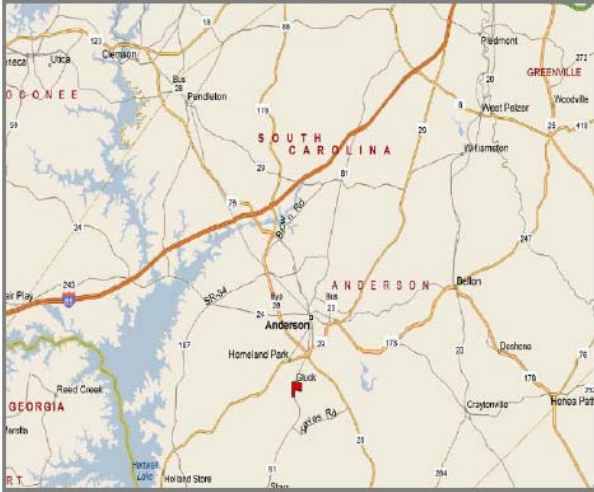


Available for Lease (or) Sale  
MANUFACTURING

**441 Masters Boulevard, Anderson, SC**  
Rail-served, Manufacturing/Warehouse Facility



### Highlights

- Located between Atlanta and Charlotte
- Excellent redevelopment potential
- Close proximity to skilled labor
- Majority of bays are sprinklered
- Fenced, with guard house entry
- Heavy floor (6" or better)
- Abundant parking
- Former use: Nylon fiber extrusion plant
- Additional 270 ± acres of rail served land available
- Utilities:
  - Water: Starr-Iva Water
  - Sewer: Private system with capacity of 2,000,000 gallons/day
  - Steam: Oil/gas fire steamed boilers (capacity in excess of 60,000 pounds/hr)
  - Power: Duke Power transformer (heavy power, several substations on site)
  - Natural Gas: Piedmont Natural Gas



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Commercial Real Estate

75 Beattie Place, Suite 905, Greenville, SC 29601

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ALLIANCE

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### Property Description

#### Size:

- ± 572 acres
- 1,090,000 total building SF

Includes

A	Main Building	557,303 ± SF
B	Office Building	28,384 ± SF
C	Shop Main Building	24,750 ± SF
D	Anfil Building	63,902 ± SF

Multiple Other Buildings

#### Lease and/or Sale:

- Sale price – call Broker (will subdivide)
- As-is Lease rate - \$2.25/sf/year NNN
- TI Allowance negotiable

#### Clear Height:

- 32' main building/varies

#### Column Spacing:

- 40' X 72' Typical/varies

#### Rail:

- Pickens Railway spur into main building



For more information and inspection please contact:

**TODD E. YOUNGHANS, SIOR**  
Executive Vice President  
Direct (864) 370-8192  
tyoungans@coppedgetison.com

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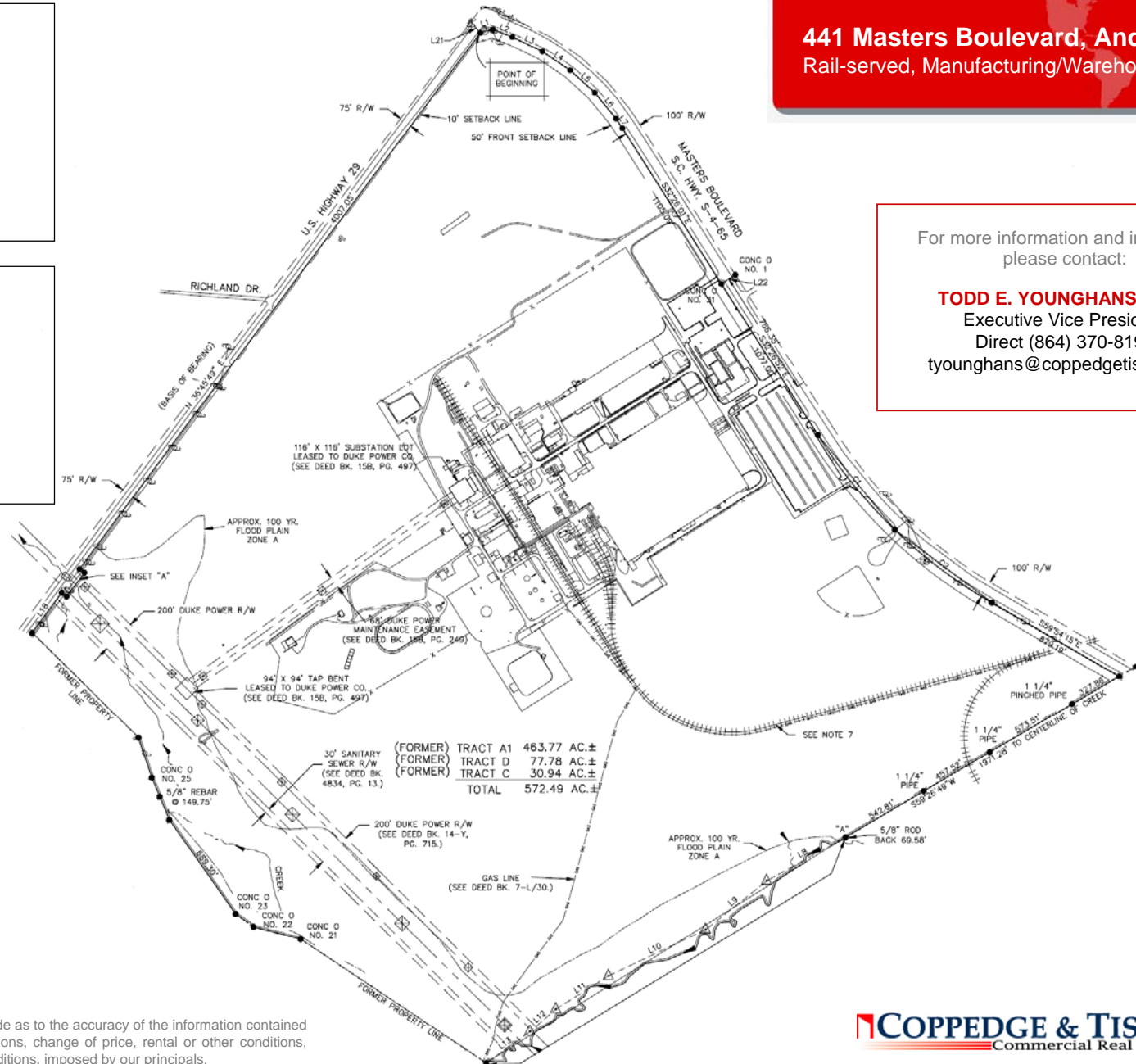
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