

<b>County</b>	Anderson
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	No Zoning Present
<b>Tax Map ID</b>	2400001010
<b>Landuse</b>	Undeveloped Land (N) Commercial (S) Residential (E) Commercial (W)

**Pricing**

<b>Pricing</b>	For Lease
<b>Annual Lease Rate</b>	\$4.50 to \$5.50/sqft/year

**Details**

<b>Tenancy</b>	Single-Tenant (1 Building)
<b>Year Built</b>	2020
<b>Building Condition</b>	Excellent
<b>Total Building Area</b>	289,173 Sq Ft
<b>Site Size</b>	72.66 Acres
<b>Building Dimensions</b>	Rectangular
<b>Slab Thickness</b>	7"
<b>Wall Material</b>	Concrete



**Utilities**

<b>Water Provider</b>	Powdersville Water District
<b>Wastewater Provider</b>	Anderson County Sewer
<b>Natural Gas Provider</b>	Piedmont Natural Gas (Not Connected)
<b>Telecomm Provider</b>	AT&T
<b>Electric Provider</b>	Duke Energy
<b>Alternative Gases</b>	None Available

**Transportation**

<b>Road Serving Building</b>	Highway 86 (2 Lanes)	<b>Rail Access</b>	No
<b>Runway Access</b>	No	<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Greenville-Spartanburg International (24.00 Miles)	<b>Nearest Marine Port</b>	Charleston (211.00 Miles)
<b>Nearest Inland Port</b>	Inland Port Greer (26.00 Miles)	<b>Nearest Intermodal Yard</b>	NS Greer (26.00 Miles)

**Available Space Information 1**

<b>Available Area</b>	148,000 Sq Ft	<b>Minimum Area</b>	50,000
<b>Office Area</b>	None Present	<b>Heated Area</b>	Portion
<b>Air Conditioned Area</b>	Portion	<b>Fire Suppression</b>	ESFR - 0%
<b>Lighting</b>	LED	<b>Clear Height</b>	32'
<b>Drive-In Doors</b>	3	<b>Dock Doors</b>	28
<b>Approximate Auto Space Parking</b>	185	<b>Approximate Trailer Parking</b>	75
<b>Most Recent Use</b>	Never Occupied		

The Exchange Logistics Park at I-85  
 Anderson County  
 Highway 86  
 Piedmont, SC 29673

