

FOR LEASE



±6,951 SF Industrial Space on ±0.52 Acres in Downtown Spartanburg



457 S Daniel Morgan Ave
Spartanburg, SC 29306



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Property Highlights

- Flex Building Size: $\pm 6,951$ SF
- Office Size: ± 800 SF
- Warehouse / Storage
 - Clear Height : $\pm 10'6"$
 - 2 Drive-In Doors (10x12)
- 3-Phase power
- Fenced parking
- Lay down yard on the side
- Less than 5 miles to I-85 & I-26.
- Just off S Church St (Hwy 221) in Downtown Spartanburg.

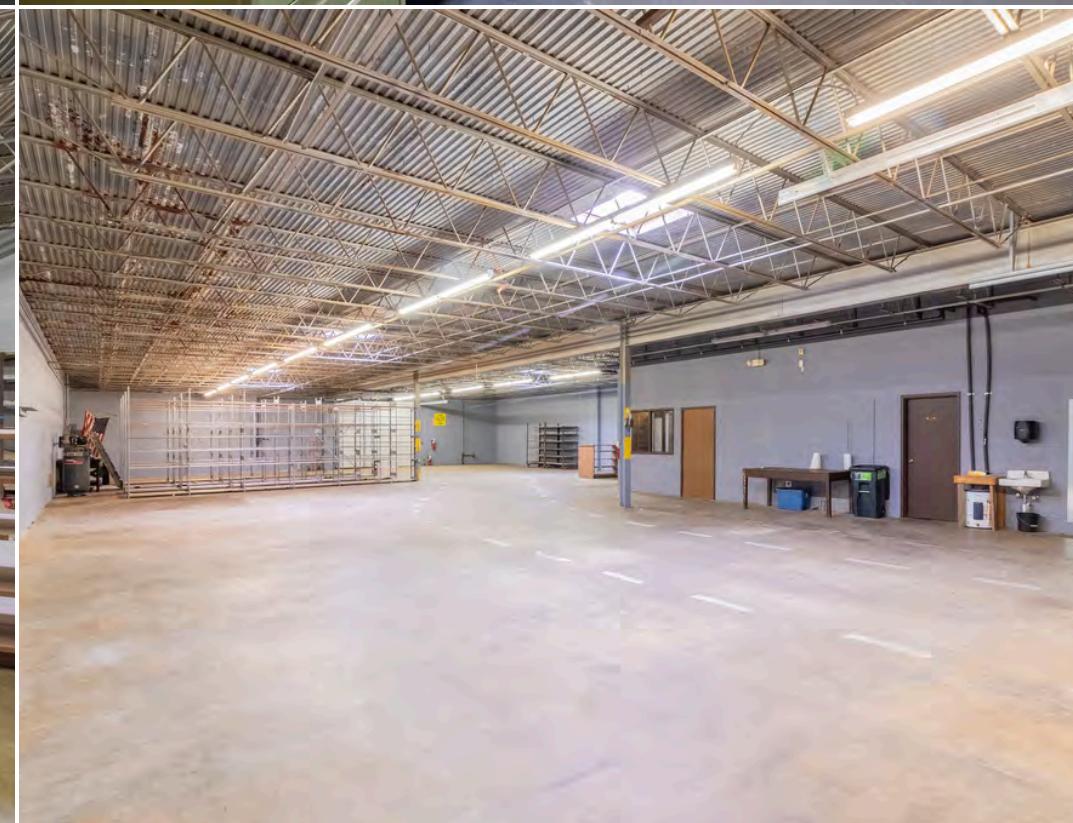
Offering Summary

Lease Rate:	\$10.50/SF
Lease Type:	NNN
Lease Term:	Negotiable

Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyers agent



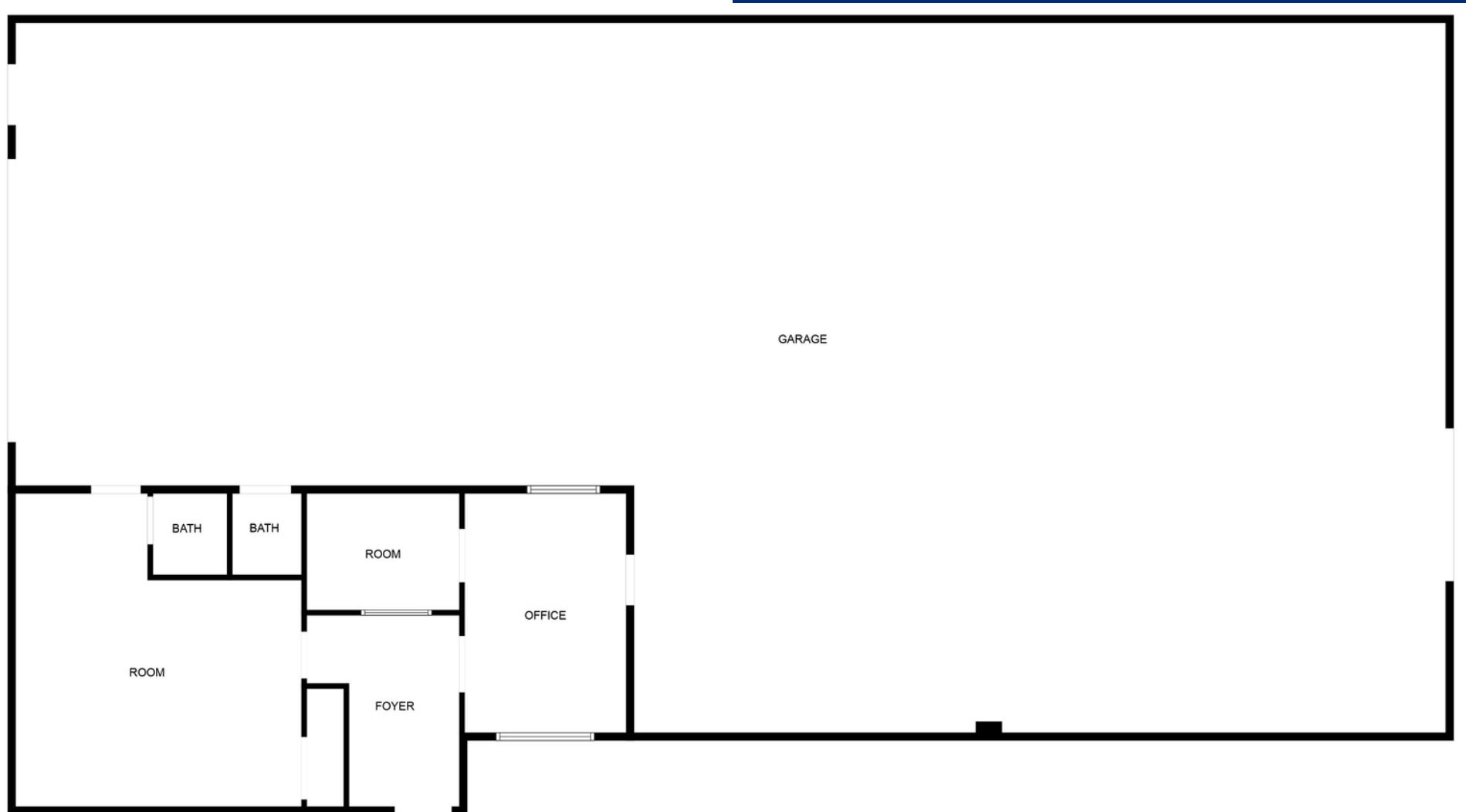
