

FORMER FERGUSON INDUSTRIAL FOR SALE OR LEASE

131 PREAMBLE COURT | ANDERSON, SC

LARGE PAVED AND FENCED-IN LAYDOWN AREA



PROPERTY FEATURES

- » +/-6,900 SF - 35% office/retail
- » 2.87 acres
- » Easy access to I-85
- » Large paved and fenced-in laydown area

~~Sale Price \$650,000~~ **Reduced - \$625,000**

~~Lease Rate \$7.50 NNN / \$4312.50/MTH~~

Reduced Lease Rate \$7.16 NNN / \$4,000/MTH



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**WA WINDSOR
AUGHTRY**

www.windsoraughtry.com

No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. William J. Alexander, IV – Broker In Charge



AERIAL VIEW OF SITE