



## DESIGN, ASSEMBLE, SHIP

**FOR LEASE** | 140 CORPORATE DRIVE, SPARTANBURG, SC

## ±50,050 SF Flex Space for Lease

140 Corporate Center is available and ready for occupancy. The property can be customized to meet your needs. Don't miss this great location, located off Business 85 between Charlotte, NC and Atlanta, GA.

- ±50,050 SF for lease, *subdivisible*
- Building is 126' x 394'
- Bay spacings are ±3,800 SF
- (5) 12x12 dock high doors
- 24' - 26' clear height
- 100% sprinkled
- Expansion options
- Business 85 access
- Natural light throughout
- Contact broker for leasing & tours

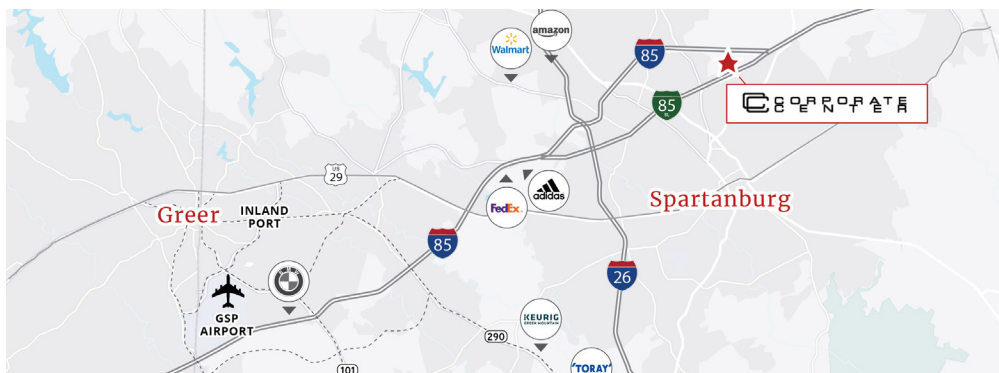
**Contact us:**

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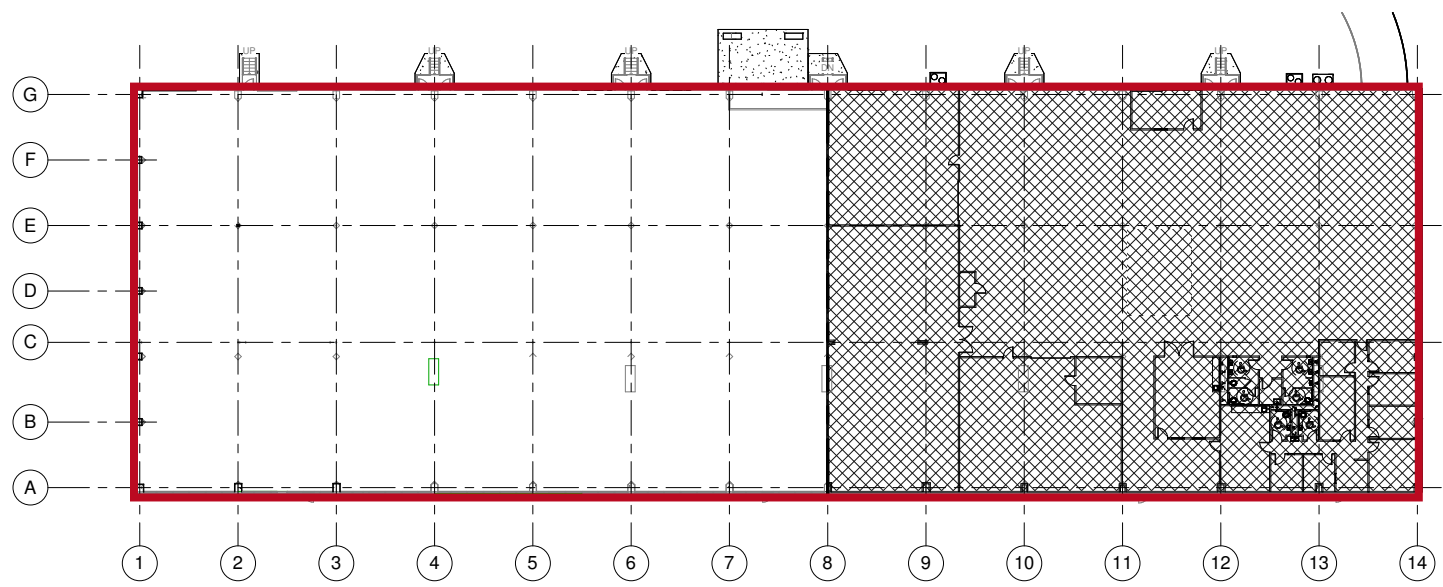


