

# For Lease

5301 Old Pearman Dairy Road  
Anderson, SC 29625



- Buildings 1, 3, and 4 Available for Sublease
  - Building 1 - ±102,000 SF
  - Building 3 - ±50,000 SF
  - Building 4 - ±82,500 SF
- ±1.25 acres of outdoor storage with dock
- 20'-30'+ clear heights (varies by building)
- 215' shared truck court
- Ample dock doors with new equipment
- Drive-in door (varies by building)
- LED Lighting
- ESFR Sprinkler System
- Resurfaced Truck Court
- Rail spur to property (not currently active)
- 3.5 miles to I-85
- Lease Rate: \$5.75/SF/Modified Gross



The information contained herein is deemed reliable but is not guaranteed. NAI Earle Furman makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.

**John Baldwin, IV, CCIM**  
864-238-6336  
JohnBaldwin@naief.com

**Harry Gaddy**  
843-801-9299  
hgaddy@naief.com

**NAI Earle Furman**

