Anderson Gateway Commerce Center

McNeely Road, Powdersville, SC 29673

PATTILLO
INDUSTRIAL REAL ESTATE

Build-To-Suit Opportunities Available

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CBRE

Site Plan

WATER STORAGE TANK

±185 PARKING SPACES

247,520 SF
(280' X 884')
FFE: ±904

185' DEEP TRUCK COURT
WITH 69 TRAILER SPACES

±195 PARKING SPACES

247,520 SF
(280' X 884')
FFE: ±889

185' DEEP TRUCK COURT
WITH 63 TRAILER SPACES

EELY RD

153

85
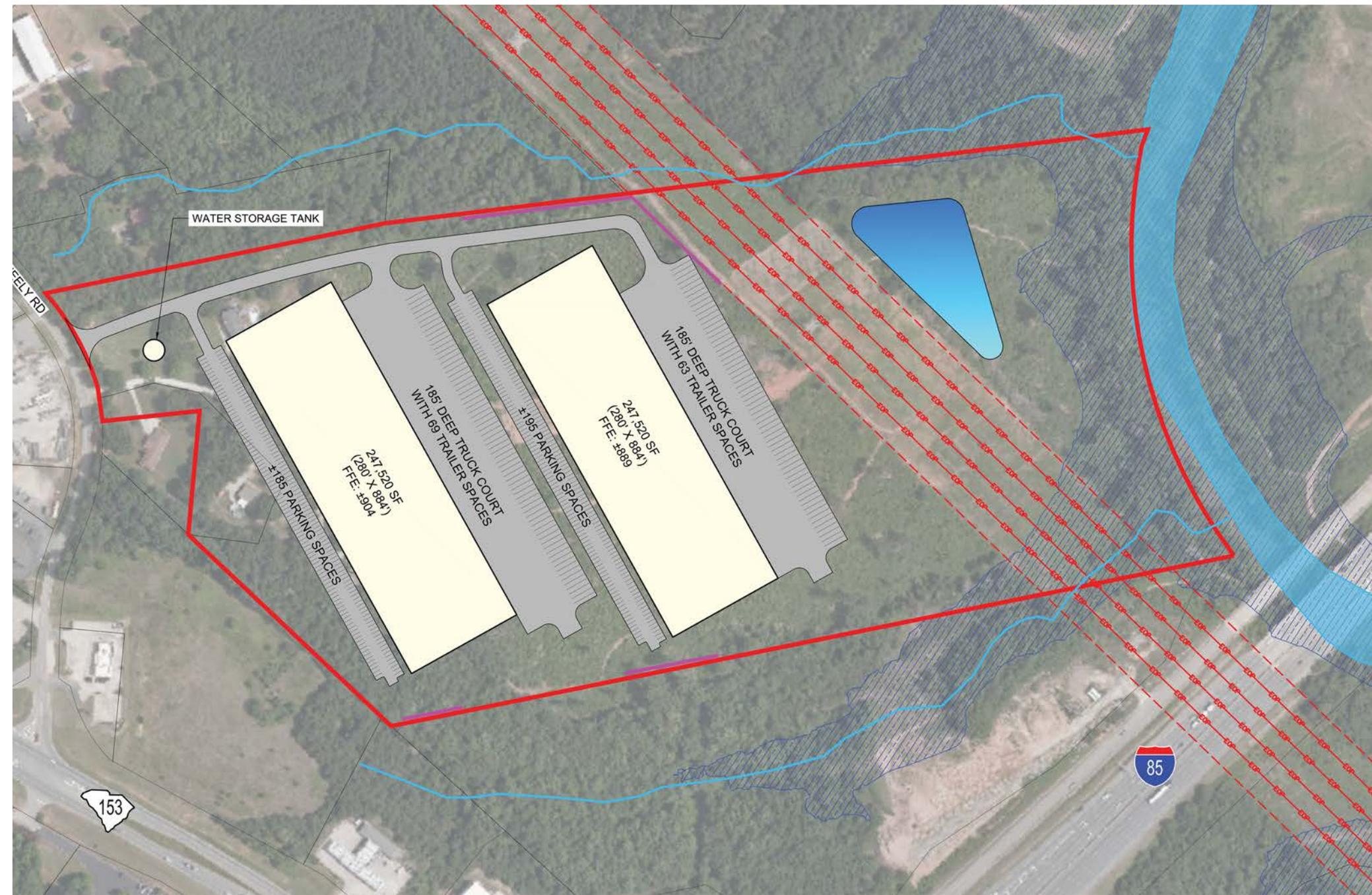
