

200 MASTERS BLVD

A N D E R S O N , S C

SPACE FOR LEASE

\$5.25/SF NNN

SHORT TERM LEASE AVAILABLE UNTIL 1/1/2028



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

RANDALL BENTLEY, SIOR, CCIM
Managing Principal / President
864.444.2842
rbentley@lee-associates.com

MICAH WILLIAMS
Senior Vice President
864.477.0455
mwilliams@lee-associates.com

WHIT TRAWEEK
Associate
864.813.2977
wtrawee@lee-associates.com

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37.61 Acres*

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FOR LEASE

CONFIDENTIAL

This package contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this package, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this package in any manner.

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LET'S TALK TEAMWORK



P. RANDALL BENTLEY, SIOR, CCIM
Managing Principal/President
864.444.2842
rbentley@lee-associates.com



MICAH WILLIAMS
Senior Vice President
864.477.0455
mwilliams@lee-associates.com



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Associate
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wtrawek@lee-associates.com

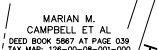
LET'S TALK

BUILDING PROFILE



Building Size..... ±324,940 SF
Available Space ±108,000 SF
Tax Map ID(s)..... 260006002 / 1260006003
County..... Anderson
City Limits No
Zoning/Restrictions..... None
Flood Zone..... 100 Yr
Year Built 1998, Expansion 2022
Industrial SF ±108,000 SF
Clear Height 32'3"
Sprinklers ESFR K25.2
Natural Gas Piedmont Natural Gas
Power Duke Energy
Water..... Starr Iva
Sewer Anderson Public Works
Internet 2 Business Grade Fiber Optic Lines (AT&T and Segra) - 10GB/Sec
Parking. 0.47/1,000 SF
Lighting LED
Dock High Doors..... 7 (9' x 10')
Dock Equipment 7 Pit Levelers, Locks & Seals
Ground Level Door 1 (12'x14')



