

# ±41,136 SF WAREHOUSE

1306 GEORGE ALBERT LAKE RD  
ANDERSON, SC 29624

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Associate Advisor

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# Property Summary



## OFFERING SUMMARY

Available SF:	±41,136 SF
Lease Rate:	Negotiable
Lot Size:	±2.66 Acres
Building Size:	±41,136 SF
Renovated:	2019
Zoning:	Unzoned
Market:	Greenville
Submarket:	Anderson

## PROPERTY OVERVIEW

SVN | BlackStream is pleased to present ±39,391 SF of warehouse space for lease. The building exterior facades are composed of brick and painted CMU [concrete masonry unit]. The roof is an asphalt built-up roof, with new TPO membrane. A wet sprinkler system is in place that is tested and up to date. The property is curbed and guttered with multiple places to ingress/egress, and has all utilities present with new LED lighting throughout. Clear Heights range from 16'5" to 22'. The property has a fully renovated office in the front of the building with multiple bathrooms for office and shop floor employees. Heavy power throughout, 3 Phase with 2000+ Amps.

## PROPERTY HIGHLIGHTS

- Excellent Condition
- Located in an established industrial park
- Access to Municipal Utilities
- Strong Rental History
- ±1.5 miles to Hwy 29
- ±2.7 miles to Downtown Anderson
- ±10 miles to I-85 via Hwy 28

CONDITIONED WAREHOUSE AVAILABLE | 1306 GEORGE ALBERT LAKE RD ANDERSON, SC 29624

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# Property Description



## PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

Anderson County lies just along I-85 in the northwestern portion of upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson County has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri County Technical College. Anderson County is also home to 55,950 acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that make people want to stay. From a temperate Southern climate and Lake Hartwell to leading universities and a variety of arts programs, Anderson County offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.

\*The information contained herein was obtained by sources deemed to be reliable. However, BlackStream, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.



# Property Details

## LEASE RATE

NEGOTIABLE

### LOCATION INFORMATION

Building Name	Conditioned Warehouse Available
Street Address	1306 George Albert Lake Rd
City, State, Zip	Anderson, SC 29624
County/Township	Anderson
Market	Greenville
Submarket	Anderson
Cross Streets	White Street Extension

### BUILDING INFORMATION

Building Size	±41,136 SF
Number Of Dock High Doors	7
Office Space	2200
Last Renovated	2019
Load Factor	Yes
Free Standing	Yes

### PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Unzoned
Lot Size	±2.66 Acres
APN#	1510009026
Submarket	Anderson
Corner Property	yes
Waterfront	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
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### UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes

# Additional Photos





# Additional Photos





# Additional Photos



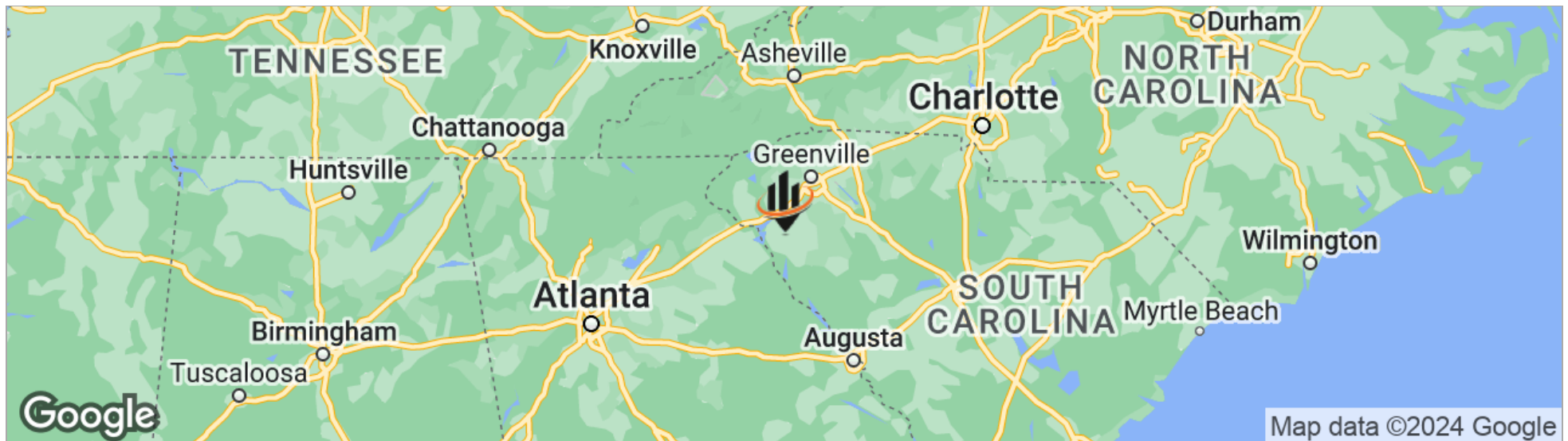
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# Location Maps



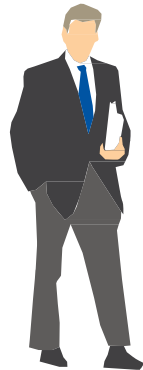


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VS.



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Maximum Competition  
Highest Sale Price

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- Cushman & Wakefield
- Colliers International
- Marcus & Millichap
- CBRE
- Baum Realty Group
- Newmark Grubb
- Knight Frank
- HFF
- Mid-America

\*Aggregated 3rd Party Research Verified