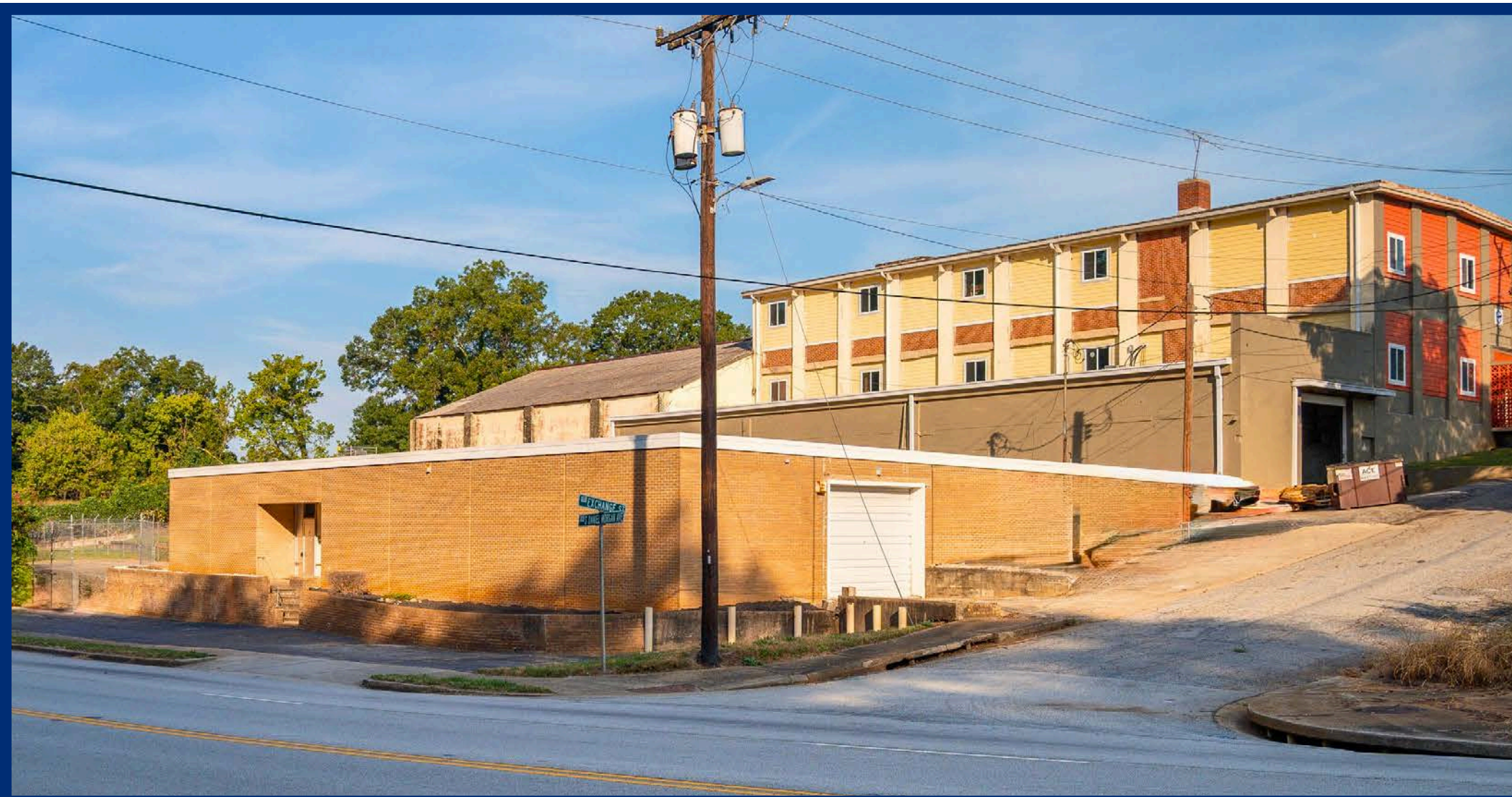


# FOR LEASE



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



**457 S Daniel Morgan Ave**  
Spartanburg, SC 29306



**Carl Hocker**

P: 864-680-7654

E: [chocker@reedypg.com](mailto:chocker@reedypg.com)



