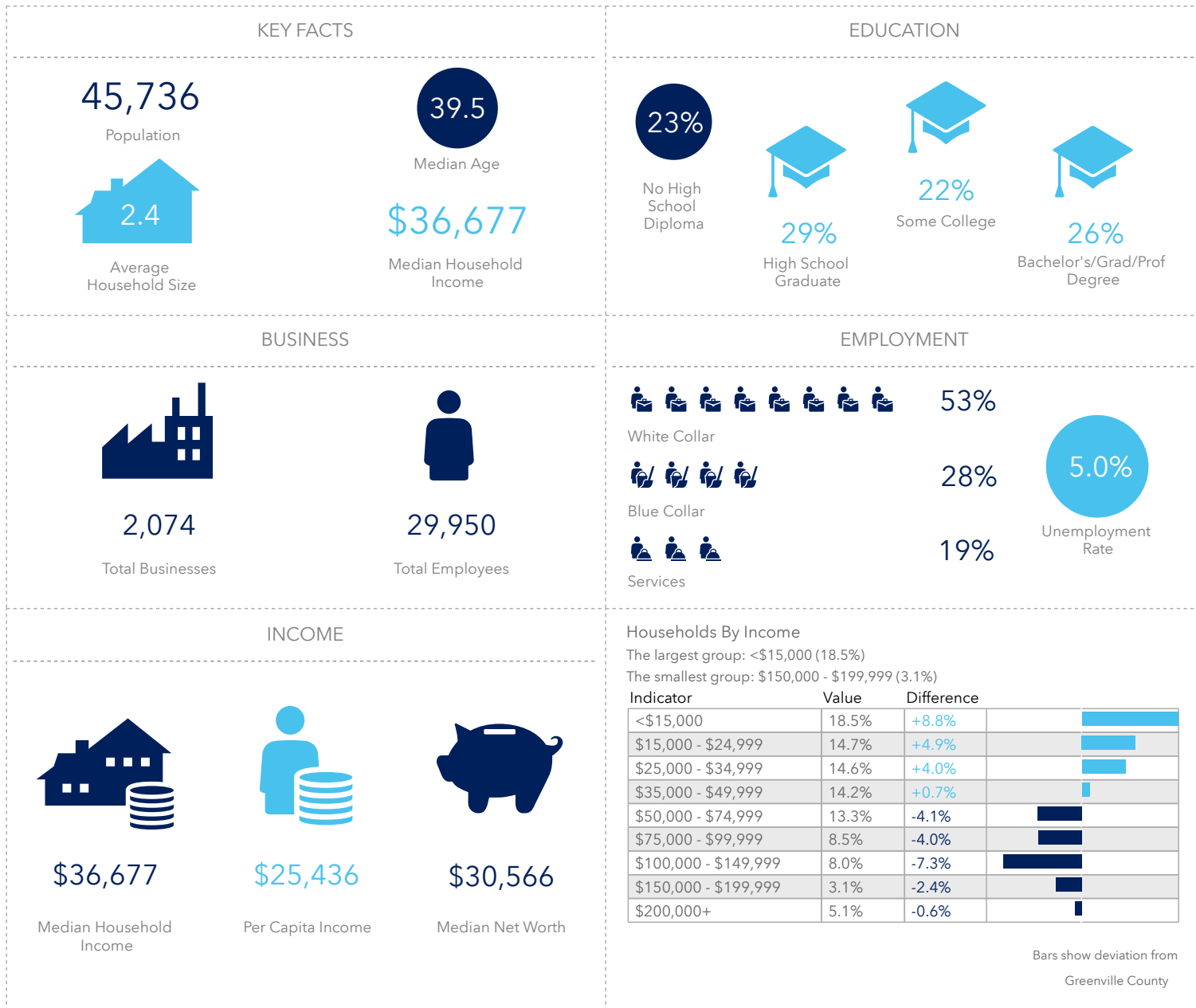
21.6 MILES TO INLAND PORT GREER  
 217 MILES TO PORT OF CHARLESTON  
 260 MILES TO PORT OF SAVANNAH



# Exterior & Interior Photos



# Demographics | 3 Mile Radius



"Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright © April 2020 Esri and its licensors. All rights reserved."

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.





## South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

### Brokerage Team

For Capital Markets needs, contact:

### Support Team



**Rob Howell**  
Senior Vice President  
Industrial & Investment Services  
O 864.334.4145  
C 404.493.3904  
[rob.howell@avisonyoung.com](mailto:rob.howell@avisonyoung.com)



**Kristin Cameron McDonald, J.D.**  
Associate  
Industrial & Investment Services  
O 864.334.4145  
C 512.779.5229  
[kristin.mcdonald@avisonyoung.com](mailto:kristin.mcdonald@avisonyoung.com)



**Gary Lyons, CCIM, SIOR**  
Principal  
Capital Markets/Investment Sales  
O 864.334.4145  
C 919.323.0118  
[gary.lyons@avisonyoung.com](mailto:gary.lyons@avisonyoung.com)



**Jessica Putallaz**  
Marketing Coordinator  
[jessica.putallaz@avisonyoung.com](mailto:jessica.putallaz@avisonyoung.com)





Thank You

**AVISON  
YOUNG**

[avisonyoung.com](http://avisonyoung.com)

656 South Main Street  
Suite 200  
Greenville, South Carolina 29601  
O 864.334.4145  
F 843.725.7201  
Avison Young - South Carolina, Inc.

 **CANADA  
BEST  
MANAGED  
COMPANIES** | Platinum  
member