Anderson Gateway Commerce Center

180 Anderson Gateway Drive

PATTILLO
INDUSTRIAL REAL ESTATE

Delivering Fall 2026

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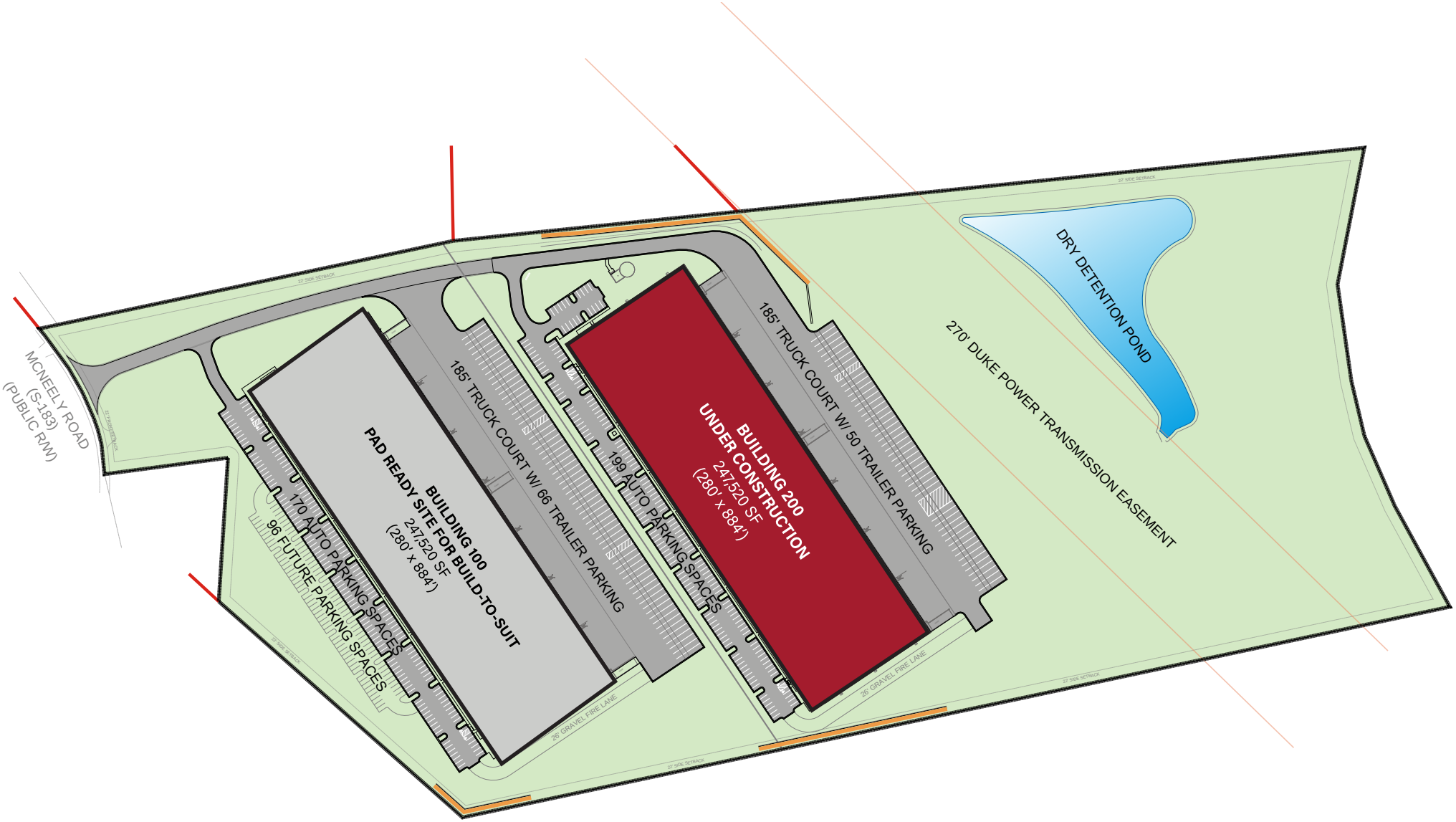
CBRE