Site Aerial

- *FILOT*
- *23 Miles from Inland Port Greer*

EXIT 40
I-85

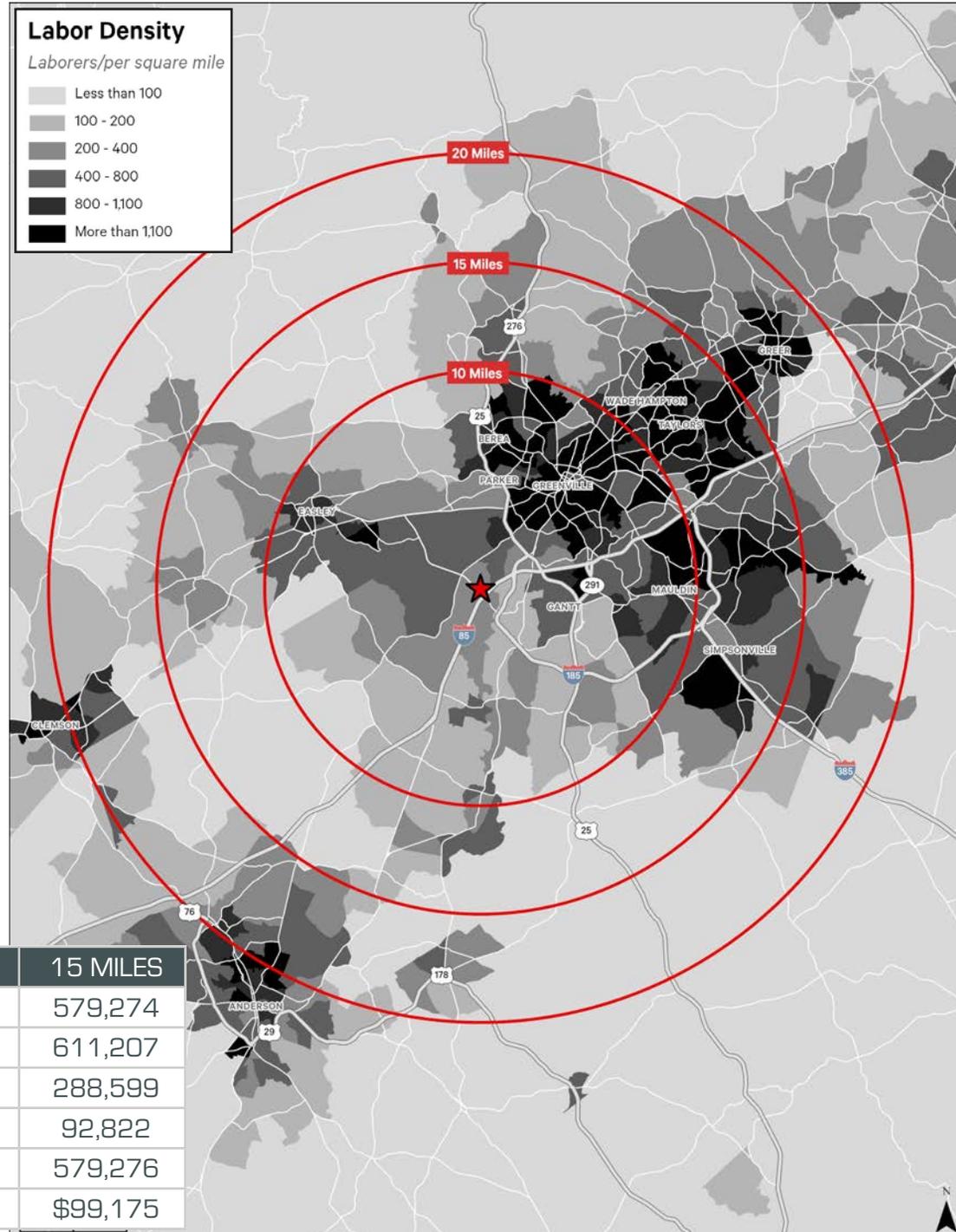HWY 153

McNEELY RD

Park road complete!

Property Overview

Anderson Gateway Commerce Center sits on approximately 56 acres at the intersection of McNeely Road and Highway 153 in Anderson County. The new park, with easy interstate access and close proximity to several major city centers, will accommodate ±250,000 to ±500,000 SF of Class A Industrial Space.

