



Colliers

FOR SALE OR LEASE | Pelzer Point Commerce Center

±212,500-SF Industrial Facility with Building Pad

1636 Easley Hwy | Anderson, SC

John Montgomery, SIOR

Managing Director
+1 864 527 5422
john.montgomery@colliers.com

Garrett Scott, SIOR

Managing Director
+1 864 527 5453
garrett.scott@colliers.com

Brockton Hall, SIOR

Vice President
+1 864 527 5441
brockton.hall@colliers.com

Dillon Swayngim, SIOR

Vice President
+1 864 527 5456
dillon.swayngim@colliers.com

Property Highlights

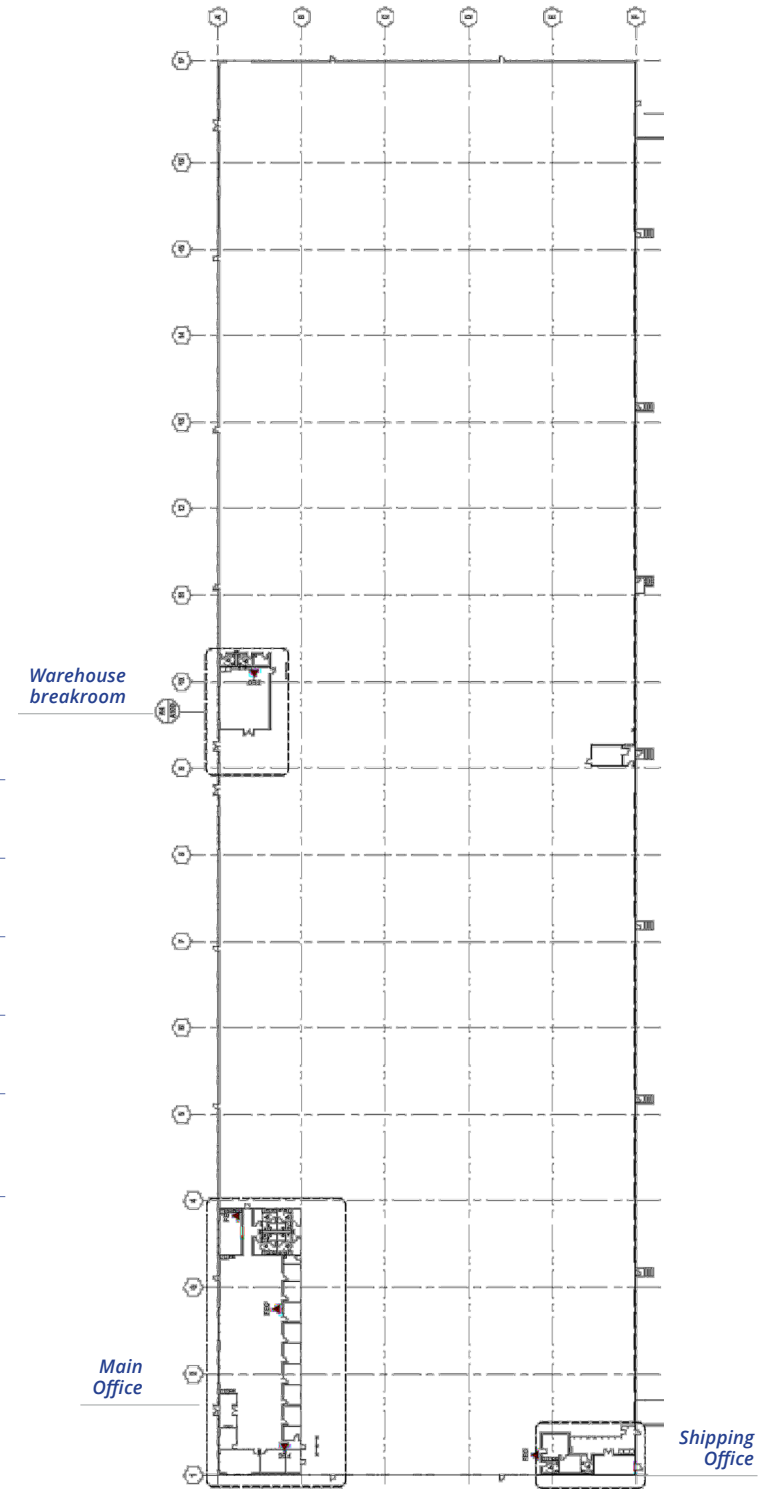
Class A facility with adjacent building pad and I-85 frontage

This property includes an existing $\pm 212,500$ -square-foot Class A industrial facility and adjacent pad with $\pm 187,200$ -SF building potential. The existing facility is concrete tilt-wall construction and in new, Class A condition (completed in 2020). Features include ample on-site parking, multiple fully finished office spaces and excellent access to the I-85 corridor less than .25 miles from the existing building entrance.

