



SPEC/BUILD-TO-SUIT
CONSTRUCTION BEGINS Q3 2022

300 MASTERS BLVD.

Anderson, South Carolina
29626

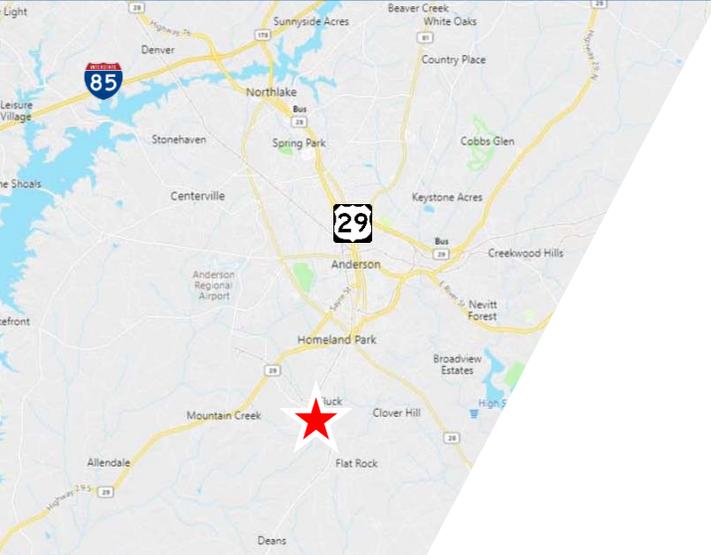
±407,680 SF

Site Strengths

- 36' Clear Height
- ±107 Trailer Spots
- Potential Rail Access
- Aggressive Incentives
- Close Proximity to Manufactures

Optimal Location

- ±9.9 Miles from I-85
- ±50.6 Miles from Inland Port, Greer
- ±231 Miles from Port of Charleston

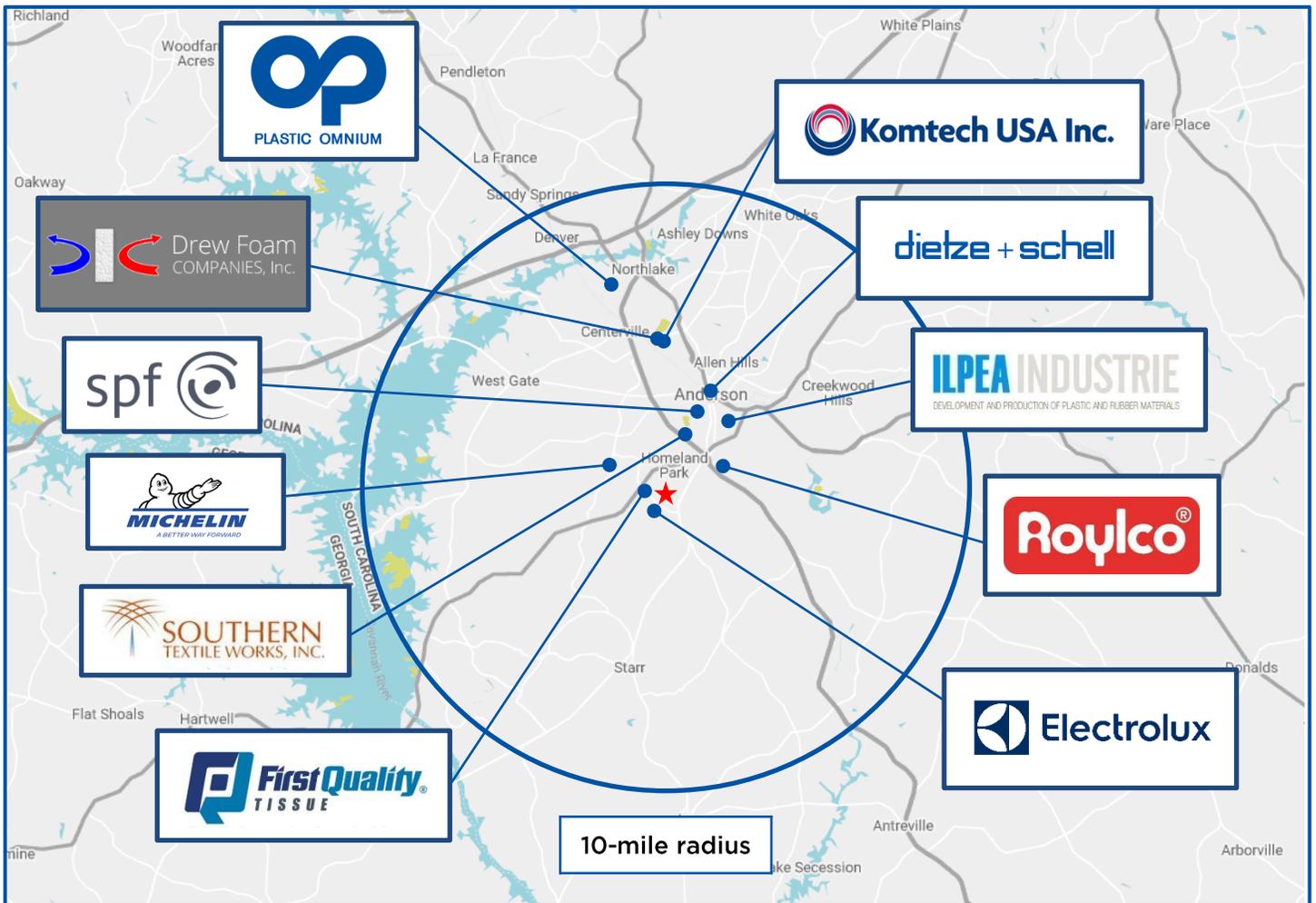


FOR MORE
INFORMATION, CONTACT:

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Map of Manufacturers


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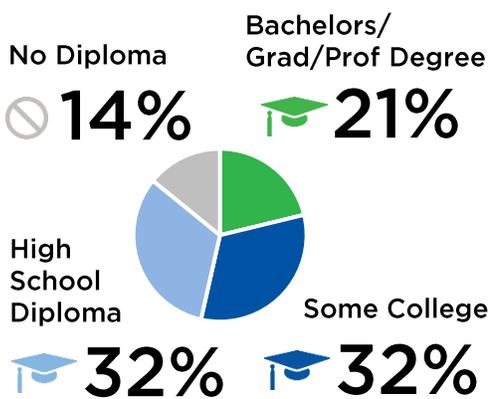
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Demographics — 10 mile

Education



Income



Median Household Income
\$48,533



Per Capita Income
\$25,794

Employment



White Collar
57%



Blue Collar
29%



Services
13%



Unemployment
10.4%

Property Highlights

±407,680 SF

LED Lighting — 20 fc

50' x 50' Column Spacing

60' Speed Bay

36' Clear Height

40 Dock Doors (1 Door/10k SF)

4 Drive-in Doors

ESFR Sprinkler

±107 Trailer Parking Spots

Can Add Another 103 Future Trailer Parking Spots

257 Auto Parking Spots

60' Concrete Apron

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