**Colliers**

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# Site Plan

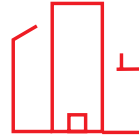




# Corporate Center Demographics (2025)



**±95,411** Population  
in a 5-mile radius



**4,008** Total  
businesses in 5-mile radius



**36,100** VPD via  
Business 85



**±99,862** Projected  
2029 population



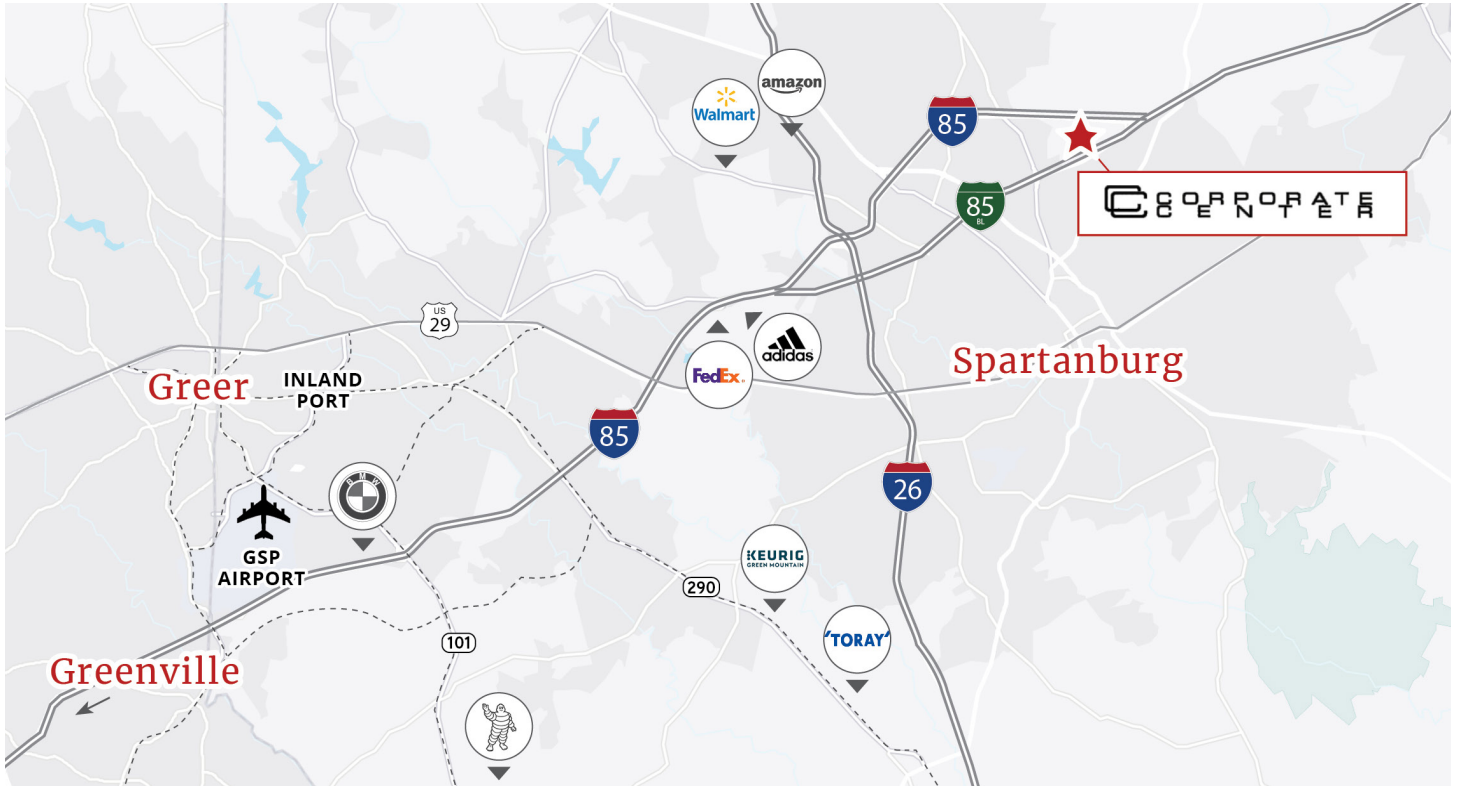
Ready for occupancy



Rear access

Owner & architect on-site

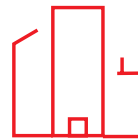
## Area Map



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