# 457 S Daniel Morgan Ave

Spartanburg, SC 29306

## Property Highlights

- Flex Building Size:  $\pm 6,951$  SF
- Office Size:  $\pm 800$  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*





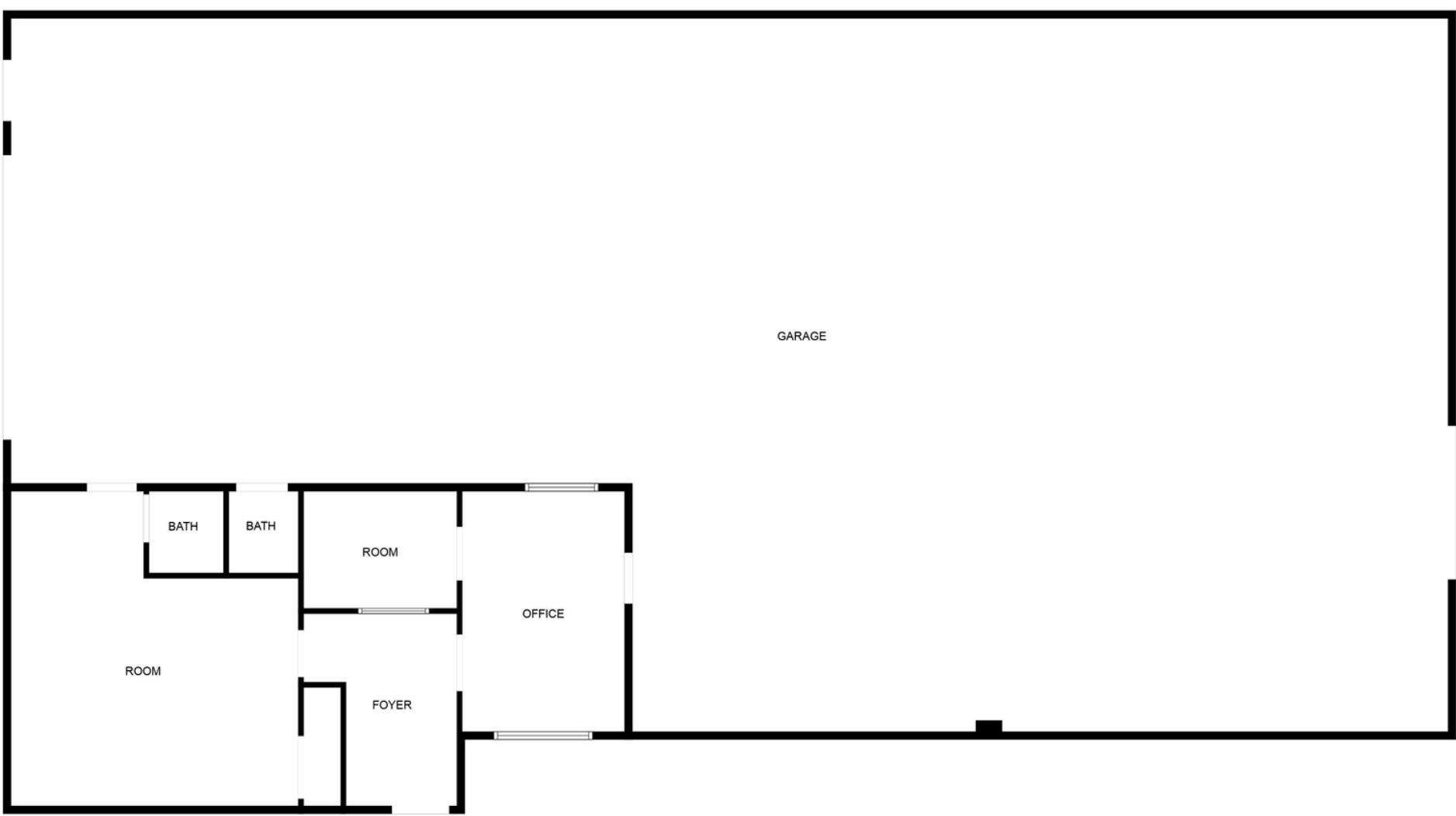




# Floor Plan

457 S Daniel Morgan

