KDS CAINE
COMMERCIAL REAL ESTATE

BROKERAGE · DEVELOPMENT · INVESTMENTS

101 & 102 Leader Drive Powdersville , SC 29673

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

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



AGENT CONTACT



MARK RATCHFORD, MAI

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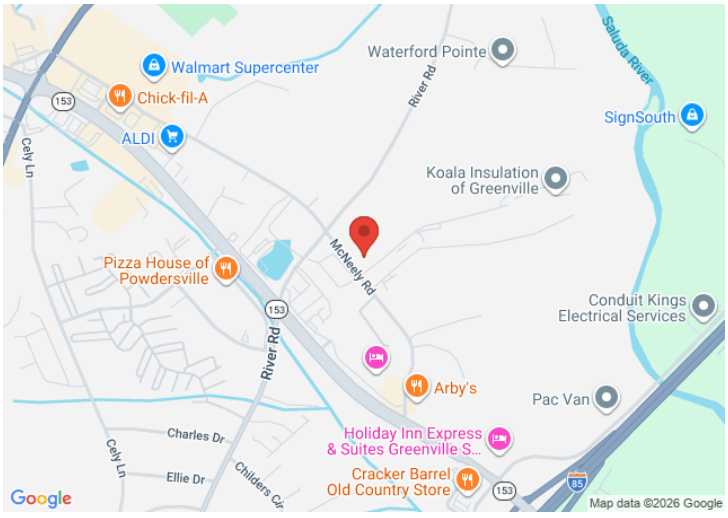
O: 864-242-4200
M: 864-430-0371



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.

AERIAL VIEW



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340 Rocky Slope Rd., Suite 302, Greenville, SC 29607

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