



# ±18,000 SF WAREHOUSE WITH COVERED STORAGE

203 SCHMID PLAZA RD  
ANDERSON, SC 29624

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# Property Summary



## OFFERING SUMMARY

Available SF:	±18,000 SF
Lease Rate:	\$3.50 SF/yr (NNN)
Lot Size:	±3 Acres
Building Size:	±18,000 SF
Zoning:	Unzoned
Market:	Greenville
Submarket:	Anderson

## PROPERTY OVERVIEW

The parking lot and driveway were replaced in 2018. Outside the building is a security system with multiple cameras on all sides of the building as well as exterior lighting. The building has a covered overhang [±1,292 SF], giving room for exterior storage and with a 12' x 14' Drive-in roll up door the property has great flow to get material in/out of the building. The property has 5 dock high doors at loading heights of 48" for 53' trailers and one 42" for box trucks and vans. Next to the building is a ±0.4 acre lot for trucks and/or trailer parking. The property has heavy power, new fleece backed TPO layered roof, and new heating and air conditioning. The building has 3 offices, 2 bathrooms, and new florescent lighting throughout.

## 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

# Property Details

## LEASE RATE

**\$3.50 SF/YR**

### LOCATION INFORMATION

Building Name	±18,000 SF Warehouse with covered storage
Street Address	203 Schmid Plaza Rd
City, State, Zip	Anderson, SC 29624
County/Township	Anderson
Market	Greenville
Submarket	Anderson
Cross Streets	White St Ext

### BUILDING INFORMATION

Building Size	±18,000 SF
Tenancy	Single
Number Of Dock High Doors	5
Ceiling Height	18 ft
Load Factor	Yes
Free Standing	Yes

### PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Unzoned
Lot Size	±3 Acres
APN#	1
Submarket	Anderson

### UTILITIES & AMENITIES

Handicap Access	Yes
Gas / Propane	Natural Gas

# Property Description



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## LOCATION OVERVIEW

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.

# Additional Photos



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*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Additional Photos



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# Additional Photos

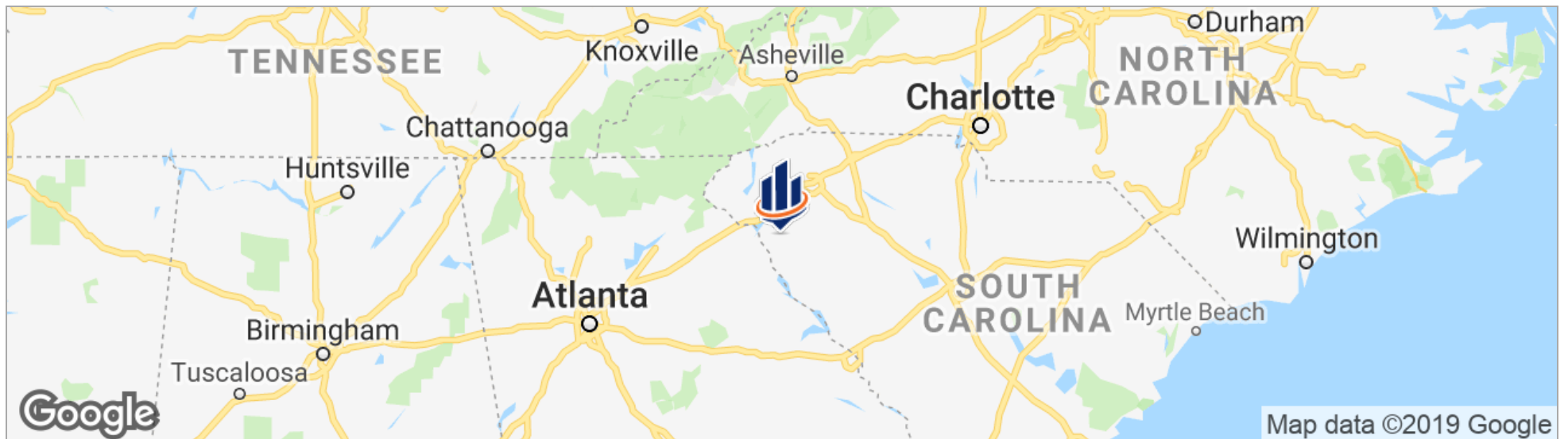


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# Location Maps

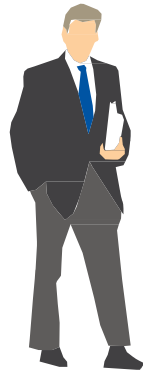


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**Exposure to Market**  
**Maximum Competition**  
**Highest Sale Price**

VS.

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- CBRE
- Baum Realty Group
- Newmark Grubb
- Knight Frank
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- Mid-America

\*Aggregated 3rd Party Research Verified