

THE  
**NEXUS**

**9855 WARREN H ABERNATHY  
FOR LEASE**



**Renovations  
Complete!**

**Building 4: ±101,752 SF**

**9855 Warren H Abernathy Hwy  
Spartanburg, SC**

**Additional ±4.55 Acres Industrial Outside Storage Available**

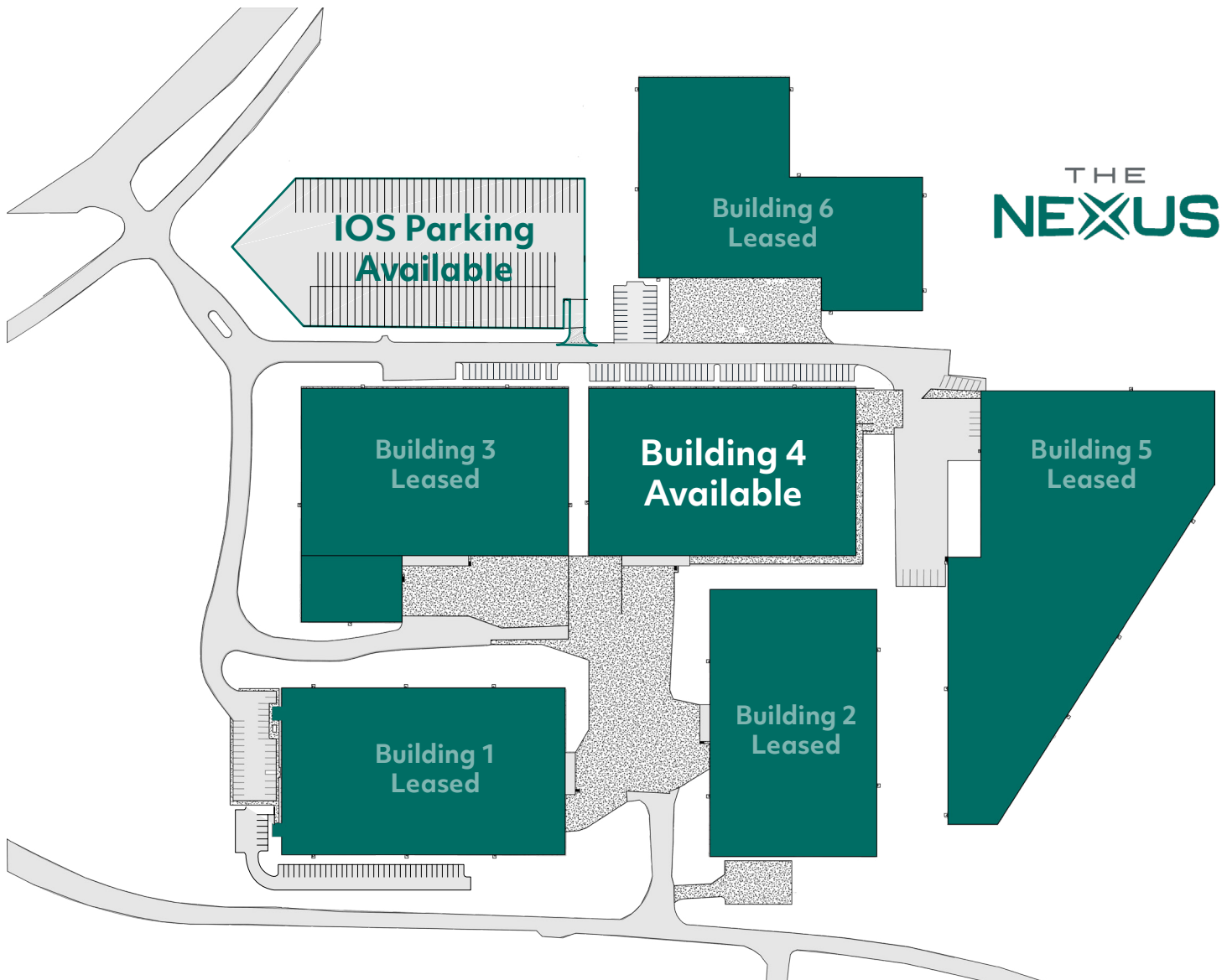
Chad Stepp  
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chad.stepp@jll.com