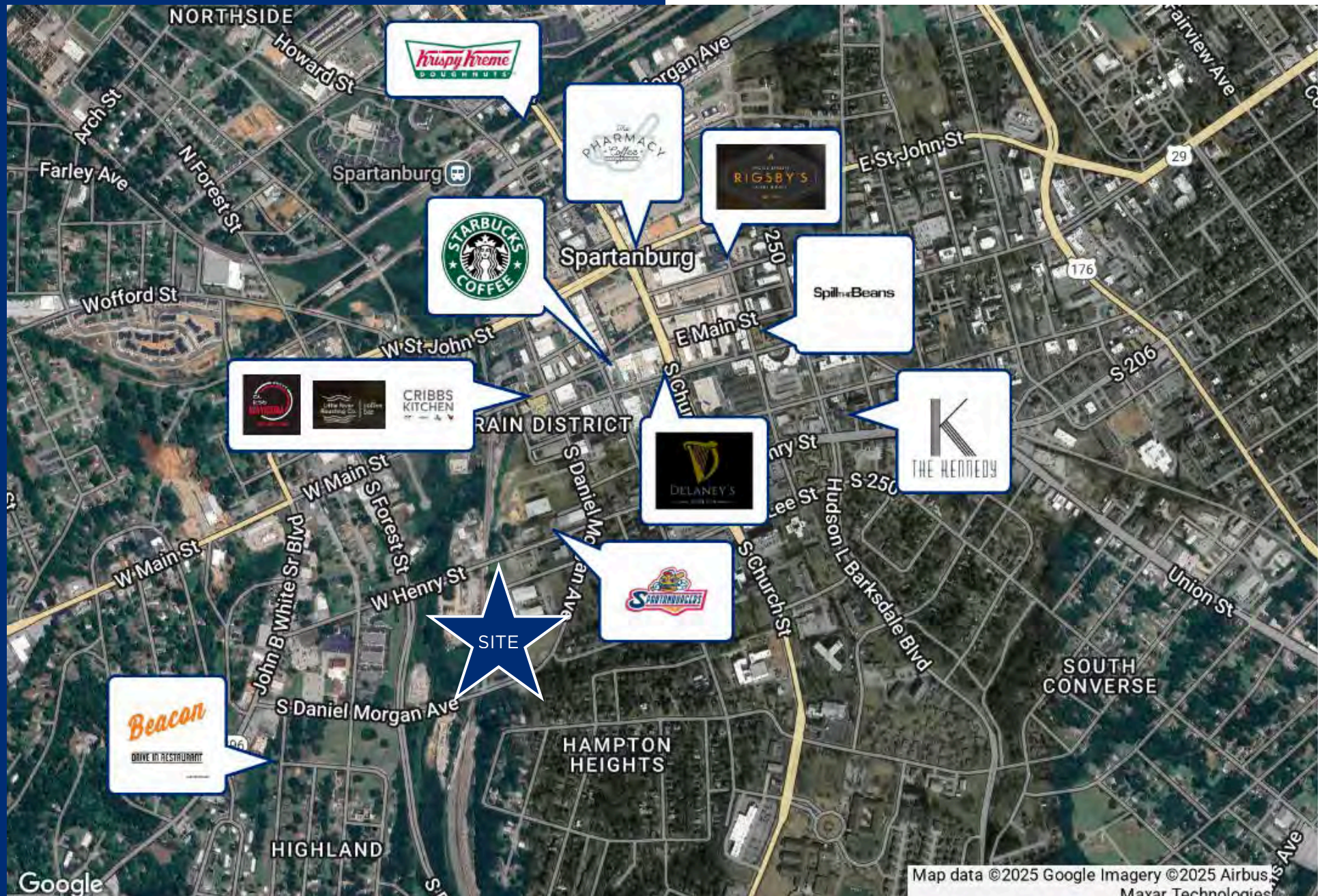
FLOOR PLAN CREATED BY CUBICASA APP.  
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





# 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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