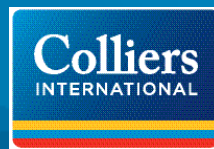


FOR SALE > INDUSTRIAL WAREHOUSE > ±40,000 SF

6515 Highway 76

PENDLETON, SOUTH CAROLINA 29670

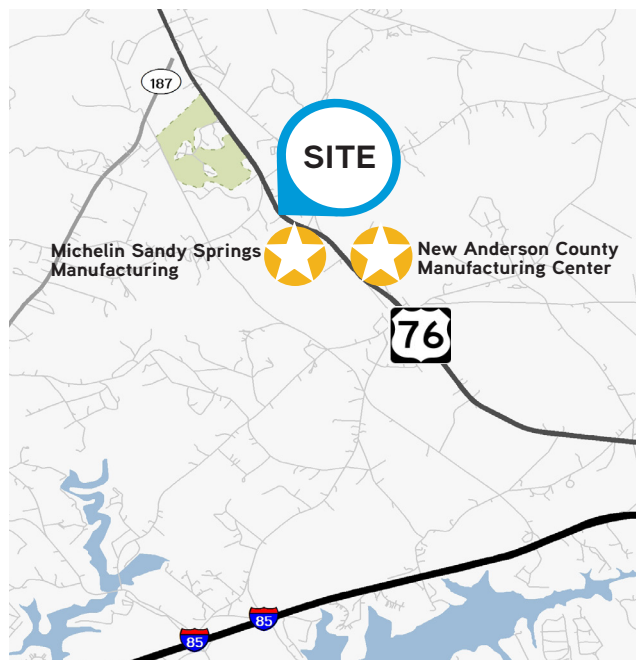


REDUCED PRICE



Property Information - SALE PRICE: ~~\$755,000~~ \$725,000 (LEASE \$2.25/SF)

Lot Size:	±3.73 acres
Warehouse:	±40,000 square feet
Office:	±750 SF stand alone office building
Docks:	(2) dock high doors (1) interior dock door (2) drive in doors
Ceiling Height:	17'5 - 24'5
Interstates:	I-85 - ±4 miles
Utilities:	Abundant Power
Note:	Near Planned Anderson County Manufacturing Center - ±220-acre park
Option:	Lease Owner financing option available (contingent upon strength of purchaser)
Location:	Halfway between Anderson and Clemson



RICHARD BARRETT, MCR
864 527 5448 DIRECT
ro.barrett@colliers.com

BRANNAN HUDSON
864 527 5443 DIRECT
brannan.hudson@colliers.com

COLLIERS INTERNATIONAL
55 E. Camperdown Way, Suite 200
Greenville, South Carolina 29601
www.colliers.com/southcarolina

6515 Highway 76 > Images & Aerial

