

## 101 & 102 Leader Drive Powdersville, SC 29673

Renovate-to-Suit Flex Building with Office Area plus Laydown Yard/Parking Lot

<b>Property Type</b>	Warehouse/Flex
<b>Status</b>	Leased
<b>Lease Rate</b>	\$6.40/SF Modified Gross
<b>Square Feet</b>	+/- 7,500 Square Feet
<b>County</b>	Anderson
<b>Tax Map</b>	2360007017 & 2360007021



### AGENT CONTACT



MARK RATCHFORD, MAI

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O: 864-242-4200

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### PROPERTY FEATURES

- Well located within the Powdersville Community with proximity to I-85 and nearby Greenville, SC
- 7,500 SF Flex Building with 2,500 SF Finished Office Area
- Previously used as hub of operations for Waste Industries Truck Maintenance & Parking
- 1.38 Acres Main Site Plus 1.57 Acres Laydown Yard/Parking Lot
- Owner will Renovate to Suit new Tenant
- Drive-in Doors (3) and Dock High Door (1)
- Water, Septic, Electricity, and Gas available to site
- Modified Gross: Owner pays base year taxes and insurance



*All information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. It is also subject to change without notice.*

340 Rocky Slope Road, Suite 302, Greenville, SC 29607

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## AERIAL VIEW

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## PHOTOS

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