



A Property Of:



300 MASTERS BLVD.
Anderson, South Carolina
 29626

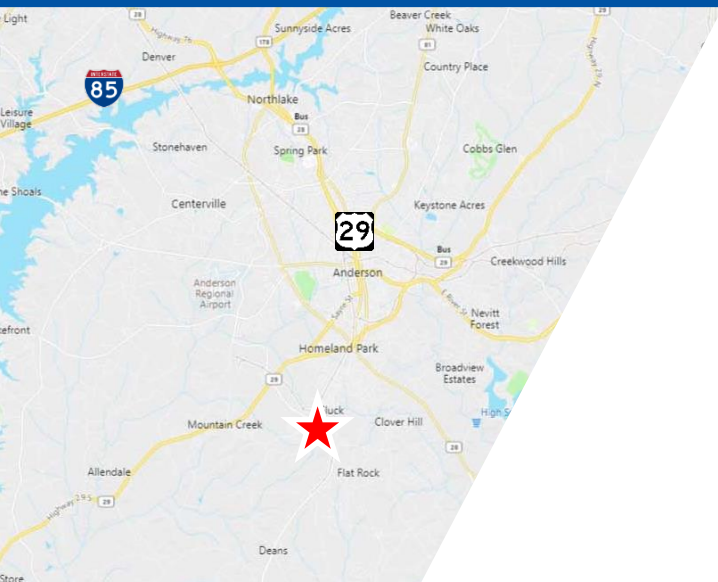
±407,680 SF Spec

Site Strengths

- 36' Clear Height
- ±107 Trailer Spots
- Potential Rail Access
- Aggressive Incentives
- Close Proximity to Manufactures

Optimal Location

- ±9.9 Miles from I-85
- ±50.6 Miles from Inland Port, Greer
- ±231 Miles from Port of Charleston



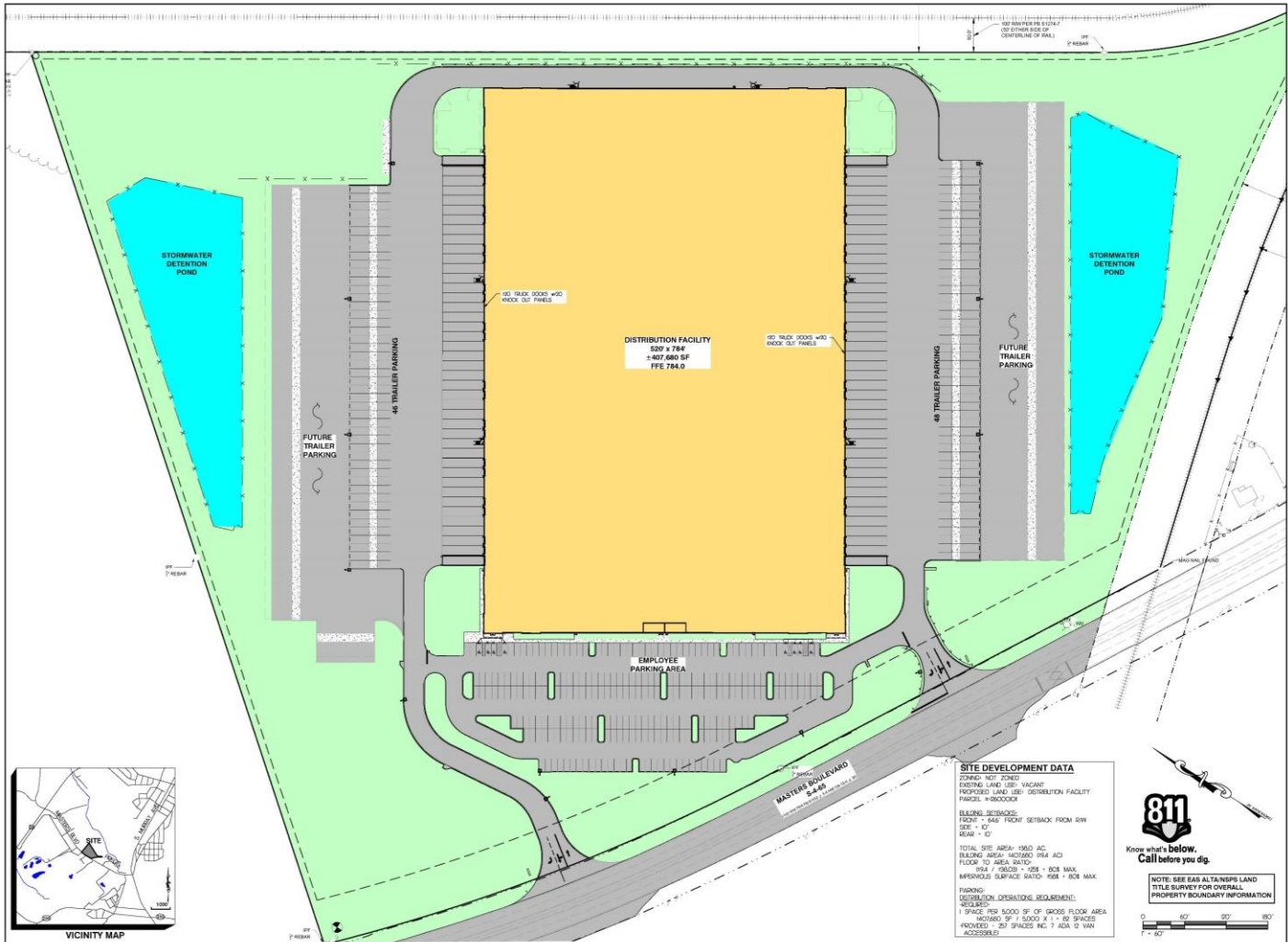
FOR MORE INFORMATION, CONTACT:

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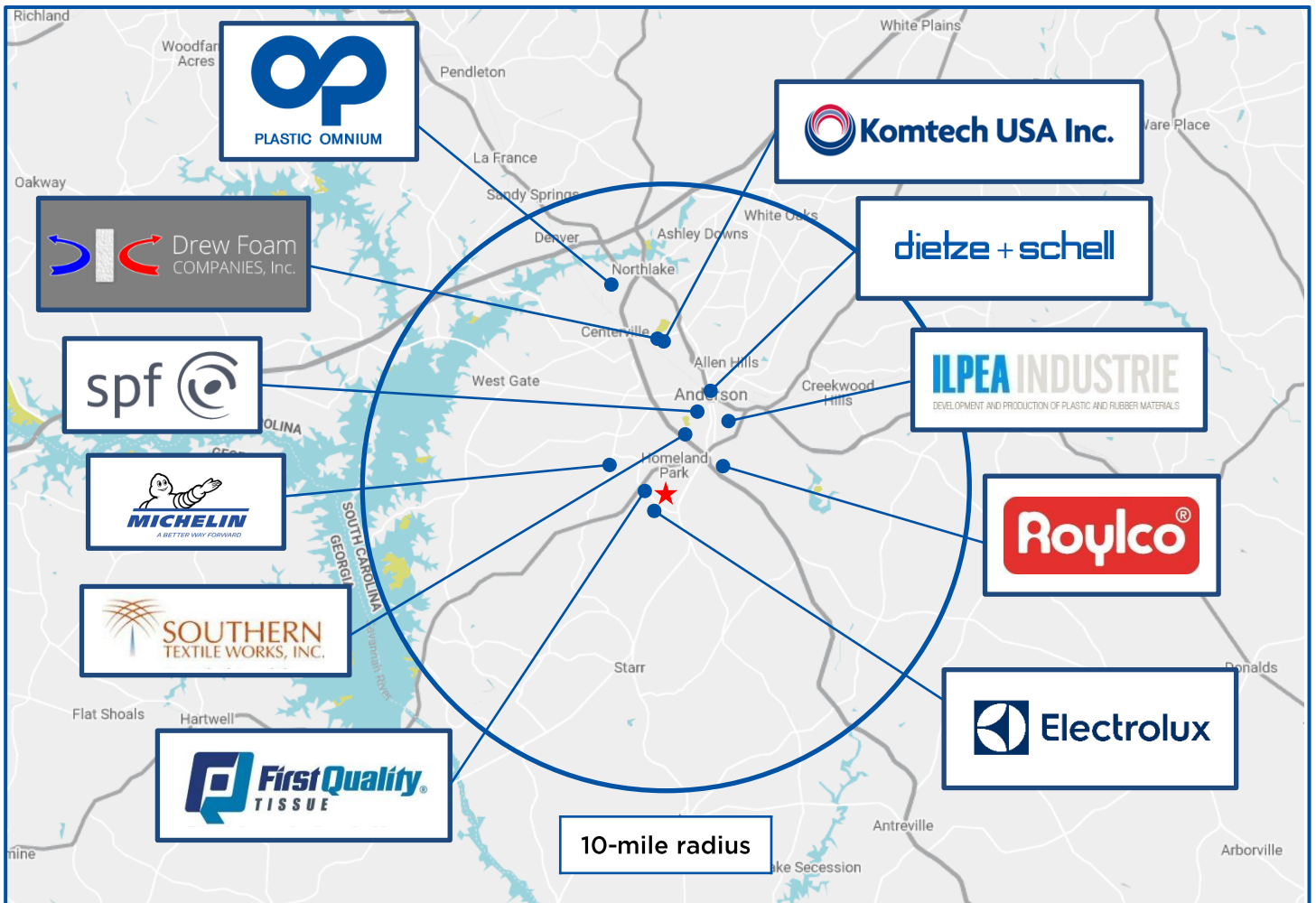
Concept Plan



Brian Young, CCIM, SIOR
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15 S. Main Street
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Map of Manufacturers



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CUSHMAN & WAKEFIELD

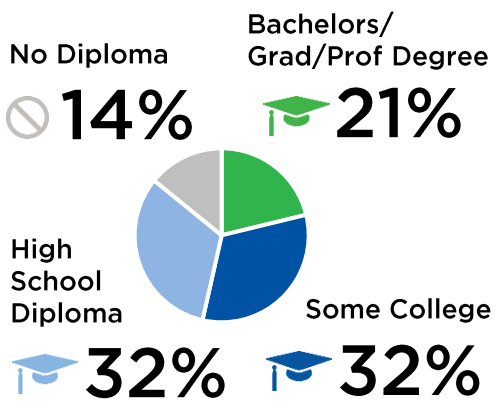
300 Masters Blvd.

Demographics — 10 mile radius

Statistics & Building Specs

Demographics — 10 mile

Education



Income



Median Household Income
\$48,533



Per Capita Income
\$25,794

Employment



White Collar
57%



Blue Collar
29%



Services
13%



Unemployment
10.4%

Property Highlights

±407,680 SF	4 Drive-in Doors
LED Lighting — 20 fc	ESFR Sprinkler
50' x 50' Column Spacing	±107 Trailer Parking Spots
60' Speed Bay	Can Add Another 103 Future Trailer Parking Spots
36' Clear Height	257 Auto Parking Spots
40 Dock Doors (1 Door/10k SF)	60' Concrete Apron

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