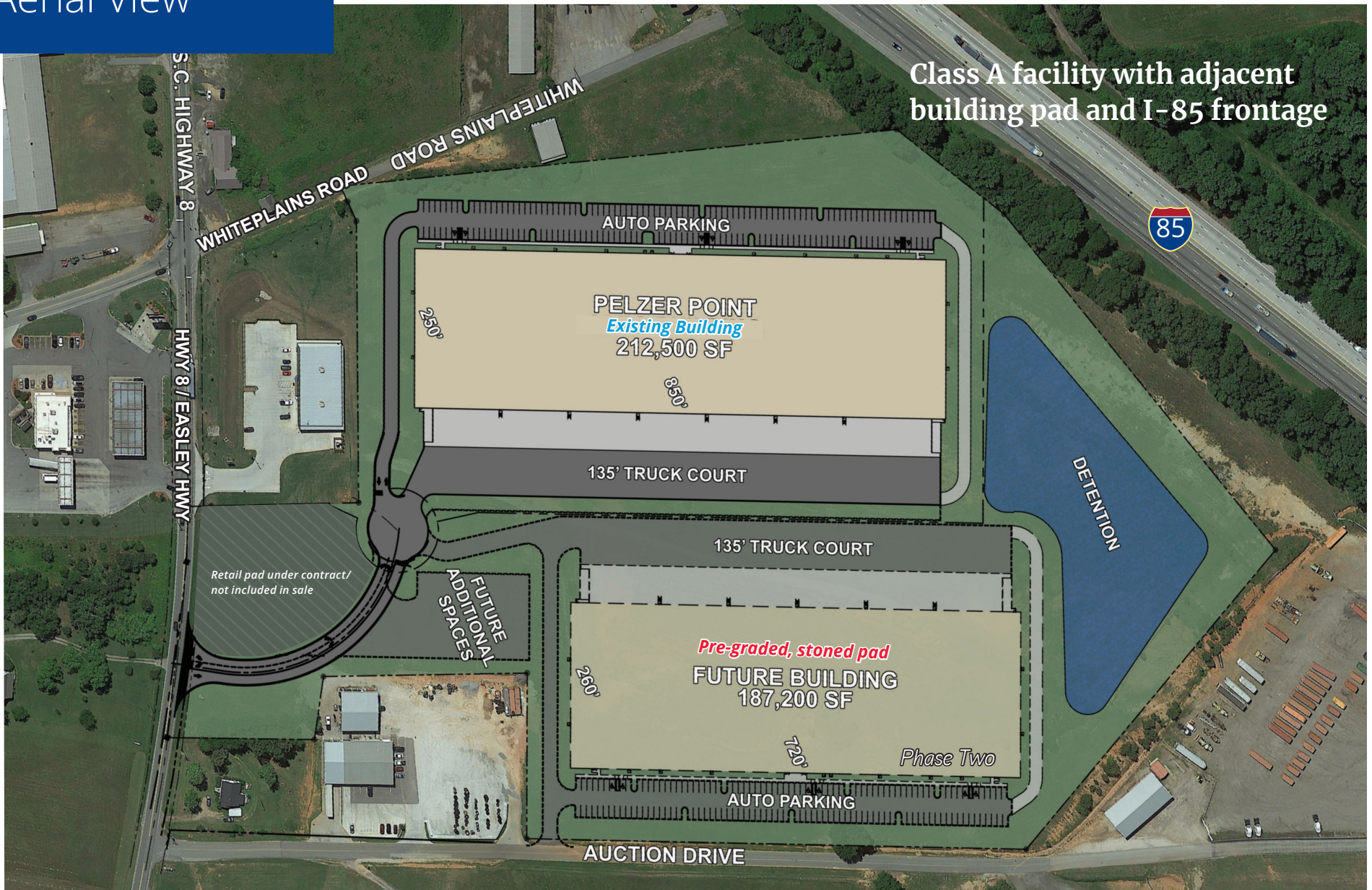
This property is highly visible to approximately 69,100 vehicles per day along I-85 and offers unmatched access to the interstate connecting tenants to Atlanta, GA (125 miles), Greenville-Spartanburg (15 miles) and Charlotte, NC (110 miles).