# Property Specifications



Available Space	±101,752 SF	Drive In Doors	2
Office Space	±1,000 SF (built Q3 2023)	Lighting	LED
Construction	Pre-Cast Concrete	Electrical	Duke Energy   600 amps   480V   3 phase
Clear Height	20'6" - 22'2"	Sprinkler	ESFR
Column Spacing	25' x 50'	Heat	Natural Gas Suspended Heaters
Load Type	2 sided	Roof	Standing Seam Metal
Dock High Doors	6	Sewer & Water	Spartanburg
Dock Equipment	3 pit levelers, 3 edge of dock, 3 shelters	Gas	Piedmont Natural Gas

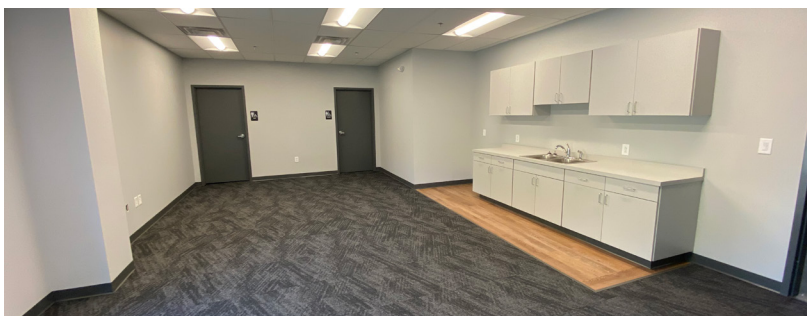
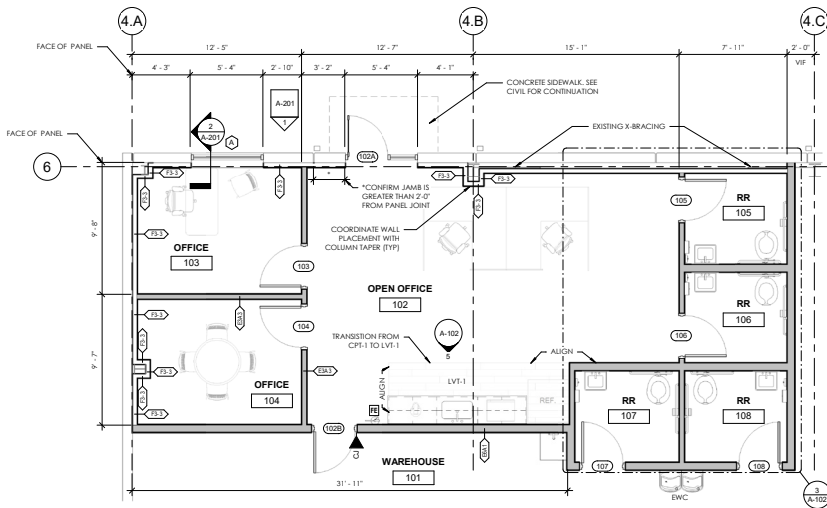
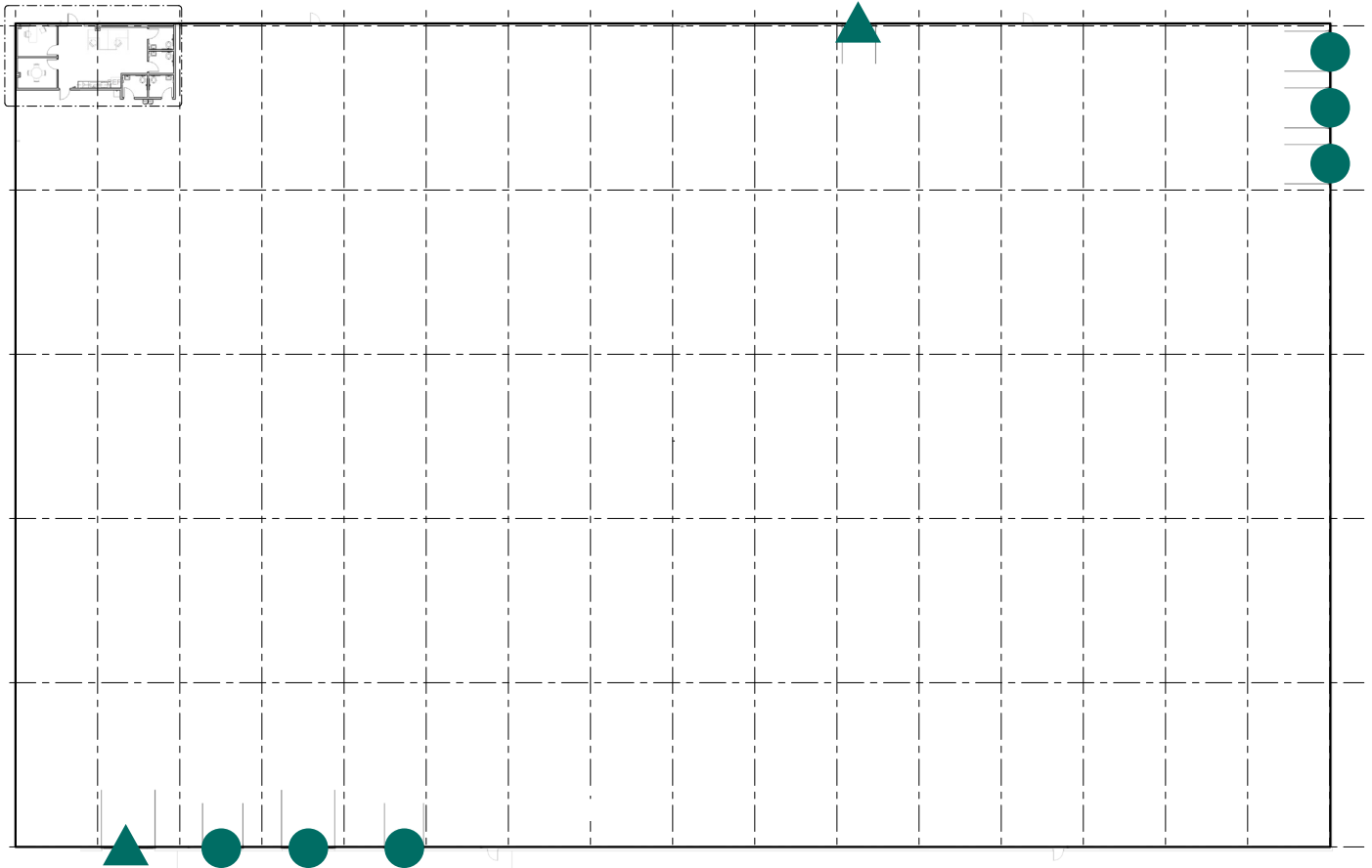