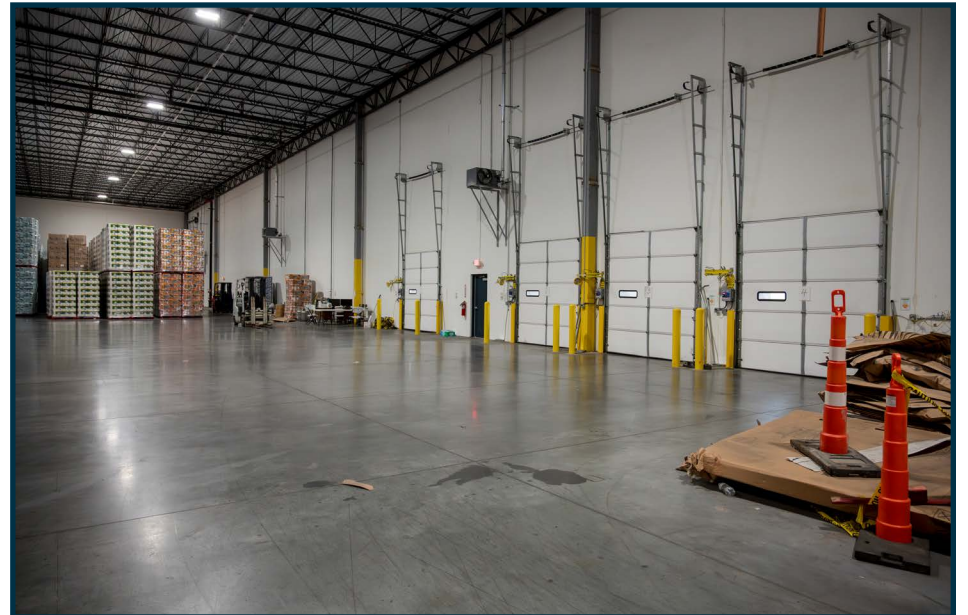
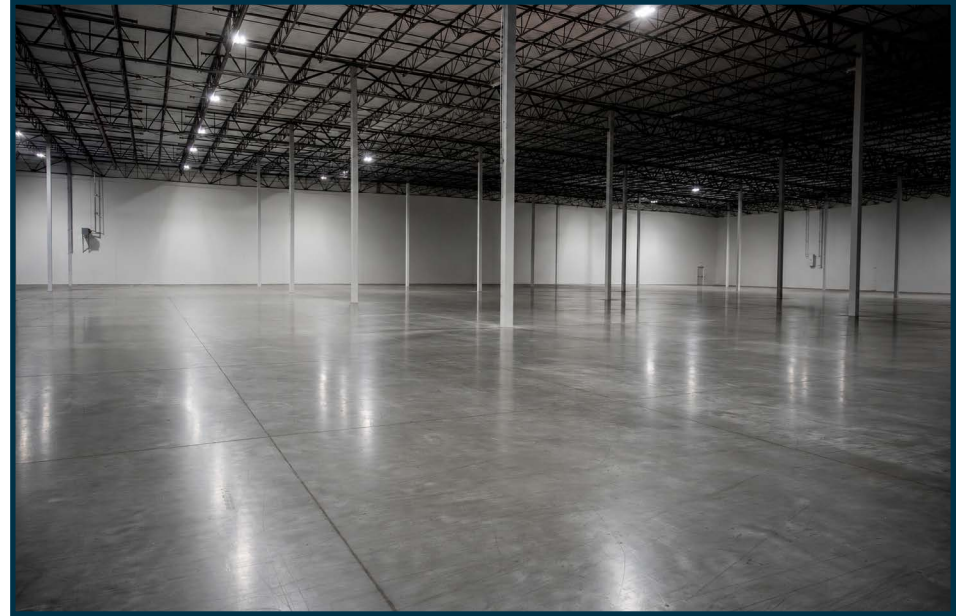
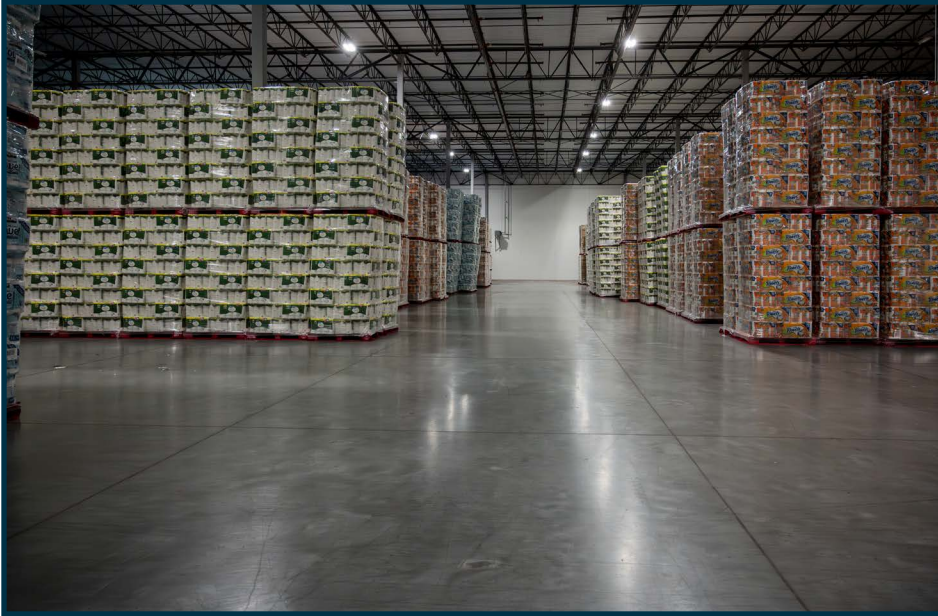


