

# 790 REEVES STREET SPARTANBURG, SC

HIGH-POWER FACILITY WITH  
EXTENSIVE ACREAGE AVAILABLE



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# SPARTANBURG

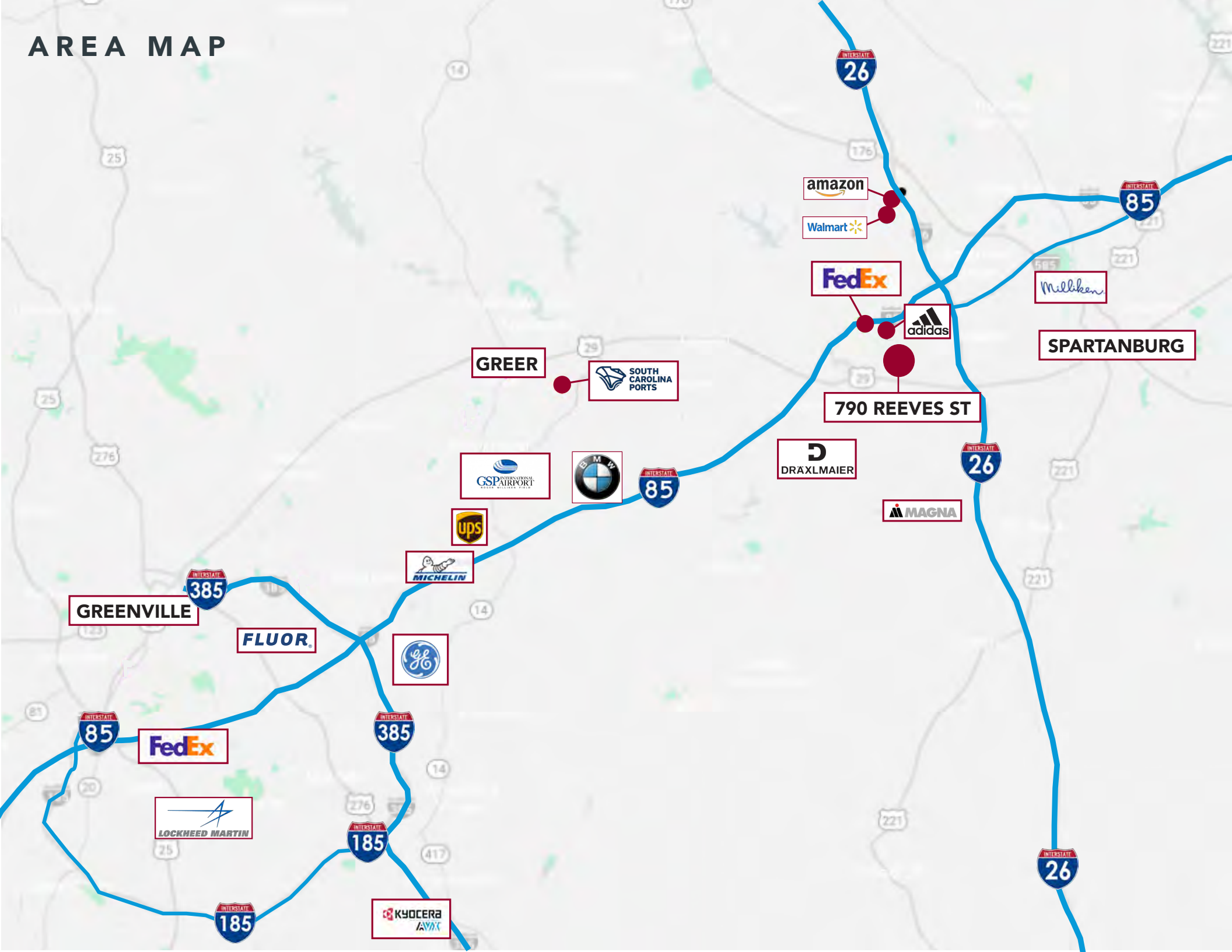
## ONE OF THE NATION'S STRONGEST INDUSTRIAL STORIES

1. Spartanburg posted the fastest industrial vacancy rate decline in the U.S. over the past year, signaling exceptional absorption and market health.
2. The Greenville–Spartanburg region recorded 11.M SF of absorption setting up a record-breaking 2025.
3. Average industrial lease sizes have nearly doubled year-over-year, driven by robust demand.
4. Inland Port Greer continues to expand its throughput with 9.18% YOY increase in import volume.
5. Infrastructure improvements across I-85, I-26, and port-related rail expansions increase long-term competitiveness.
6. Development-ready sites with scale are increasingly rare as the region approaches supply-constrained conditions.
7. Rapid vacancy compression combined with a sharply reduced construction pipeline indicates supply constraint.
8. Downtown Spartanburg has experienced \$1.24B in new investment, contributing to \$1.77B of economic impact.
9. Labor force within 45-minute drive exceeds 487,000 with 22.7% in manufacturing and 21.3% in trade/transportation/utilities.

