

# ADENBONDED

300 Aden Street, Spartanburg, SC



**AVISON  
YOUNG**

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# ADENBONDED

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In the early 20th century, bonded warehouses allowed farmers to harness their own economic power by selling when market conditions were ideal - when supply was low and their crop was more valuable.

This is the vision of the Aden Bonded redevelopment: to harness the power of the Northside and larger Spartanburg community and entrepreneurs, and to improve local amenities, support local employment, and to cultivate space for residents to be successful in their own backyard.

# Offering Summary

Available sf	230 sf - 12,050 sf
Lease rate	Contact broker
Building size	±93,000 sf
Year built /renovated	1954/2022
Proposed parking	± 280 spaces
County	Spartanburg
Municipality	Spartanburg
Zoning	DT5

## Highlights

- Located in the heart of the Northside community, with close proximity to downtown Spartanburg, Wofford College, VCOM, and Spartanburg Medical Center
- Partnership opportunities and incentives available to help offset tenant start-up cost
- Ample onsite parking
- Opportunity Zone incentives
- Flexible floor plans can accommodate 230 sf studios to 12,050 sf institutional or retail/office users
- Several large outdoor green spaces and bike/skate amenity
- On the Butterfly Branch Greenway
- Delivery date: Q1 2025



Retail/Restaurant Spaces



Shared Outdoor Spaces

# ADEN BONDED



# SitePlan



Entertainment concept

SUITE 13B Studio Spaces

SUITE 18A

SC WORKS

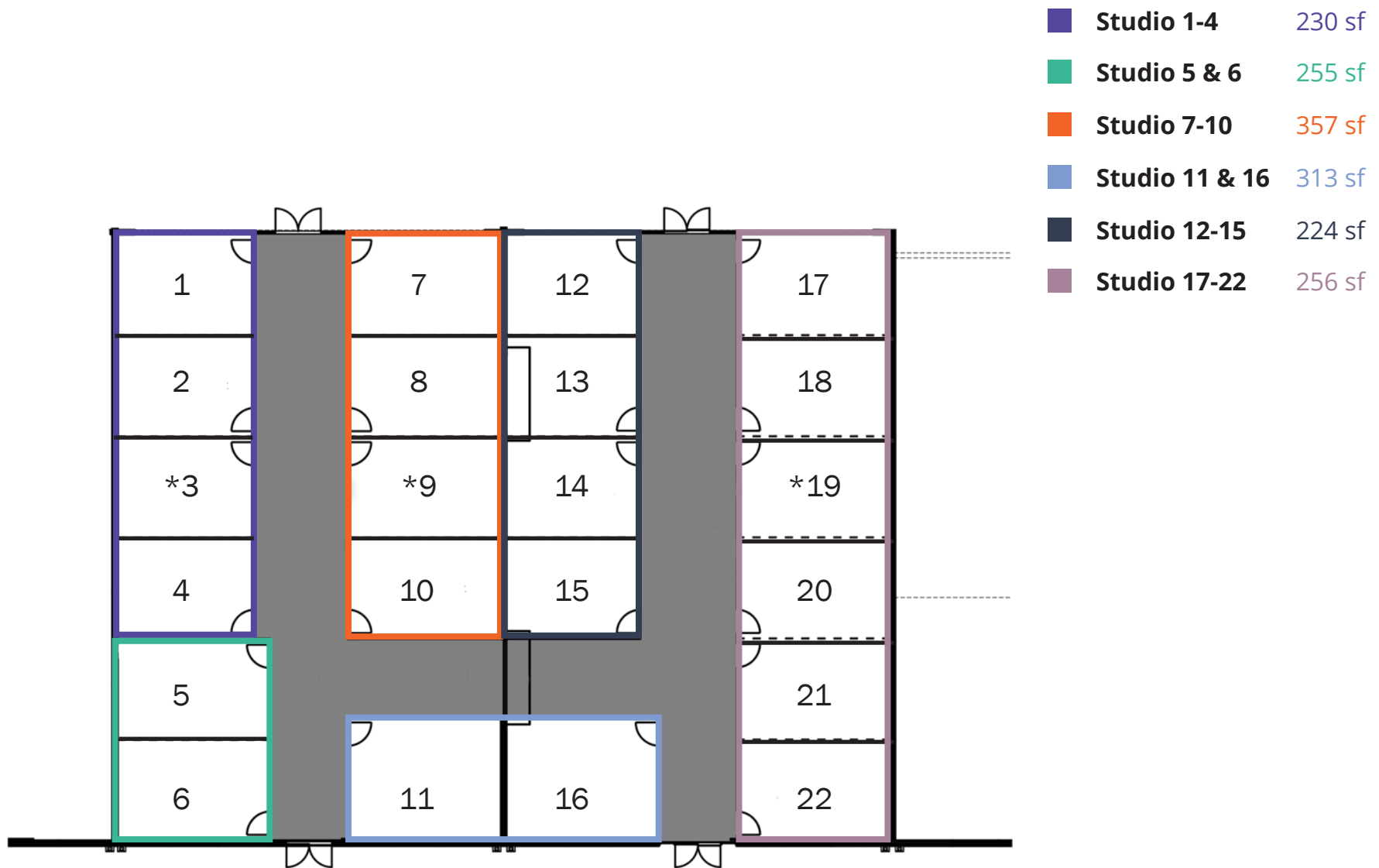
PARKING

BAY 1  
BAY 2  
BAY 3  
BAY 4

BAY 5 BAY 6 BAY 7 BAY 8 BAY 9 BAY 10 BAY 11 BAY 12 BAY 13 BAY 14 BAY 15 BAY 16 BAY 17 BAY 18

DN

# Suite 13B studio spaces



\*Studio spaces 3, 9, and 19 will be discounted for StartMe Spartanburg graduates

# Location





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