



AVAILABLE

201 SCHMID PLAZA RD

Anderson, South Carolina

**FOR
LEASE**

- Positioned along the I-85 corridor in Anderson, SC—equidistant to Atlanta and Charlotte—offering fast access to regional interstates, local shipping routes, and a strong industrial labor market.
- Features ±30,600 SF of industrial space with a 15' 9" clear height.
- Equipped with 4 dock-high doors (8'x10') and 1 drive-in door (10'x10') on a site with a concrete truck court and fenced lot.
- Powered by 1,200 Amp, 480/277V 3-phase service, LED lighting, and a monitored wet-pipe sprinkler system.



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