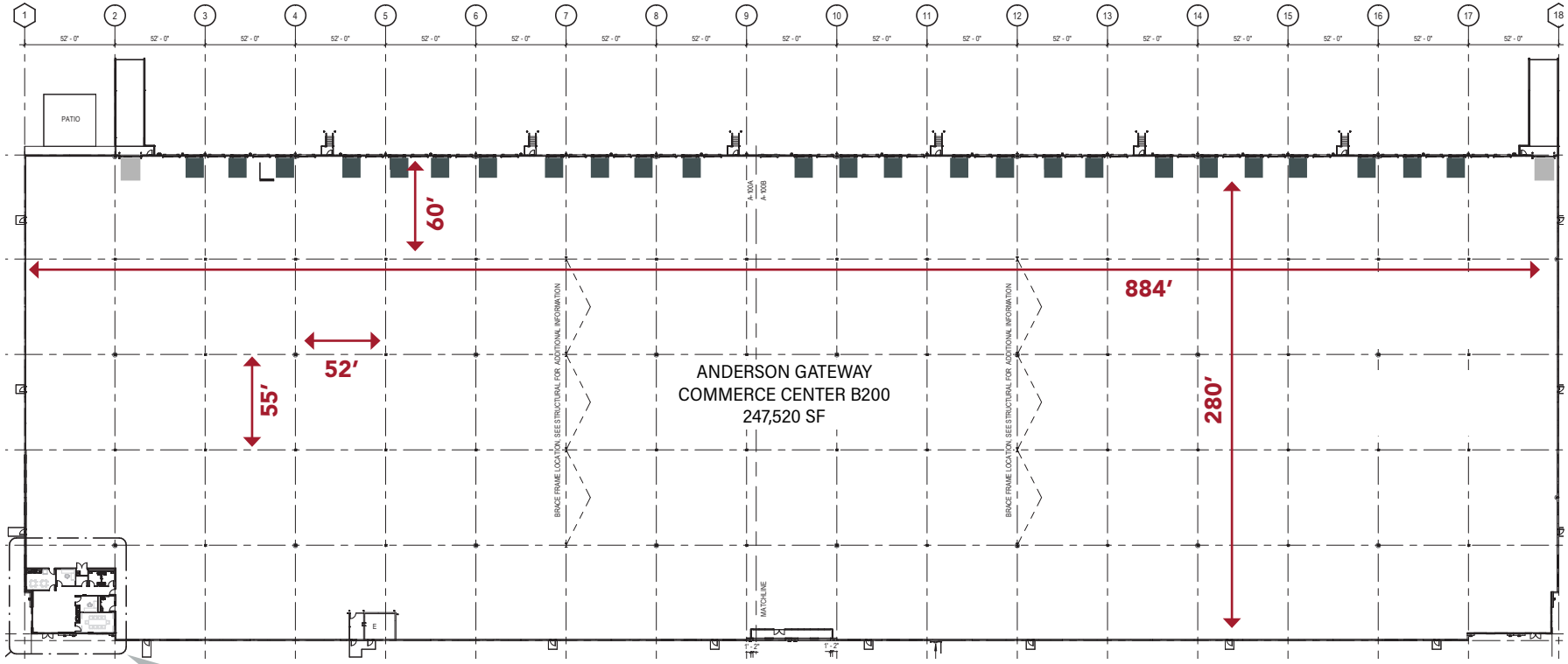
Site Aerials

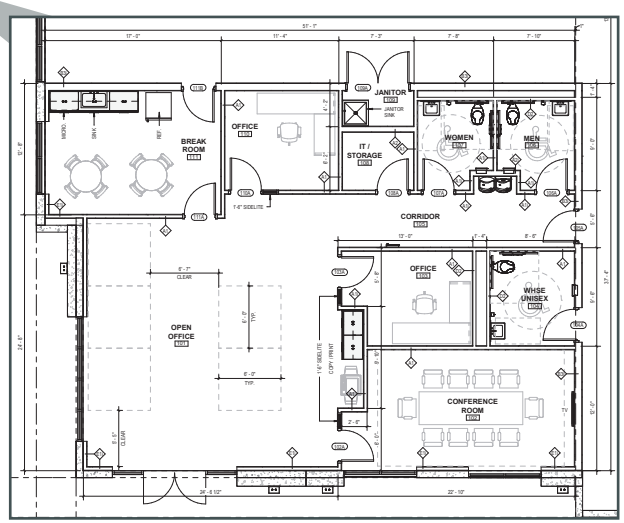
Site Plan


MCNEELY ROAD
(SR-183)
(PUBLIC R/W)
BUILDING 100
PAD READY SITE FOR BUILD-TO-SUIT
247,520 SF
(280' x 884')
BUILDING 200
UNDER CONSTRUCTION
247,520 SF
(280' x 884')
185' TRUCK COURT W/ 66 TRAILER PARKING
185' TRUCK COURT W/ 50 TRAILER PARKING
199 AUTO PARKING SPACES
170 AUTO PARKING SPACES
96 FUTURE PARKING SPACES
DRY DETENTION POND
270' DUKE POWER TRANSMISSION EASEMENT
26' GRAVEL FIRE LANE
26' GRAVEL FIRE LANE
22' SIDE SETBACK
22' SIDE SETBACK
22' SIDE SETBACK
22' SIDE SETBACK
30' ROW SETBACK