FLOOR PLAN



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INTERIOR PHOTOS

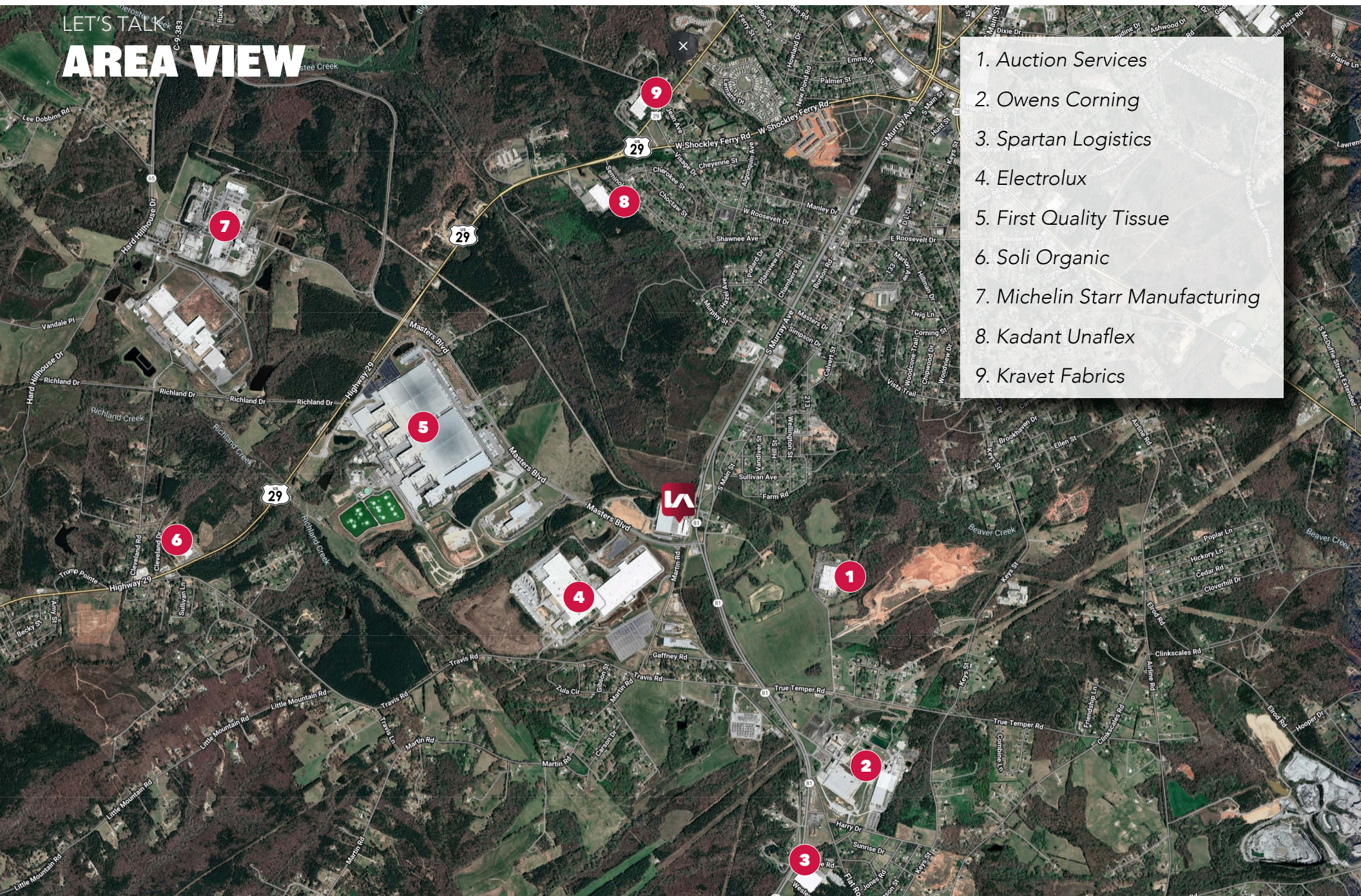


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CORPORATE NEIGHBORS

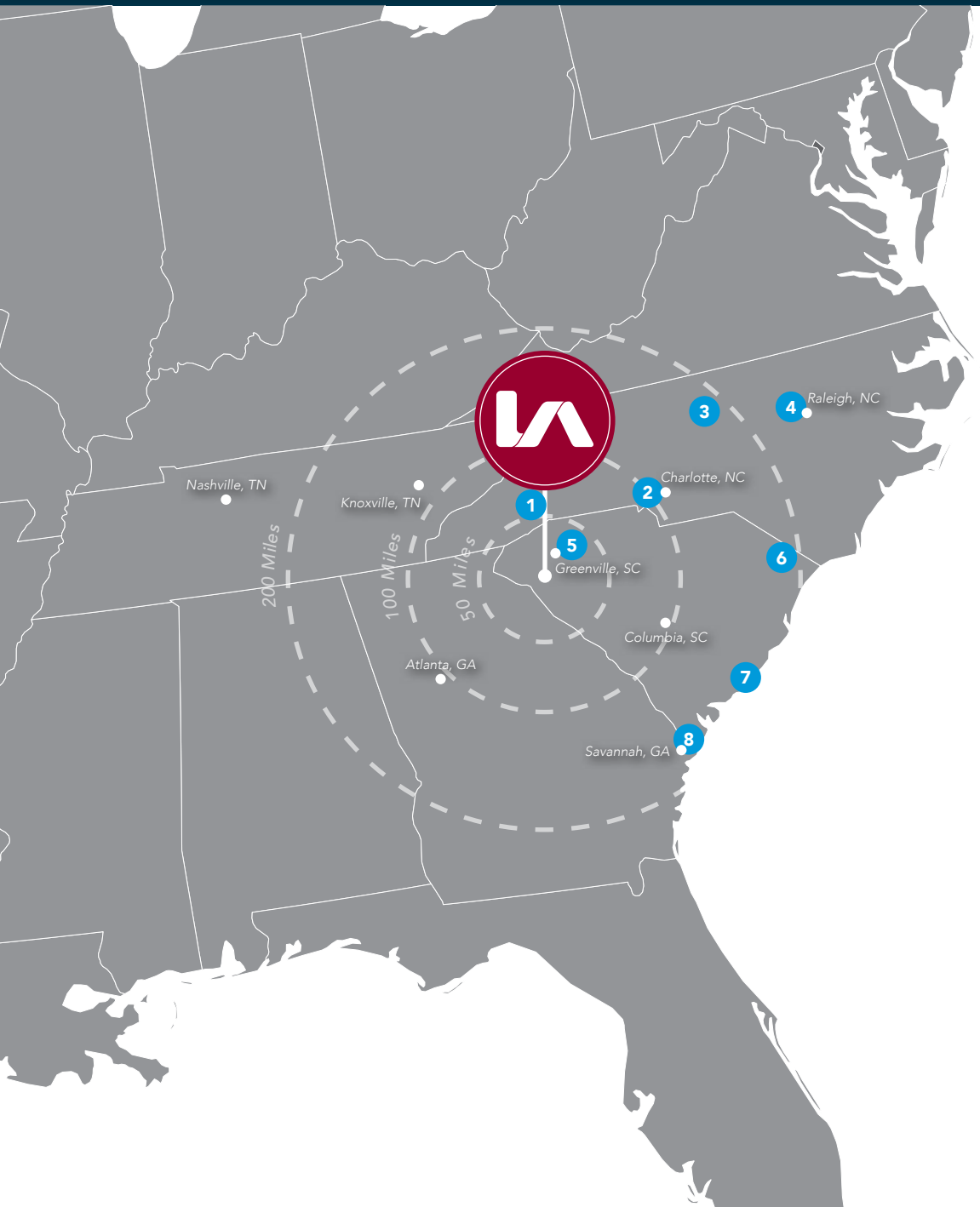


LET'S TALK AREA VIEW



1. Auction Services
2. Owens Corning
3. Spartan Logistics
4. Electrolux
5. First Quality Tissue
6. Soli Organic
7. Michelin Starr Manufacturing
8. Kadant Unaflex
9. Kravet Fabrics





LET'S TALK

REGIONAL OVERVIEW

AIRPORTS

		DISTANCE IN MILES	DRIVE TIME
1	Anderson Regional Airport	7	11 min
2	GSP International Airport	44	54 min
3	Charlotte Douglas International	127	2 hr 18 min
4	Atlanta International Airport	133	2 hr 39 min

PORTS

5	Inland Port Greer	50	1 hr 8 min
6	Port of Savannah	207	4 hr 11 min
7	Inland Port Dillon	222	3 hr 10 min
8	Port of Charleston	227	3 hr 43 min

KEY MARKETS

Greenville, SC	34	47 min
Columbia, SC	117	2 hr 9 min
Atlanta, GA	124	2 hr 30 min
Charlotte, NC	133	2 hr 26 min
Knoxville, TN	202	3 hr 51 min
Savannah, GA	212	4 hr 11 min
Raleigh, NC	294	4 hr 47 min
Nashville, TN	334	6 hr 15 min



LET'S TALK

ANDERSON COUNTY

MARKET NOTES

Anderson County lies along Interstate 85 in the northwestern portion of the Upstate region of South Carolina, roughly equidistant between Atlanta, Georgia and Charlotte, North Carolina. Its strategic position along I-85 supports significant industrial growth, logistics access and commercial activity. The area boasts one of the more competitive costs of living in the U.S., supporting its appeal for both employers and residents.