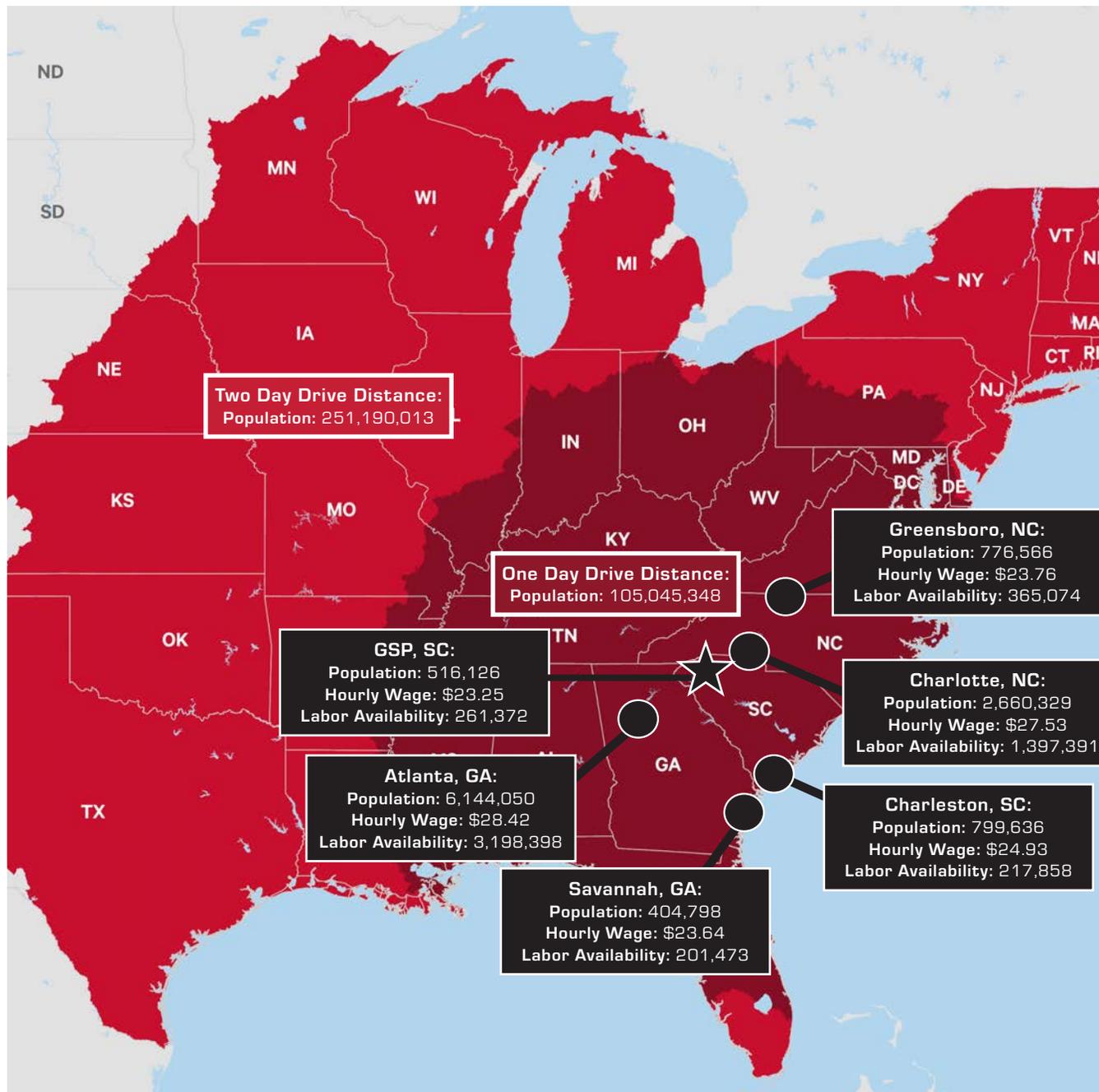# Site Features

- Build-to-suit Opportunities
- Availability:
    Building 1: 247,520
    Building 2: 247,520
- Excellent Access to I-85
- Centrally Located Between Atlanta and Charlotte

Labor Density
Laborers/per square mile

	Less than 100
	100 - 200
	200 - 400
	400 - 800
	800 - 1,100
	More than 1,100

	5 MILES	10 MILES	15 MILES
POPULATION	77,817	13,746	579,274
DAYTIME POPULATION	82,411	361,140	611,207
LABOR FORCE	36,946	155,265	288,599
BACHELOR'S DEGREE OR HIGHER	9,684	44,050	92,822
BUSINESSES	77,817	314,016	579,276
AVERAGE HH INCOME	$86,676	$89,706	$99,175

Demographics

Two Day Drive Distance:
Population: 251,190,013

One Day Drive Distance:
Population: 105,045,348

Greensboro, NC:
Population: 776,566
Hourly Wage: $23.76
Labor Availability: 365,074

GSP, SC:
Population: 516,126
Hourly Wage: $23.25
Labor Availability: 261,372

Charlotte, NC:
Population: 2,660,329
Hourly Wage: $27.53
Labor Availability: 1,397,391

Atlanta, GA:
Population: 6,144,050
