



FOR LEASE

±2,477 - 8,573 SF INDUSTRIAL / FLEX

119 Ian Ct - F, G, H
Spartanburg, SC 29306



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GREENVILLE/SPARTANBURG

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PRICING/RATE:

**\$10.00/SF
(NNN)**

- Great Industrial Space Available Close to Downtown Spartanburg & I-26
- ±1,500 SF of Office & ±7,073 SF of Warehouse
- Four (4) Offices & One (1) Conference Room
- Subdividable Units
- Loading Dock High Platform with Two (2) Loading Dock Positions
- Three (3) 12' x 12' Drive In Doors



INTERSTATE ACCESS

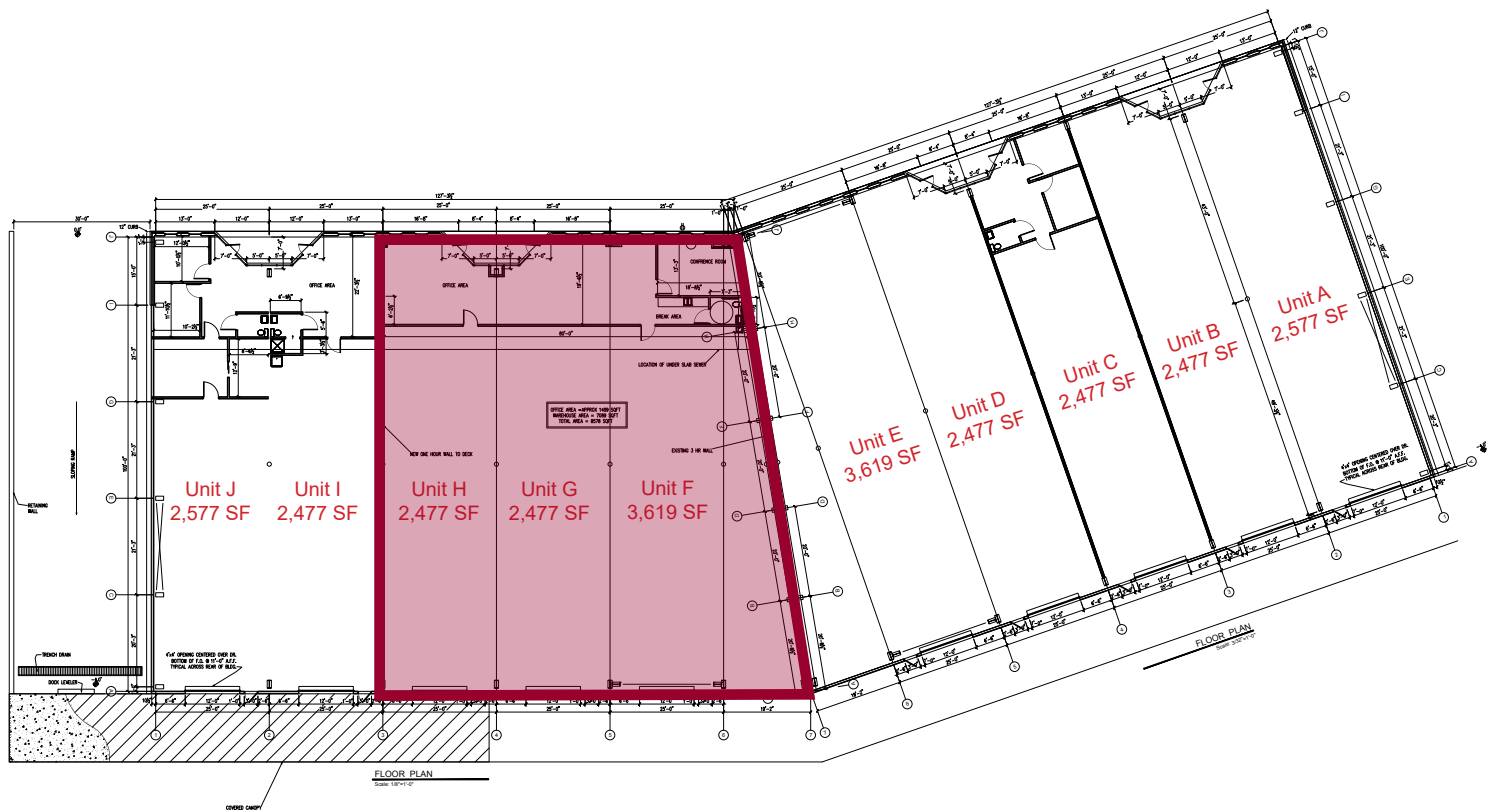
±4.1 MILES TO I-26



LOCATION

±3.4 MILES DOWNTOWN
SPARTANBURG

FLOOR PLAN

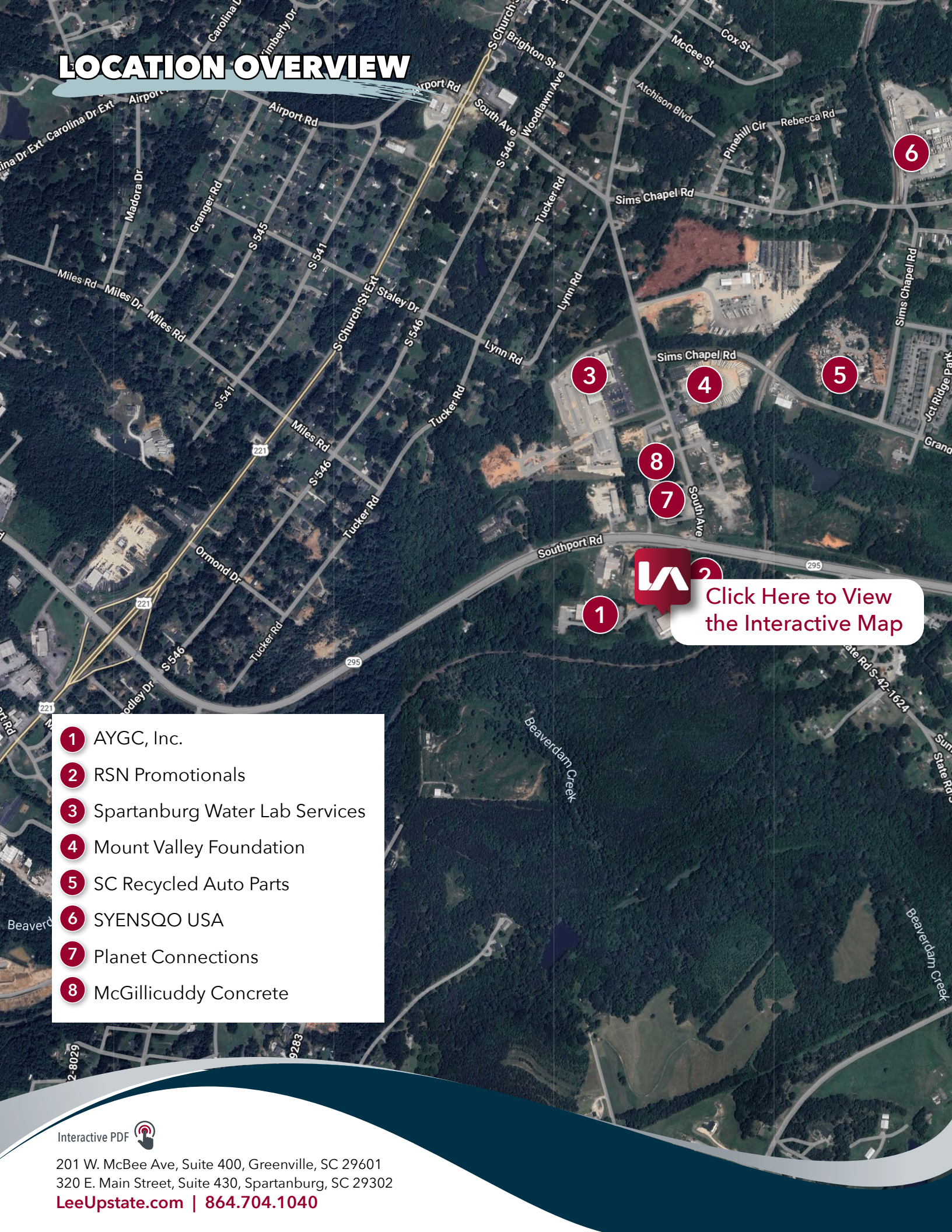


PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	119 Ian Court Spartanburg, SC
TYPE	Flex
TOTAL AVAILABLE SF	±8,573 SF
TOTAL BUILDING SF	±27,254 SF
TAX MAP #	6-26-00-014.05
COUNTY	Spartanburg
CITY LIMITS	No
ZONING	None
POWER	3 Phase
WAREHOUSE SF	±7,073 SF
OFFICE SF	±1,500 SF
CLEAR HEIGHT	14'-20'
DOCK DOORS	One (1) Shared Loading Dock High Platform with Two (2) Loading Dock Positions
DRIVE-IN DOORS	Three (3) - 12' x 12'
SPECIAL FEATURES	Subdividable Units



LOCATION OVERVIEW



- 1 AYGC, Inc.
- 2 RSN Promotionals
- 3 Spartanburg Water Lab Services
- 4 Mount Valley Foundation
- 5 SC Recycled Auto Parts
- 6 SYENSQO USA
- 7 Planet Connections
- 8 McGillicuddy Concrete

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LEARN MORE
CALL TODAY



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