



# ±12,000 SF INDUSTRIAL BUILDING WITH ±9 ACRES FOR SALE OR LEASE

10 Hudson Drive  
Spartanburg, SC 29303



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**Lease Rate:**  
**Call for pricing**

**Sale Price:**  
**Call for pricing**

- Office space: ±1,500 sf
- Warehouse: ±9,000 sf
- Parts room: ±1,500 sf
- Heavy Power: 600 Amps
- 6 (Six) Drive-Thru Bays



**ACREAGE**  
±9 ACRES  
(±6.5 USABLE ACRES)



**INTERSTATE ACCESS**  
±1.0 MILE



**DRIVE-IN DOORS**  
12 (TWELVE) 14'X14'



**ZONING**  
INDUSTRIAL

**864.704.1040**  
LeeUpstate.com



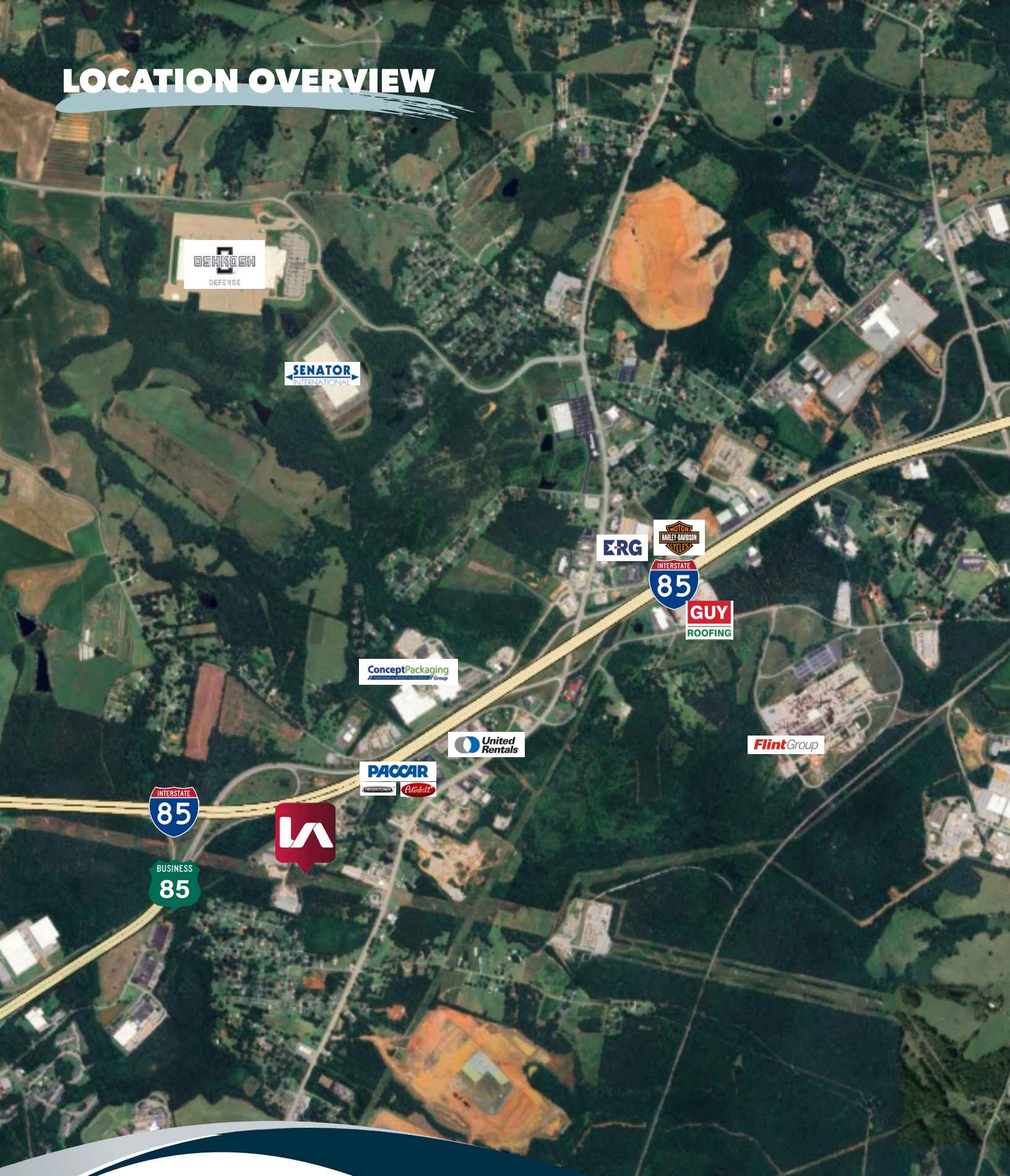
# PROPERTY OVERVIEW

PROPERTY NAME	10 Hudson Drive
TYPE	Industrial/Acreage
ACREAGE	±9.0 Acres (±6.50 Acres Usable)
TOTAL AVAILABLE SF	±12,000 SF
TOTAL BUILDING SF	±12,000 SF
TAX MAP #	7-01-00-072.02 7-02-00-047.01
COUNTY	Spartanburg
CITY LIMITS	No
ZONING	None
YEAR BUILT	1972
CONSTRUCTION TYPE	Metal
WAREHOUSE SF	±9,000 SF
OFFICE SF	±1,500 SF
PARTS ROOM SF	±1,500 SF
CEILING HEIGHT	14' - 16'
DRIVE-IN DOORS	12 (Twelve) 14' x 14'
LIGHTING	LED
PARKING	25 Auto Spaces
UTILITIES	Heavy Power: 600 Amps
SPECIAL FEATURES	Gated/Fenced/Lit





# LOCATION OVERVIEW



**OSHKOSH**  
DEFENSE

**SENATOR**  
INTERNATIONAL

**ERG**

**HARLEY-DAVIDSON**

INTERSTATE  
**85**

**GUY**  
ROOFING

**ConceptPackaging**  
Group

**United Rentals**

**FlintGroup**

INTERSTATE  
**85**

BUSINESS  
**85**

**LW**

**PACCAR**  
Cummins  
Petersbilt

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# LEARN MORE GIVE US A CALL



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