Photos



Floor Plan

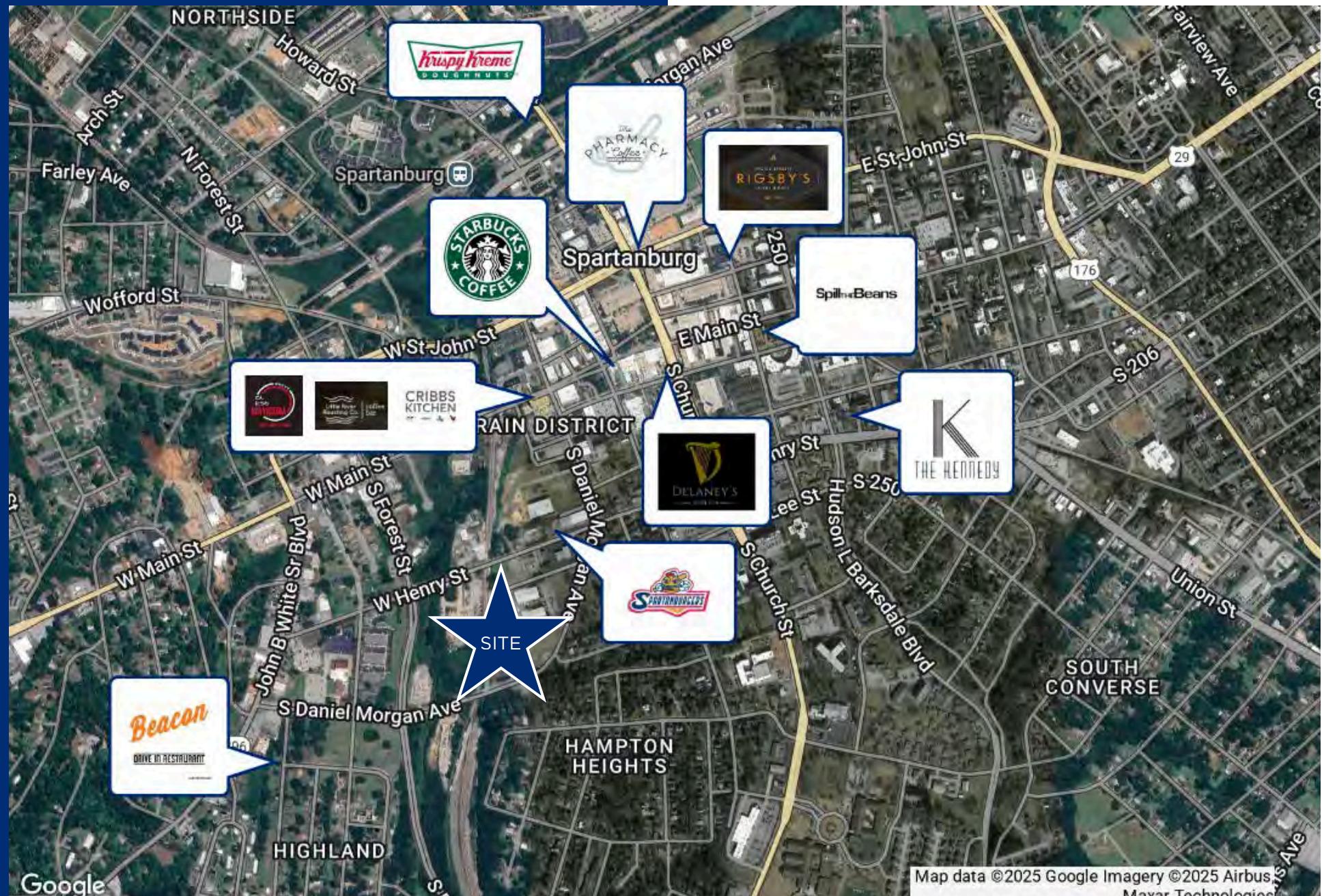
457 S Daniel Morgan

FLOOR PLAN CREATED BY CUBICASA APP.
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Local Retailers & Amenities

Spartanburg, SC



Contact Information

Reedy Commercial

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.



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