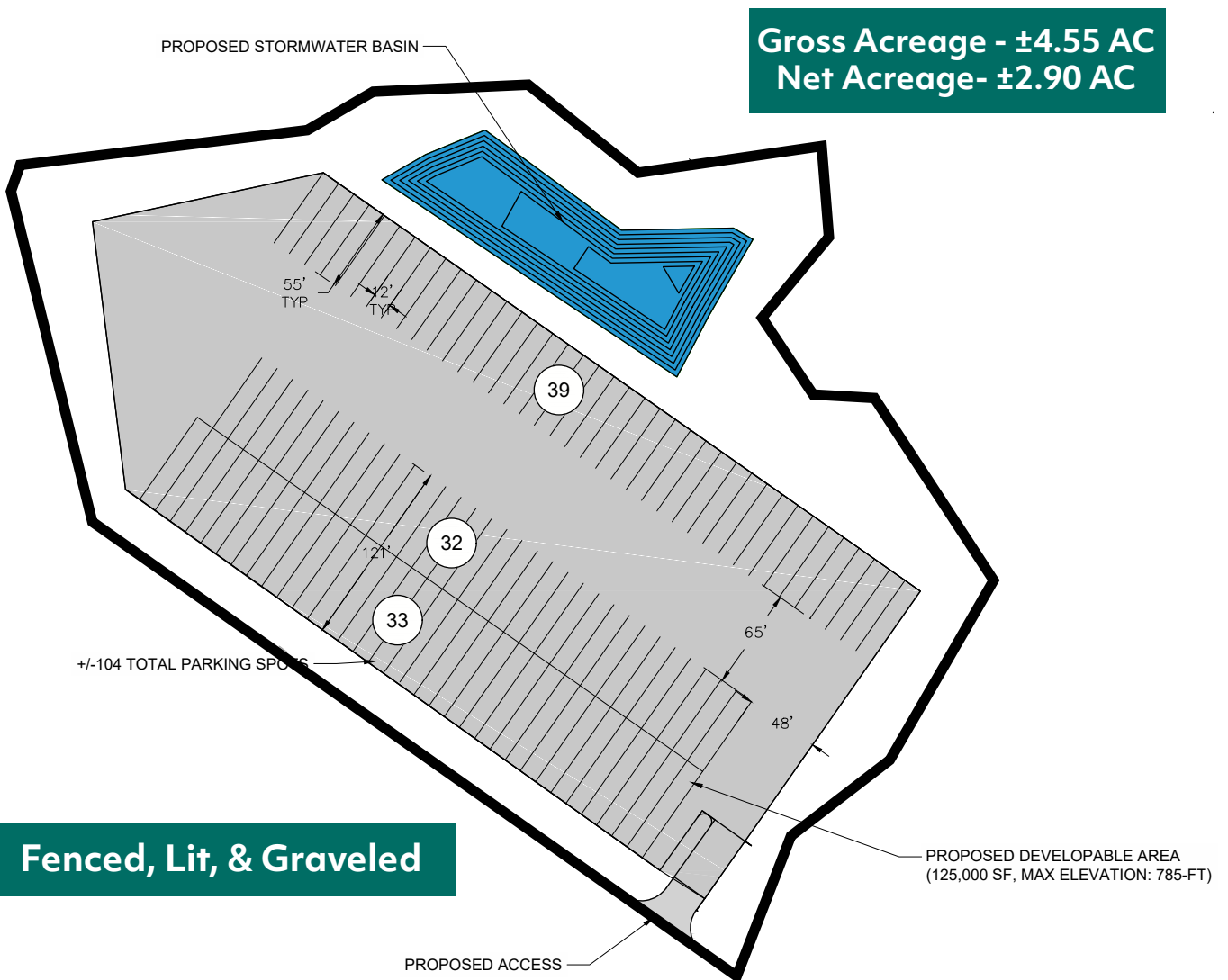
# Property Floorplan

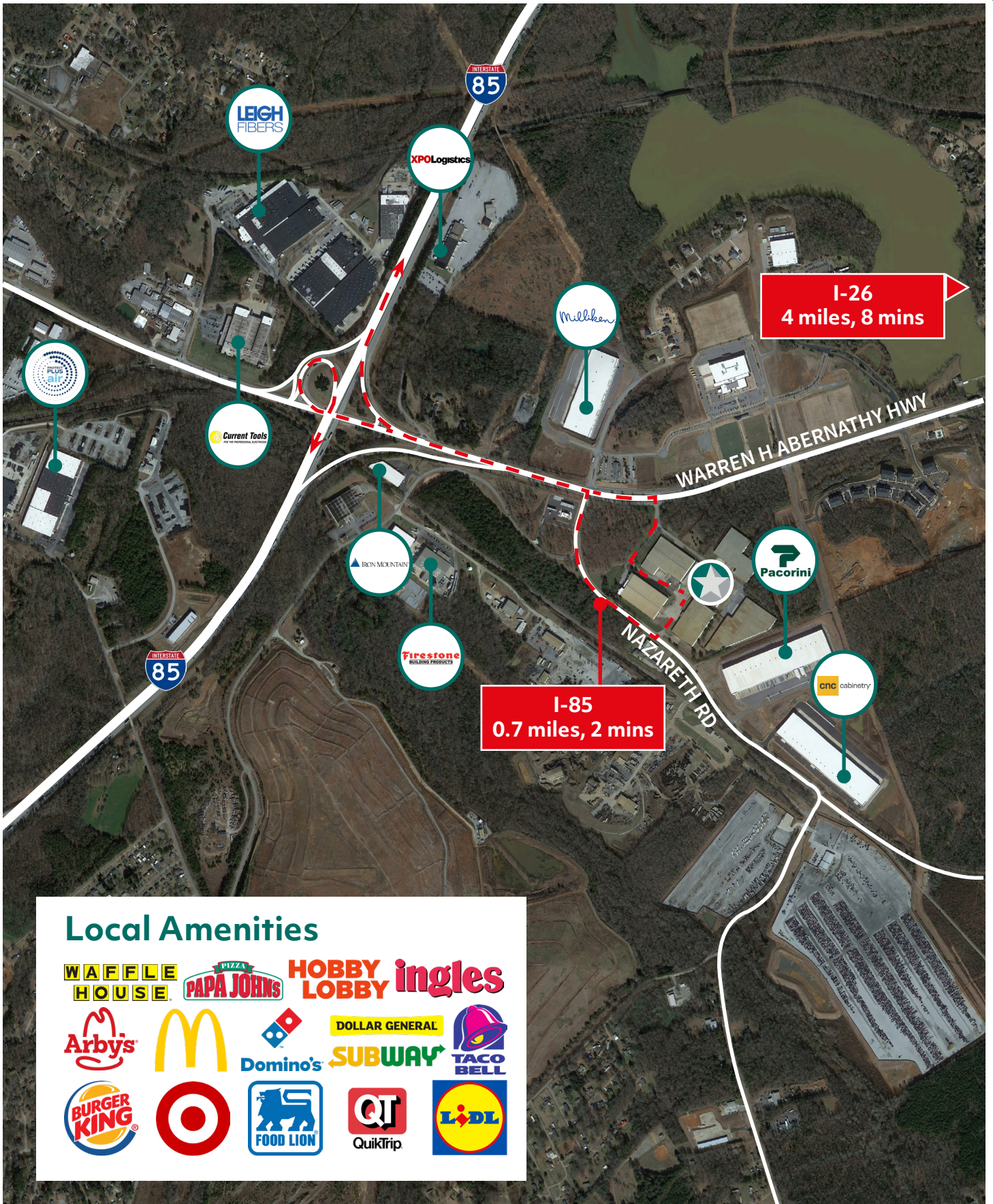


● = dock high door

▲ = drive in door







LEIGH FIBERS

XPO Logistics

Miliken

I-26  
4 miles, 8 mins

Current Tools

IRON MOUNTAIN

WARREN H ABERNATHY HWY

