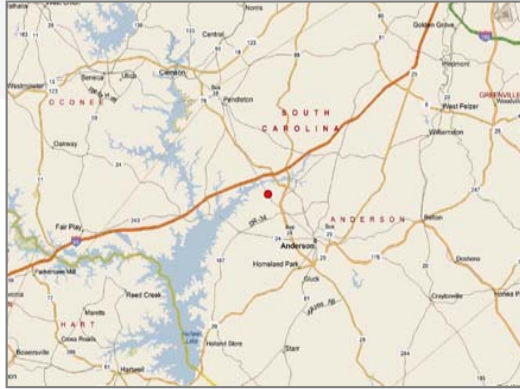


Available for Lease (or) Sale  
MANUFACTURING

5121 Old Pearman Dairy Road  
Anderson, SC



### Highlights

- Located between Atlanta and Charlotte in Anderson County
- 2 miles from I-85
- Close proximity to skilled labor
- Fenced, with guard house entry
- Heavy floor (6" concrete reinforced)
- Abundant parking
- Former use: Textile weaving and dyeing
- Utilities:
  - Water: City of Anderson  
24" Main  
8" Fire
  - Sewer: City of Anderson  
14" Force Main
  - Power: Duke Energy 277/480 V  
17,000 amps
  - Natural Gas:  
Piedmont Natural Gas 4" Main line
- 13 Dock doors / 3 Drive in



Available for Lease (or) Sale  
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5121 Old Pearman Dairy Road  
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### Property Description

#### Size:

- ± 93 Acres
- + 427,337 SF (All 3 Buildings)
  - Office Building: 19,771 SF
  - Front Portion: 114,211 SF
  - Rear Portion: 283,404

#### Lease and/or Sale:

- Sale price – \$10,500,000
- As-is Lease rate - \$2.75/sf/year NNN
- TI Allowance Negotiable

#### Clear Height:

- 23' main building/ 18'6" under duct work

#### Column Spacing:

- 30' X 90' back building/ 20' X 90' mostly in front building

For more information and inspection  
please contact:

**MARCUS M. CORNELIUS**

Senior Vice President

Direct (864) 370-8192

mcornelius@coppedgetison.com

**TODD E. YOUNGHANS, SIOR**

Executive Vice President

Direct (864) 370-8190

tyounghans@coppedgetison.com

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**CUSHMAN & WAKEFIELD**  
ALLIANCE

75 Beattie Place, Suite 905, Greenville, SC 29601

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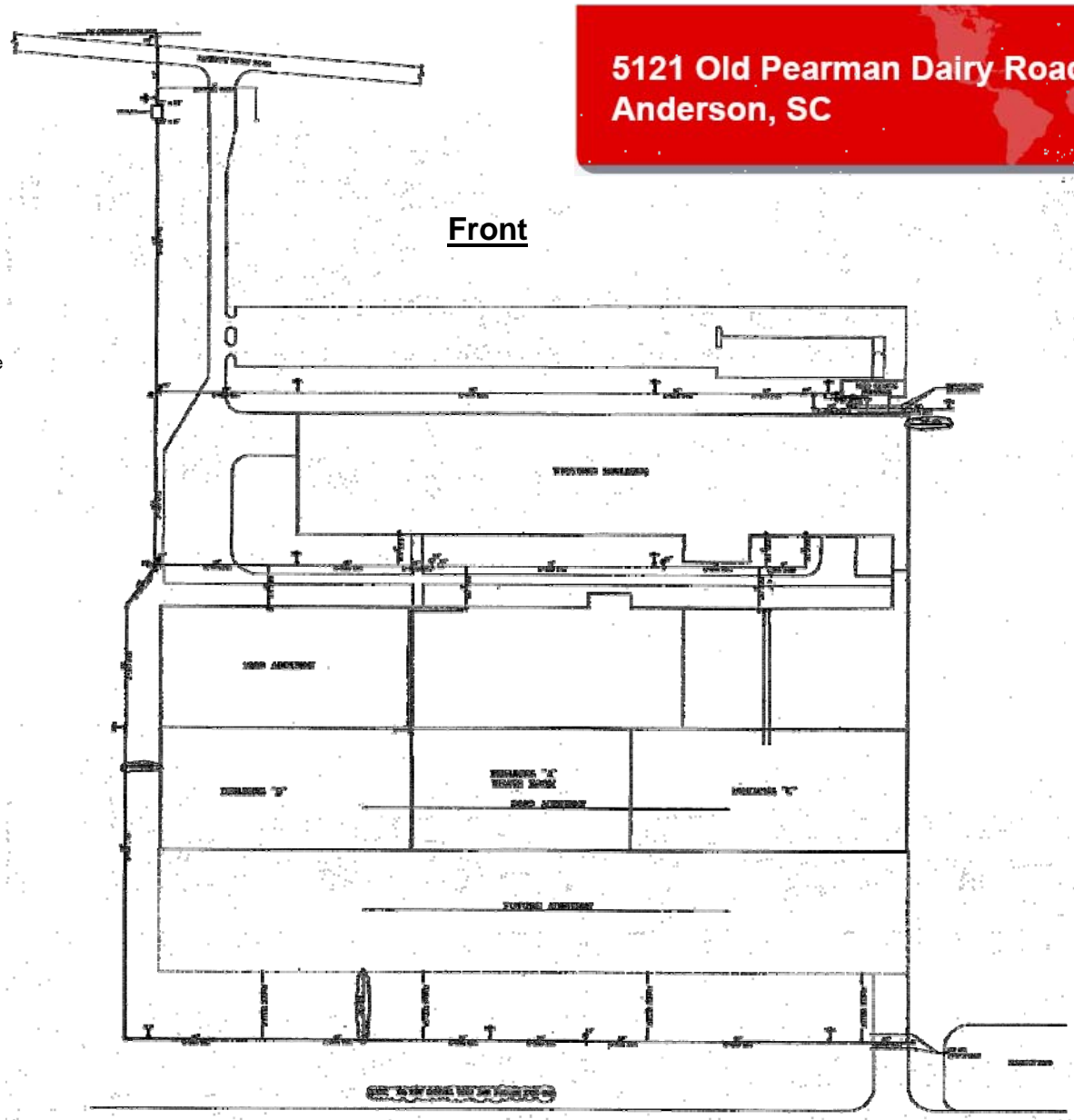
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**CUSHMAN & WAKEFIELD**  
ALLIANCE

75 Beattie Place, Suite 905, Greenville, SC 29601

5121 Old Pearman Dairy Road  
Anderson, SC

**Highlights**

- Sprinkler System: 100% Wet
- Office: Two story 19,791 SF in front - built in 1999  
Showroom and unfinished portion on 2<sup>nd</sup> floor
- Roof: Rubber membrane with metal decking
- Heated with AC in part
- Rail: Norfolk Southern rail line adjacent to property line
- Year Built: 1989 Front warehouse portion  
1999 Office building and part of back warehouse
- Construction: Concrete panels in front  
metal and concrete block in back
- Good Redevelopment potential
- Offers potential for several dock doors to be added
- Expandable in two directions



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