

VALLEY FALLS ROAD INDUSTRIAL PROPERTY

High-Visibility Warehouse / Contractor Facility

Spartanburg, South Carolina



High-visibility industrial property with strong frontage and daily traffic exposure

PROPERTY OVERVIEW

This offering presents a **high-exposure industrial property** located on **Valley Falls Road** in Spartanburg, South Carolina. The site features a **±7,500 SF building on ±1.0 acre**, offering excellent visibility, flexible access, and immediate usability for a wide range of commercial and industrial operations.

The property benefits from **significant road frontage receiving over two million drivers per month**, creating rare branding and signage opportunities. Ownership is willing to **construct a billboard visible from Highway 85**, further enhancing visibility and long-term marketing value for an occupant.

PROPERTY HIGHLIGHTS

- High-visibility industrial property on **Valley Falls Rd**
- **±7,500 SF building on ±1.0 acre**
- Road frontage with **over two million drivers per month**
- Owner willing to build billboard visible from **Hwy 85**
- **Fully insulated shop**
- **3-phase power**
- **Air conditioning and furnace**
- **Two points of building access**
- Functional layout with **drive-ins and exterior access**
- **Zoned Commercial / Industrial**
- Available for **immediate occupancy or repositioning**

IDEAL USES

The property is well-suited for **owner-users or operators** seeking visibility, functionality, and flexibility, including:

- Furniture warehouse or showroom
- General warehouse and distribution
- Electrical contractors
- HVAC contractors
- Masonry operations
- Landscaping companies
- Granite or stone fabrication
- Light fabrication or assembly
- Service-based industrial businesses

The layout and infrastructure support both daily operations and future repositioning as business needs evolve.



Functional interior layout suitable for warehouse or contractor operations

LOCATION & ACCESS

Located on **Valley Falls Road**, the property offers excellent connectivity to major roadways, surrounding businesses, and the broader Spartanburg market. Proximity to **Highway 85** supports easy regional access, logistics efficiency, and visibility to both local and through traffic.

BUILDING FEATURES

- Insulated structure suitable for year-round operation
- Heavy power capacity with **3-phase electrical service**
- Climate control via **AC and furnace**
- Multiple access points for workflow efficiency
- Exterior access supporting loading, storage, and equipment movement

OFFERING DETAILS

- **Zoning:** Commercial / Industrial
- **Occupancy:** Available immediately
- **Ownership:** Direct ownership offering
- **Use Flexibility:** Owner-user, contractor, warehouse, or value-add



CONTACT & PROCESS

Initial inquiries are handled through **LoopNet / CoStar messaging** and reviewed by the **Marketing & Transaction Coordinator**.

Qualified parties will be connected directly with ownership to discuss building details, permitted uses, and next steps.

CONFIDENTIALITY & DISCLAIMER

This brochure is provided for informational purposes only and does not constitute an offer to sell or lease. Information is deemed reliable but not guaranteed and should be independently verified by prospective buyers.