Specifications

Status	Completed in 2020	Dock Doors	49
Owner	TTI N.A.	Drive-In Doors	2
Building Size	212,500 SF	Flooring/Roofing	6" slab/TPO roofing
Auto Parking	174 spaces	Clear Height	32' clear
Trailer Parking	Additional future trailer parking available	Column Spacing	50' x 52' (60' speed bays)
Utility Providers	Duke Energy, Piedmont Natural Gas, Metro B Water, Metro B Sewer	Fire protection	ESFR
Office	Main office: $\pm 7,699$ SF / Warehouse breakroom: $\pm 1,141$ SF / Shipping office: ± 573 SF		



Aerial View



Class A facility with adjacent building pad and I-85 frontage



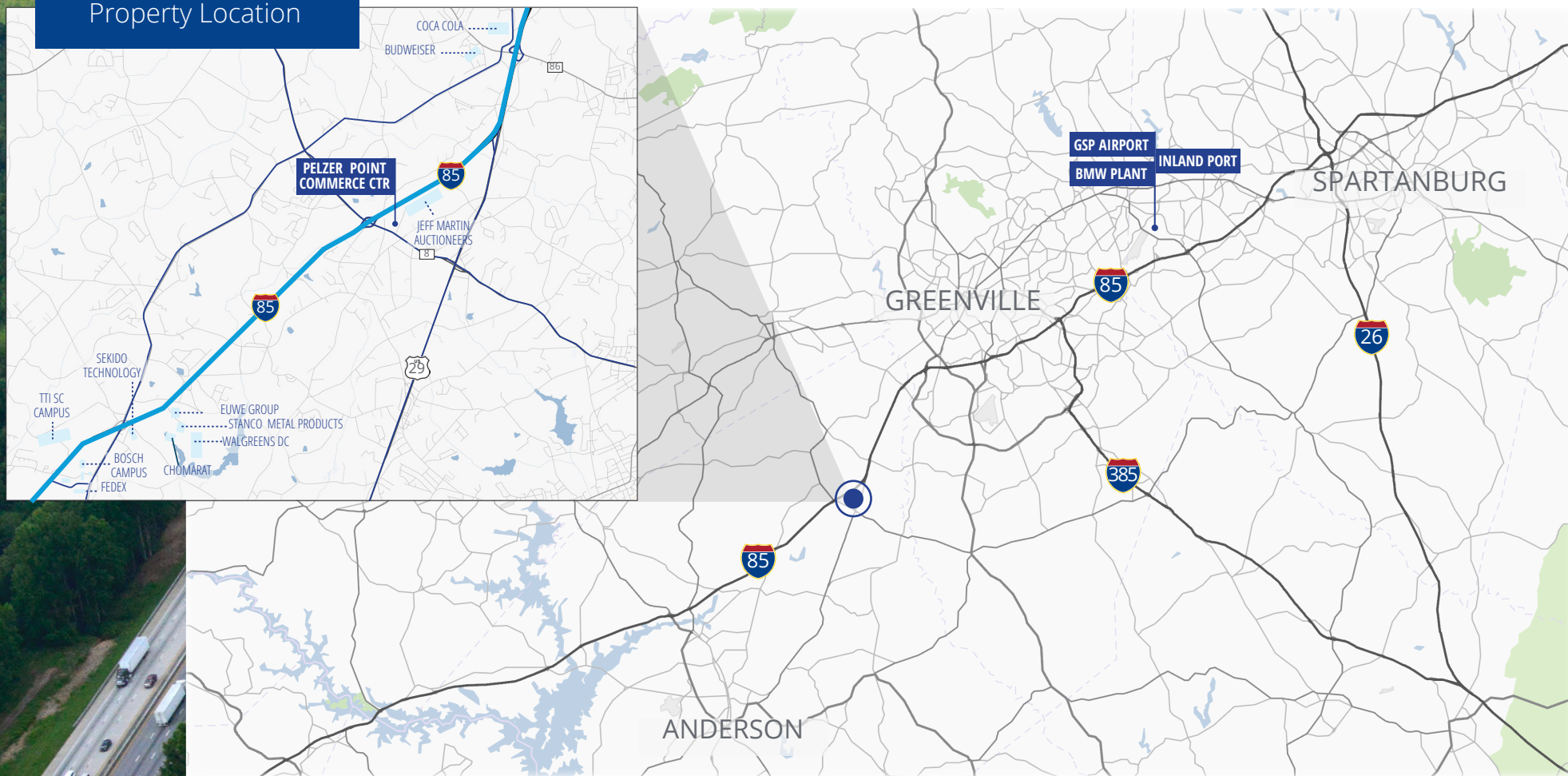
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Property Location



