

## 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           |
| Status               | 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

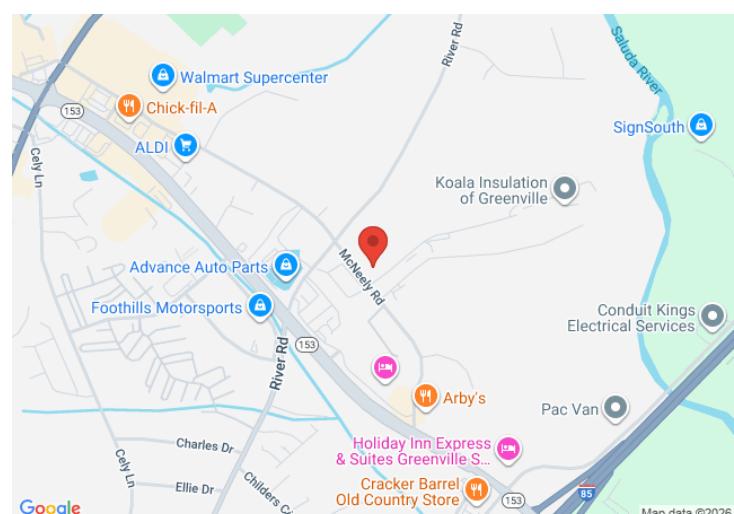
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### PROPERTY FEATURES

- 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 Rd., Suite 302, Greenville, SC 29607**

**864-242-4200 • [kdscaine.com](http://kdscaine.com) • [admin@kdscaine.com](mailto:admin@kdscaine.com)**

## AERIAL VIEW



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## PHOTOS



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