Hourly Wage: $28.42
Labor Availability: 3,198,398

Charleston, SC:
Population: 799,636
Hourly Wage: $24.93
Labor Availability: 217,858

Savannah, GA:
Population: 404,798
Hourly Wage: $23.64
Labor Availability: 201,473

Location	Distance
I - 85	0.5 Miles
I - 185	1.6 Miles
Downtown Greenville	7.9 Miles
GSP International Airport	17.9 Miles
SC Inland Port Greer	24.1 Miles
CLT International Airport	100 Miles
Atlanta Airport	147 Miles
Port of Charleston	214 Miles
Port of Savannah	257 Miles

Location	Distance
UPS Freight	16.5 Miles
FedEx Air	20.8 Miles
FedEx Freight	22.8 Miles
Averitt Express	23.1 Miles
FedEx Ground	28.7 Miles
UPS Ground	33.7 Miles

Location Details

Local Tenants

1. R&L Carriers
2. ACL Airshop
3. Softbox
4. Holland
5. FedEx Ground
6. ProTrans
7. ITW Hartness
8. Wabtec
9. Fabri Kal
10. Android Industries
11. Orbis
12. Kimura
13. Magna
14. Padagis
15. Americold Logistics
16. Verdeco
17. Michelin
18. Lockheed Martin
19. 3M
20. Multi-Pack Solutions
21. Ortec, Inc.