Pacorini

Firestone

I-85  
0.7 miles, 2 mins

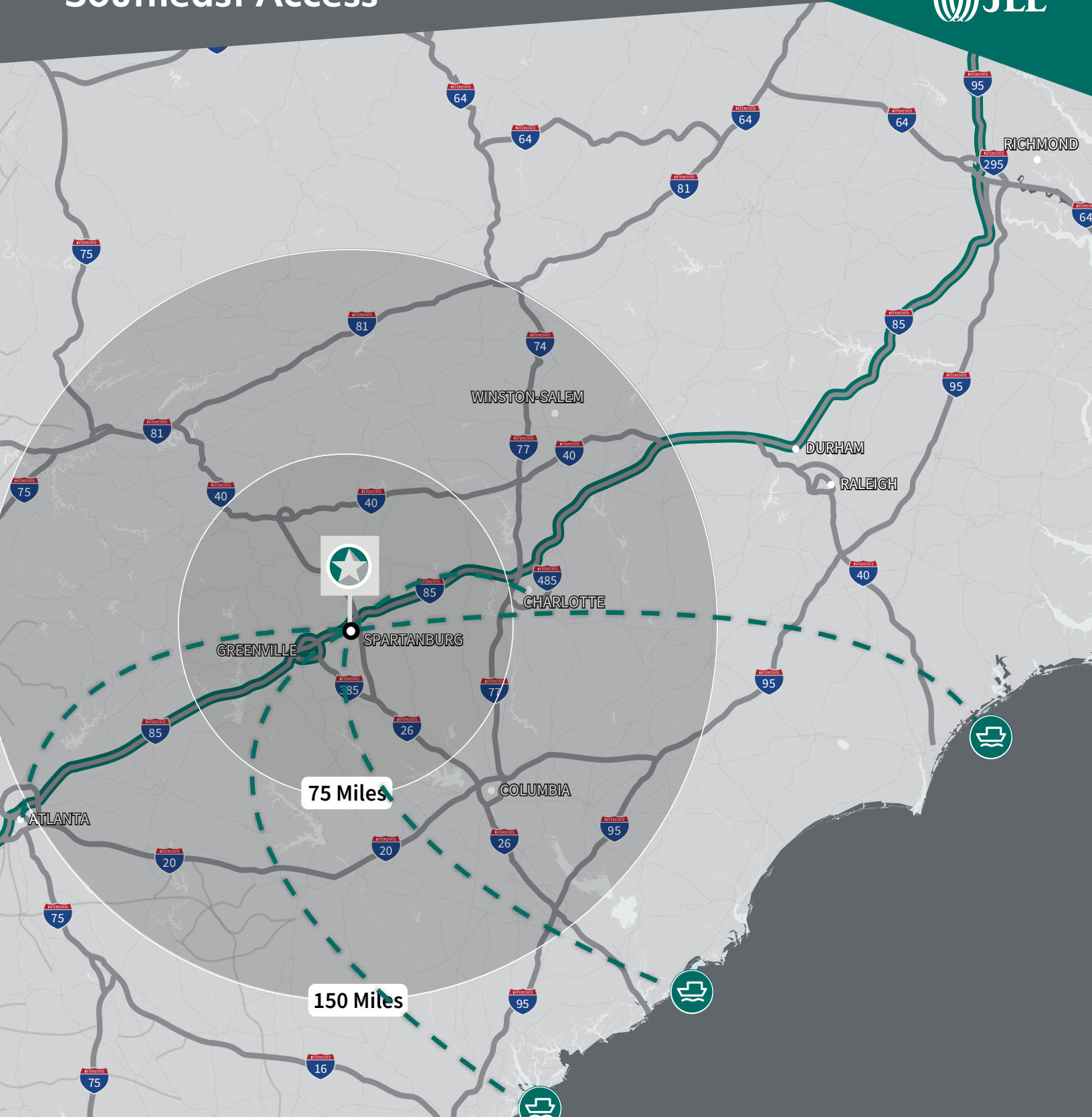
NAZARETH RD

cnc cabinetry

## Local Amenities

- Waffle House
- Papa John's
- Hobby Lobby
- Ingles
- Arby's
- McDonald's
- Domino's
- Dollar General
- Burger King
- Target
- Food Lion
- Subway
- QT
- QuikTrip
- Taco Bell
- LIDL

# Southeast Access



Charleston Port	±206 miles	I-85	±1.0 miles
Savannah Port	±249 miles	I-26	±4.8 miles
Wilmington Port	±285 miles	I-385	±16 miles
Charlotte, NC	±81 miles	I-40	±64 miles
Atlanta, GA	±165 miles	I-77	±75 miles