## FOR SALE > INDUSTRIAL WAREHOUSE > ±40,000 SF

## 6515 Highway 76



PENDLETON, SOUTH CAROLINA 29670



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

**Lot Size:** ±3.73 acres

**Warehouse:**  $\pm 40,000$  square feet

**Office:**  $\pm 750$  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-

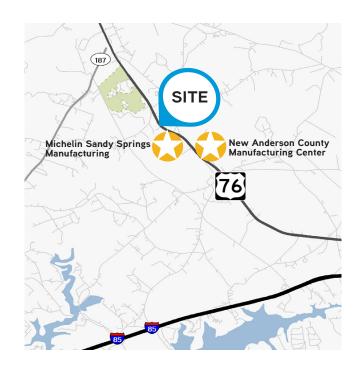
acre park

**Option:** Lease

Owner financing option available

(contingent upon strength of purchaser)

**Location:** Halfway between Anderson and Clemson



## 6515 Highway 76 > Images & Aerial











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