The Greenville–Spartanburg region continues to be one of the Southeast's most active industrial markets, with vacancy tightening rapidly and demand accelerating across logistics, automotive, and advanced manufacturing. Leasing activity has increased in both volume and average deal size, while new construction has slowed, creating a supply environment that is expected to tighten further.

Rising port and inland port activity, coupled with major infrastructure improvements and ongoing investment from global manufacturers, positions Spartanburg as one of the most competitive and fast-growing industrial hubs in the country.

AREA MAP



# PROPERTY HIGHLIGHTS



1

## Credit Potential

Potential for abandoned mill credits.



2

## Ceiling Heights

24' Clear; ±70,000 SF  
27' Clear; ±22,000 SF  
30' Clear; ±45,000 SF  
37' Clear; ±42,000 SF



3

## Crane Equipment

1: 1-ton, 1: 1.5-ton, 3: 2.2-ton, 1:  
3.3-ton, 1: 3.8-ton, 1: 3.85-ton, and  
1: 20,000 kg  
Can stay or be removed.



4

## Drive-In Doors

3: 16'x12'  
1: 22'x12'  
1: 16'x15'  
1: 10'x12'



5

## Office Space

12,000 SF



6

## Acreage & Land

±158.06 Deeded Acres;  
±156.52 Calculated Acres



7

## Heating & Colling

Warehouse heated;  
Full HVAC in office



8

## Power Capabilities

(2) 44kV Substations  
35,000 Amps of Switchgear  
In Production Facility



9

## Rail Access

CSX rail line has approximately  
1,500 LF of frontage, with ability to  
achieve 2 rail spurs.



10

## Parking Options

Ample parking with  
±200 positions



# PROPERTY AERIAL OVERVIEW



**Substation 2**

**Substation 1**

**±191,000 SF  
Production Facility**

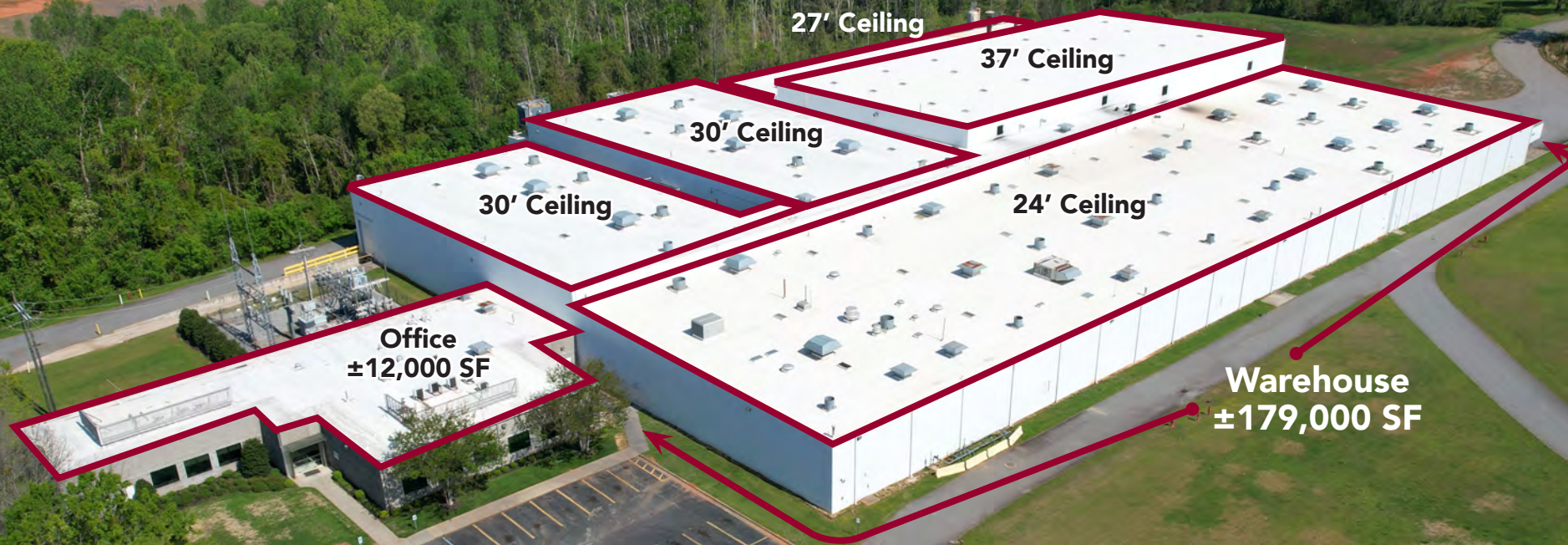
**Distribution Building  
(to be demolished)**