Building 200 Building Plan

*ALL DOCK POSITIONS TO HAVE 9' x 10' OVERHEAD DOCK DOORS
- DOCK LEVELERS
- DRIVE-IN DOOR





Building 200 Details

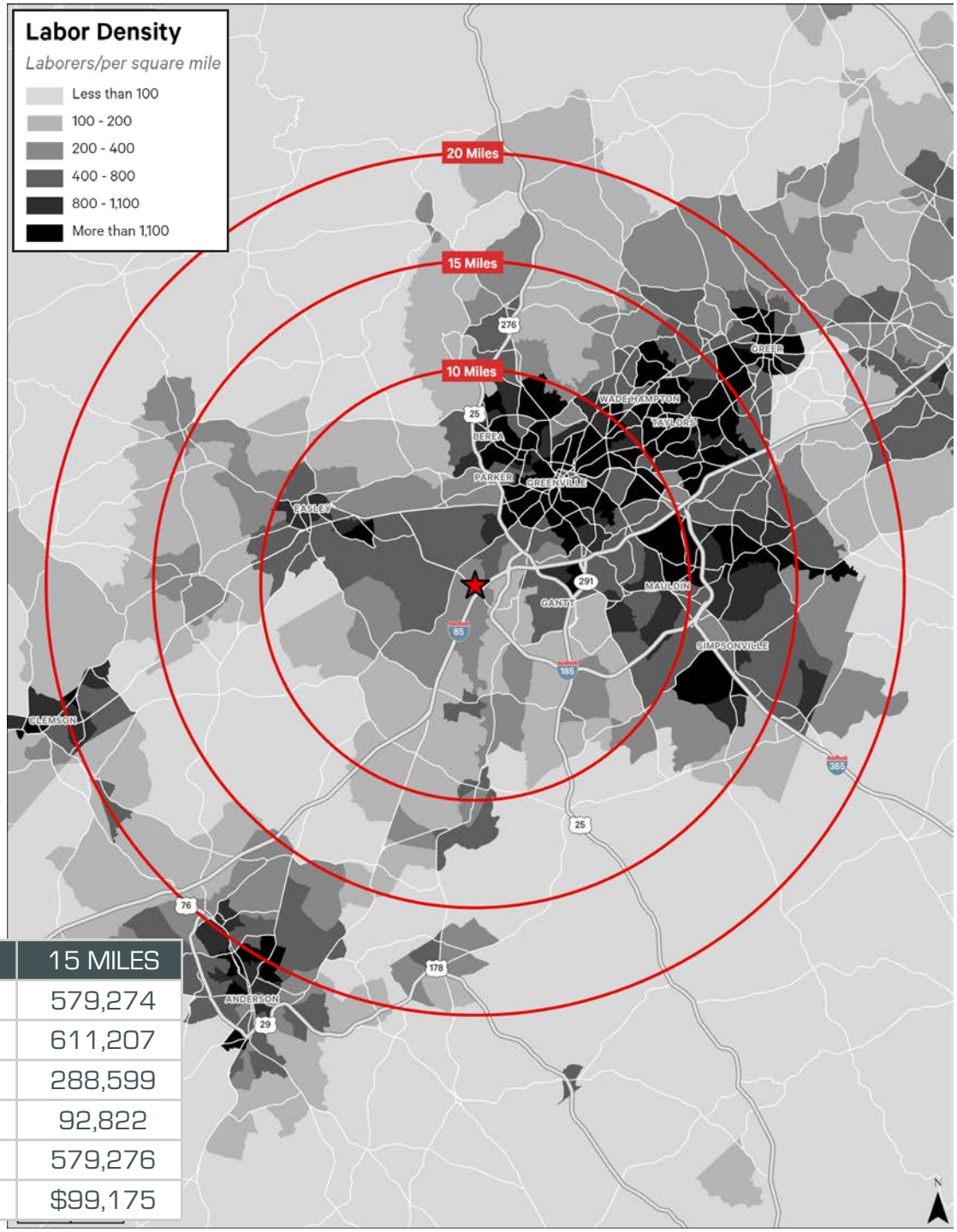
BUILDING SIZE:	247,520 SF
BUILDING DIMENSIONS:	280′ x 884′
OFFICE SPACE:	±1,813 SF
COLUMN SPACING:	55′ x 52′ (60′ Speed Bay)
CLEAR HEIGHT:	32′
DOCK DOORS:	52 (9′ x 10′)
DOCK LEVELERS:	25 equipped with 40K lb manual dock levelers (Additional levelers can be added upon request)
DRIVE-IN DOORS:	2 (12′ x 14′)
AUTO PARKING:	199
TRAILER PARKING:	50
FLOOR:	7″ reinforced slab, 4000 psi
FIRE PROTECTION:	ESFR
LIGHTING:	LED high bay fixtures with motion sensors
POWER:	2000 amps to the building