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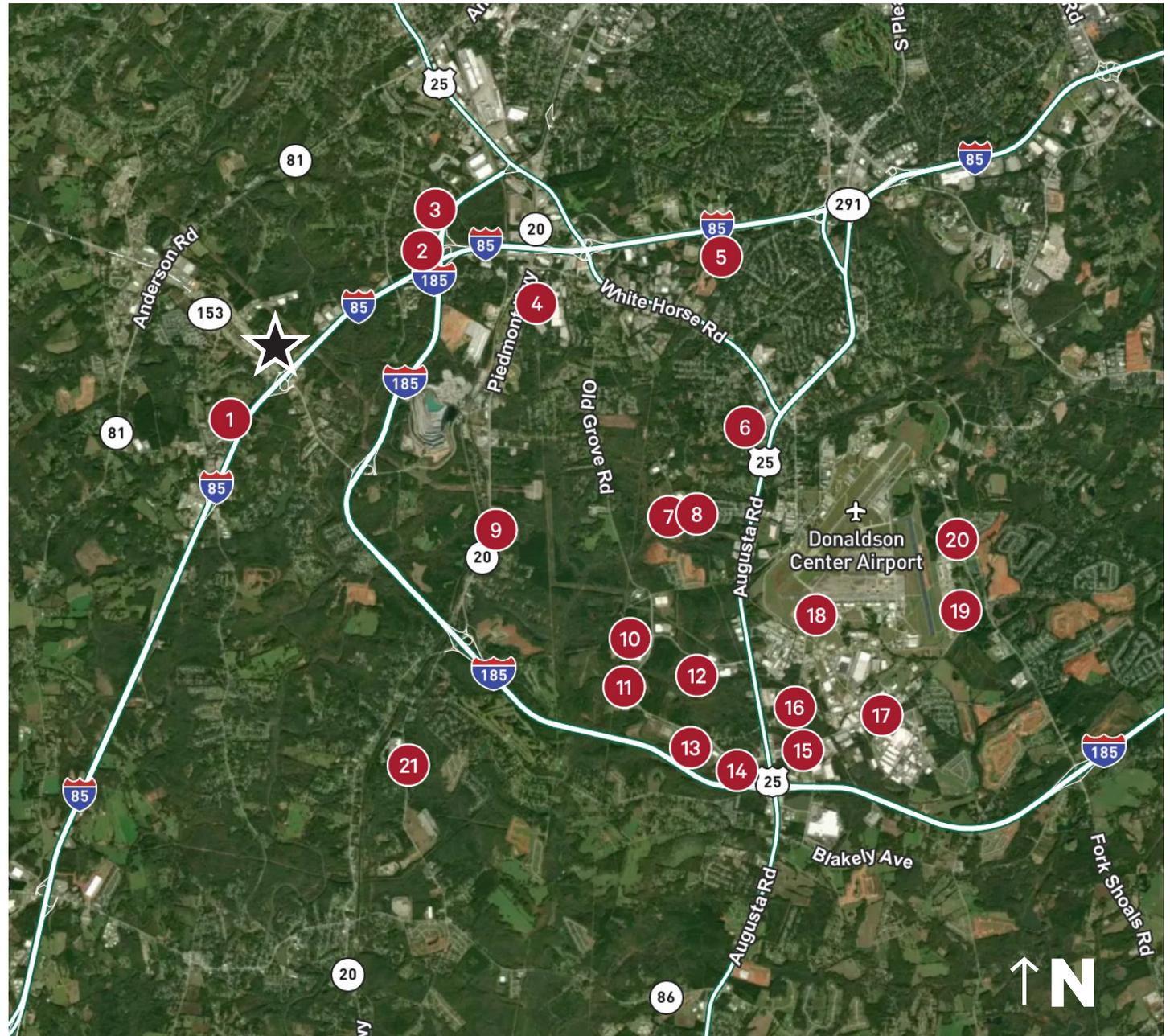
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About Pattillo Industrial Real Estate:

Pattillo Industrial Real Estate is now a third-generation developer and the largest privately held industrial development operation based in the Southeastern United States. They specialize in the development, acquisition, and management of industrial buildings and land that provide superior locations and operating efficiency. They own and manage Class A industrial buildings located in master planned industrial parks in Alabama, Florida, Georgia, Kentucky, South Carolina, and Tennessee.

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