The county also benefits from a strong higher-education ecosystem: with institutions such as Anderson University, Tri-County Technical College, and nearby Clemson University, there is a well-integrated resource base to train and develop a highly skilled workforce.

Business leaders and development officials in Anderson County are capitalizing on the I-85 corridor, visible in continuing site projects, expansions and a pro-business climate.

I-85 CORRIDOR GROWTH

Anderson is positioned within a booming logistics and manufacturing corridor known for heavy interstate traffic, rapid industrial investment, and strong economic development leadership. Business leaders continue to capitalize on this corridor's momentum, contributing to sustained regional growth.

IN SUMMARY

Anderson County offers a powerful blend of workforce strength, strategic location, educational infrastructure, and competitive cost advantages—making it one of Upstate South Carolina's most active and investment-ready markets.



\$10B

ECONOMIC OUTPUT

ANNUALLY



37.6%

PRIME WORKING AGE

OF TOTAL POPULATION



4%

UNEMPLOYMENT RATE

ENGAGED WORKFORCE



270+

**MANUFACTURING
COMPANIES**



217,183

TOTAL POPULATION

200 Masters Boulevard
Anderson, SC

\$5.25/SF NNN

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COMMERCIAL REAL ESTATE SERVICES

864.704.1040 | www.LeeUpstate.com