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 two buildings with ±247,000 SF of Class A Industrial Space.

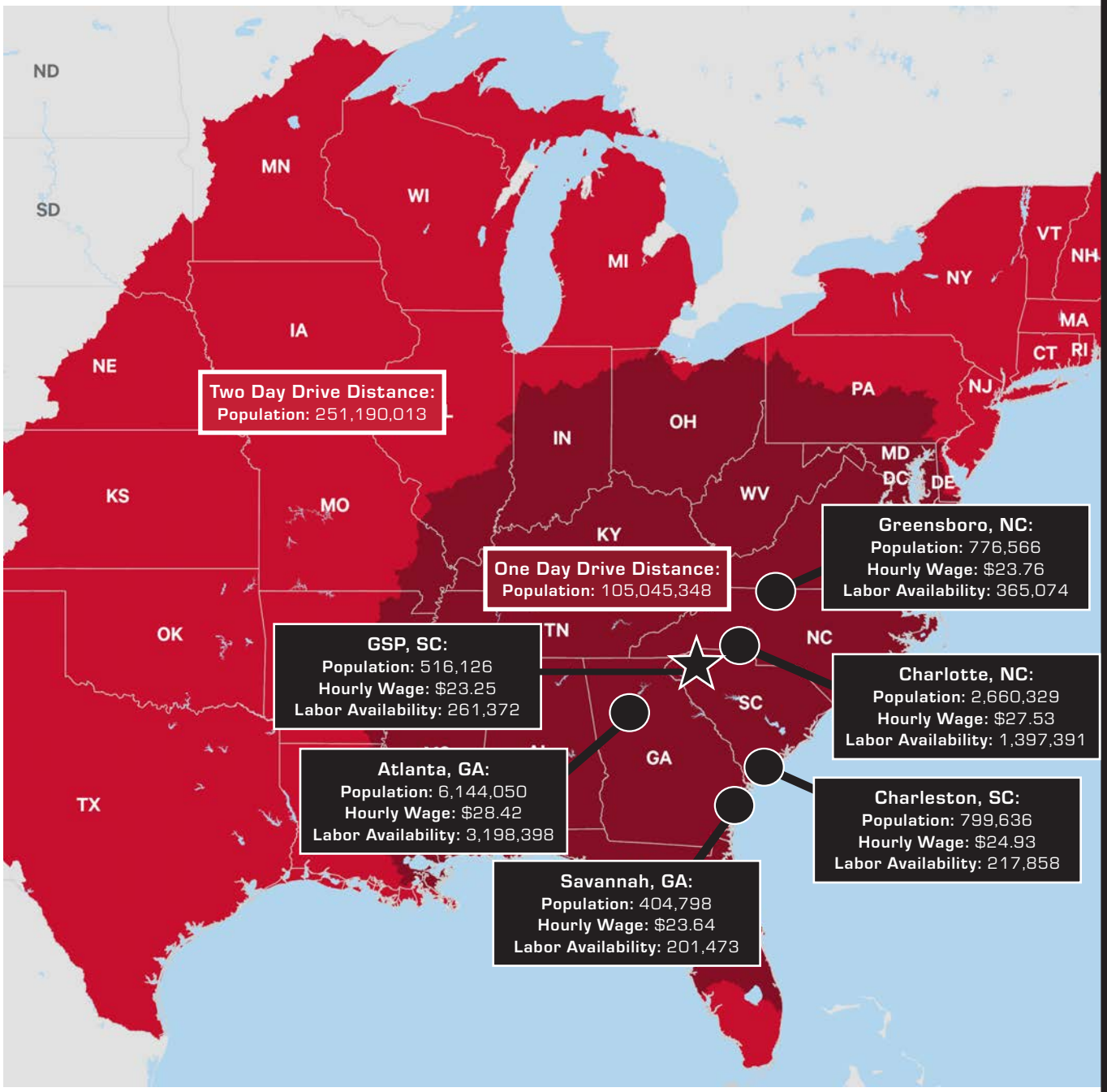
Site Features

- Availability:
  - Building 100 Padded, Build-To-Suit: 247,520 SF
  - Building 200 Under Construction, Spec: 247,520 SF (Fall 2026 Delivery)
- Excellent Access to I-85
- Centrally Located Between Atlanta and Charlotte
- Agressive county incentives in place including SSRC and FILOT Agreement



