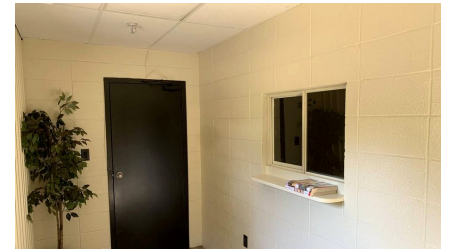


MULTI-TENANT FLEX / INDUSTRIAL PROPERTY FOR SALE



235 Polaris St., Anderson, SC



PROPERTY FACTS

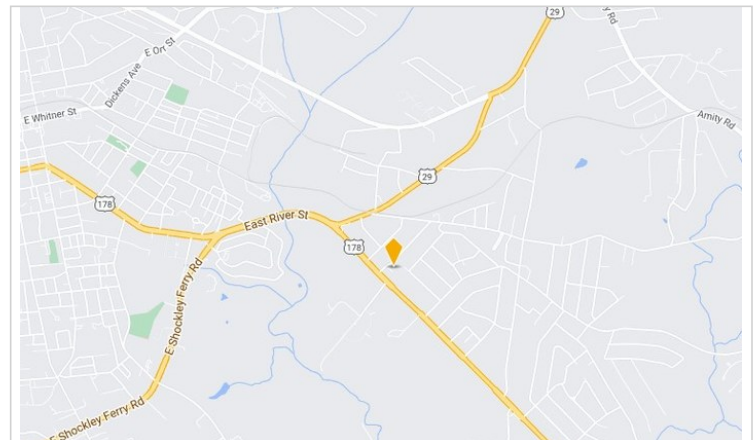
- ±27,000 SF flex / industrial building
- 1.70 acres
- 100% leased to 6 tenants
- Light industrial zoning
- 3 standard docks and 1 UPS dock
- 14ft eave height
- Sprinklered
- Metal panel building, masonry base
- Access to US 29 North and I-85
- 3 Phase Power

ASKING PRICE

\$1,250,000

±\$46/SF on stated ±27,000 SF

LOCATION



Information contained herein has been obtained from sources deemed reliable; however, Southeast Investment Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All property information, including square footage, zoning, dimensions, and pricing, is subject to change without notice. Prospective purchasers are advised to conduct their own independent investigations and due diligence regarding the property and its suitability for their intended use. Some images may be brightened or enhanced using Artificial Intelligence.

CONTACT

John Powell, CCIM

Southeast Investment Properties

864.933.5773

john@southeastip.com

www.southeastip.com