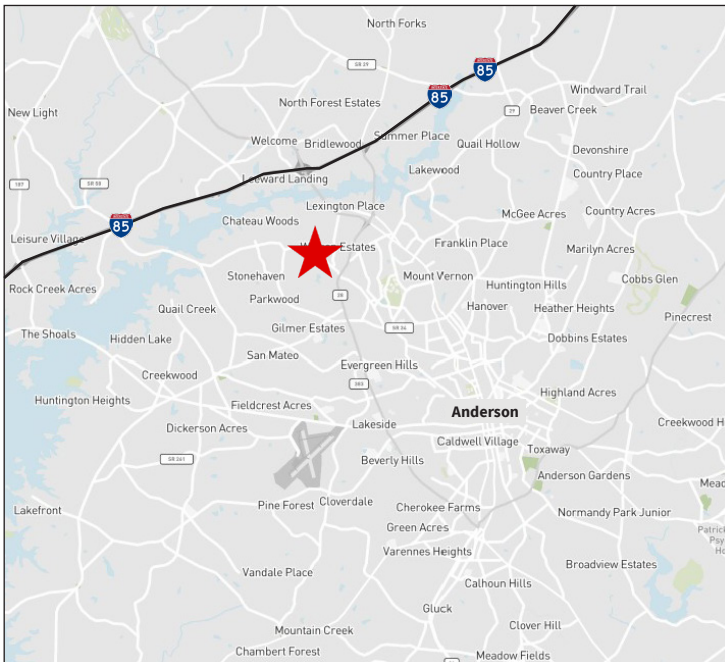




**± 121,000 SF
FOR LEASE**

2 GREENTREE RD. | ANDERSON, SC

Industrial Facility Available For Lease



Property Highlights

- ± 121,000 SF available
- Easy interstate access
- ESFR sprinkler system
- ± 1.0 - 7.5 AC laydown yard
- Heavy power

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Property Specifications



Available Space	±121,000 SF	Electrical	3 phase, 1,600 AMP, 480/277v
Office Space	±3,165 SF	Sprinkler	ESFR (100.41 GPM/SF)
Year Built	2003	Ventilation	23 roof mounted ventilation fans
Clear Height	21'3"-23'3"	Heat	14 gas suspended heaters
Building Dimensions	220' x 550'	Roof	New Membrane Coating
Load Type	Rear Load	Truck Court	150' with concrete apron
Dock Doors	8	Parking	47 auto (expandable) 8 trailer (expandable)
Drive In Doors	2	Outdoor Storage	± 1.0 AC (expandable to 7.5 AC)
Dock Equipment	8 pit levelers, 5 dock locks & seals	Power	Duke Energy
Column Spacing	27' x 54'	Water	Anderson County Water
Lighting	LED		



Location Features



Distances

Interstate I-85	± 2.7 miles
Anderson	± 5.3 miles
Clemson	± 14.9 miles
Interstate I-185	± 28.6 miles
Greenville	± 30.8 miles
Interstate I-385	± 38.1 miles
GSP Int. Airport	± 40.9 miles
Inland Port Greer	± 45.4 miles