Key Distances

I-85	±.25 miles	Spartanburg, SC	±40 miles	BMW Plant SPT	±28 miles
Greenville, SC	±15.5 miles	GSP Int'l Airport	±26 miles	Charlotte, NC	±110 miles
Anderson, SC	±14.8 miles	Inland Port Greer	±31 miles	Atlanta, GA	±125 miles



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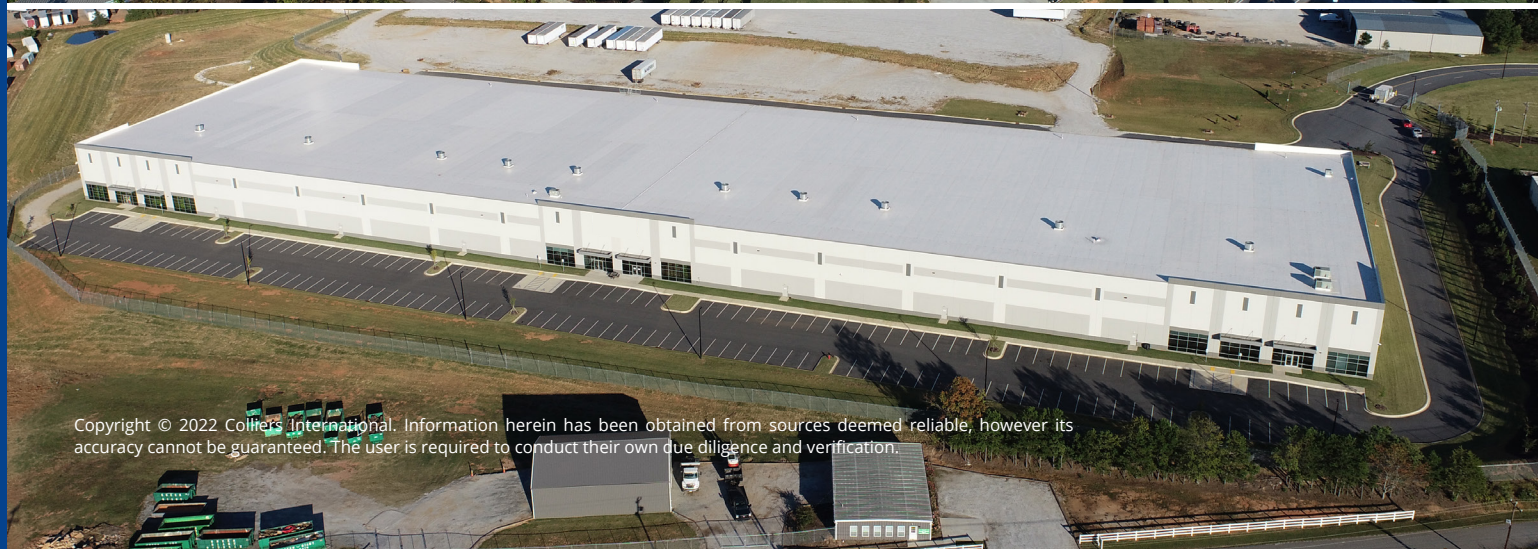
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Colliers
145 W. Main St | Ste 300
Spartanburg, SC 29306
P: +1 864 297 4950



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