	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

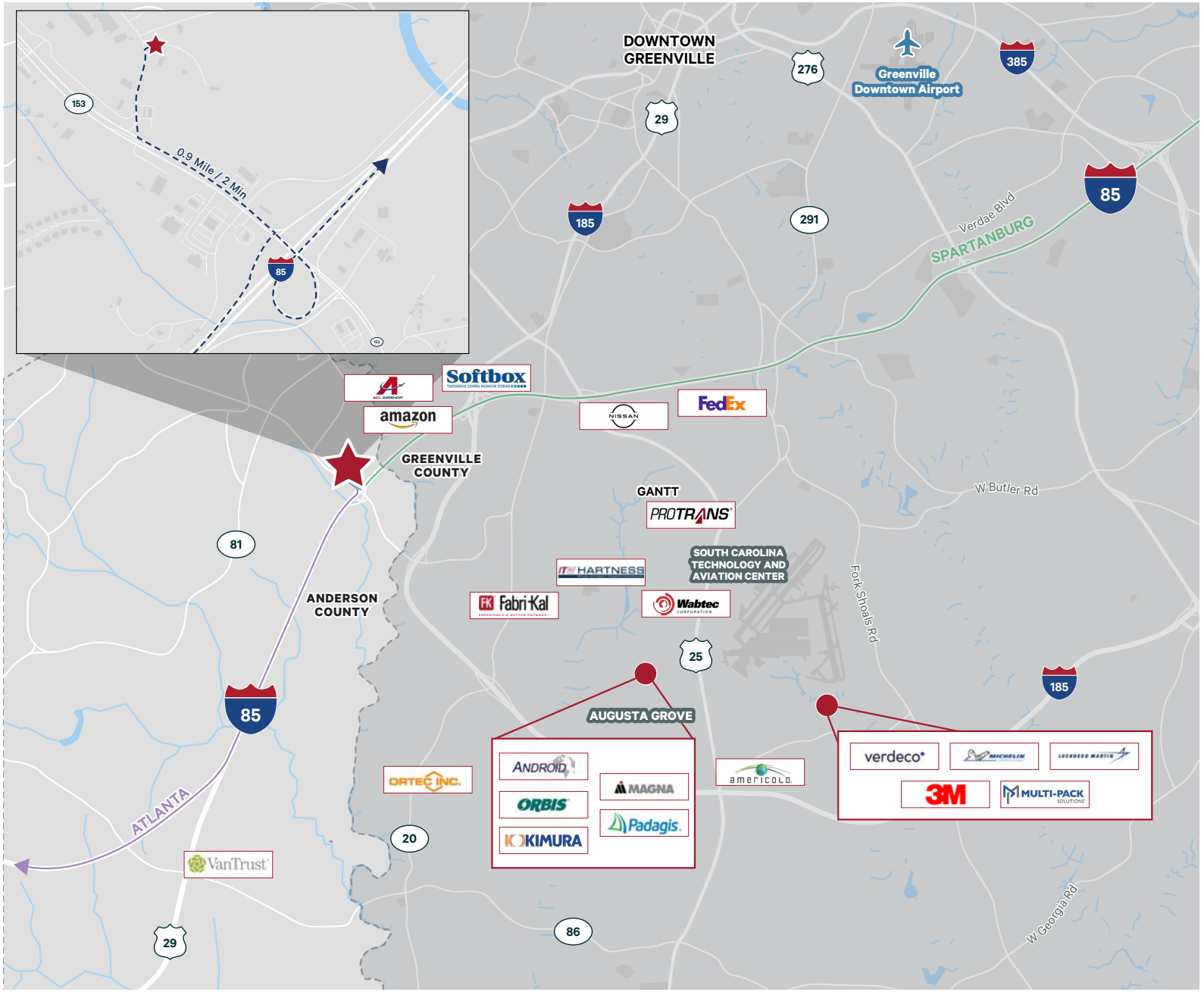
Demographics



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



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INDUSTRIAL REAL ESTATE

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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