

**FOR SALE**



**CARDINAL**  
COMMERCIAL PROPERTIES™



## 2335 SNOW RD. ANDERSON, SC 29621

**SQUARE FEET:** 10,000 +/- WAREHOUSE  
6,896 +/- COVERED STORAGE

**COUNTY:** Anderson

**SALES PRICE:** \$1,800,000

**TAX MAP:** 1740002002

**ZONING:** Unzoned

- Warehouse has 4-grade level doors.
- 3 - +/-20'x16' and 1 - +/-10'x8' grade level doors.
- Warehouse is clear-span with 3-phase electrical service.
- 29' 6" +/- ceiling heights.
- 40.22 +/- acres of land.
- Building is fully sprinkled.
- Public sewer nearby.
- Gently sloping topography towards Rocky River.
- 3-miles+/- to downtown Anderson.
- 12-miles+/- to I-85.
- Great site for residential use or industrial use.

**FOR MORE INFORMATION  
CONTACT:**

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