**±158.06  
Total Acres**





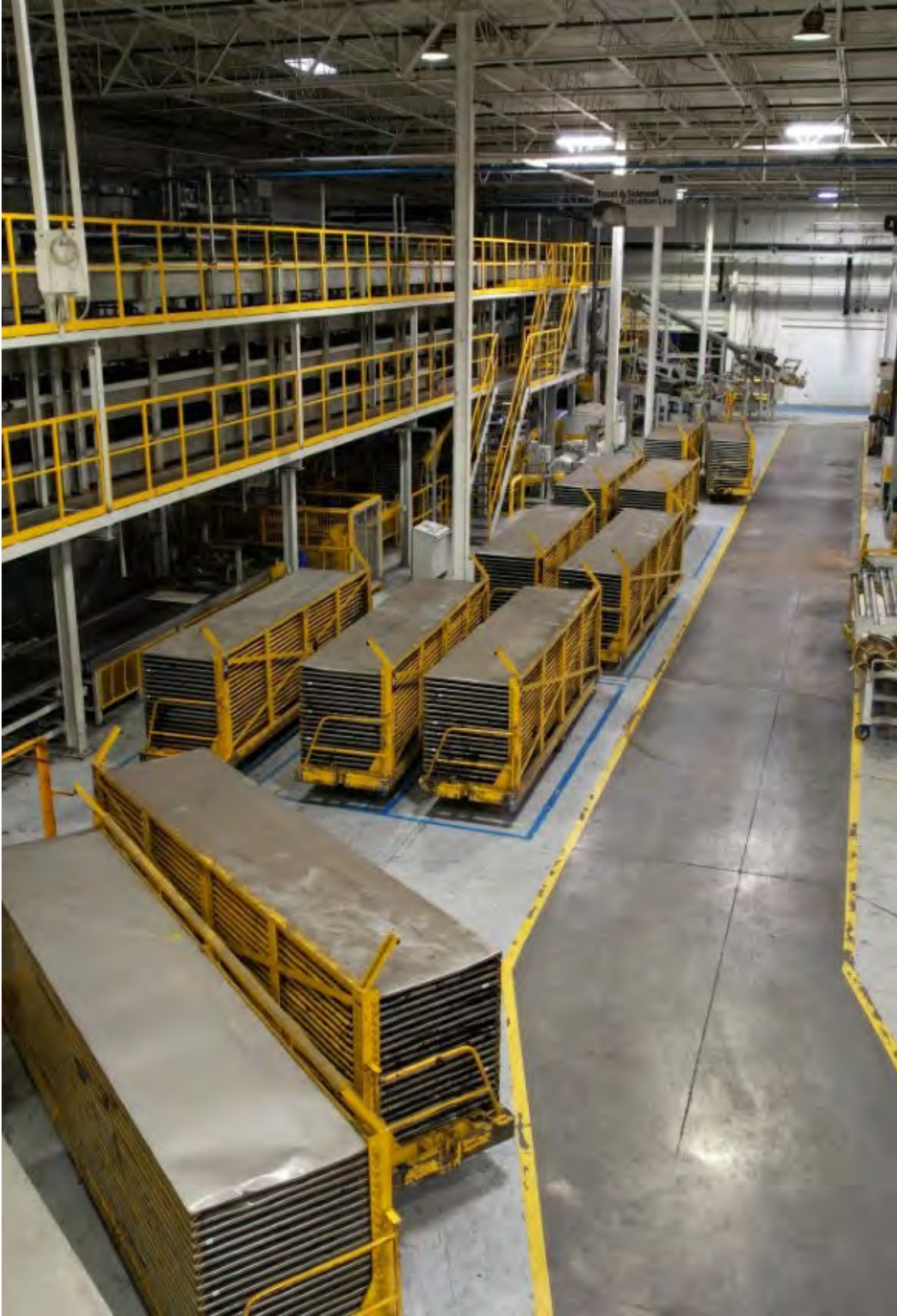
# CEILING HEIGHTS



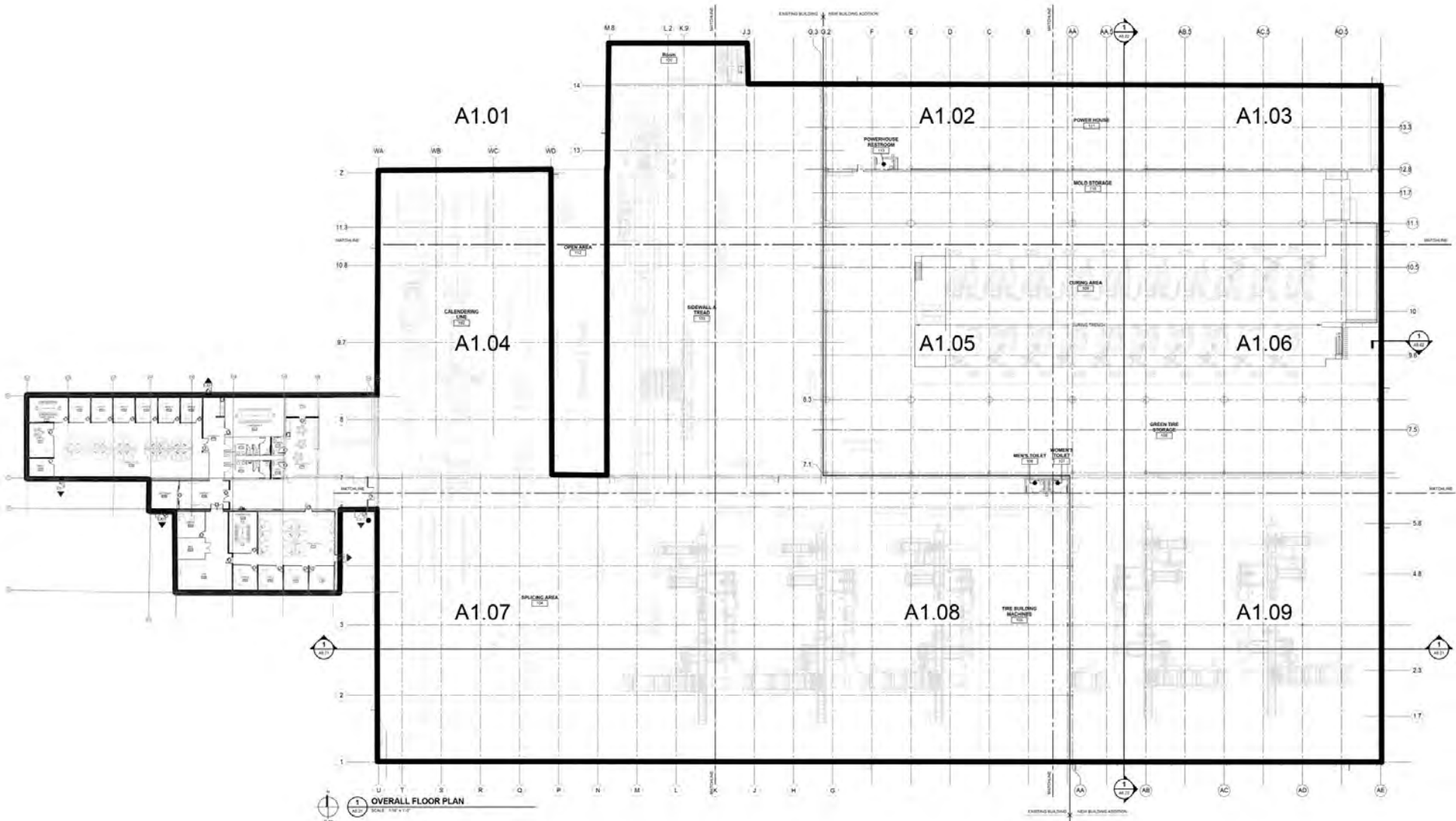


# PROPERTY OVERVIEW

Total SF	±191,000
Total Office SF	±12,000
Acreage	±158.06 Deeded Acres; ±156.52 Calculated Acres
Clear Height	24' - 37'
Sprinklers	ESFR and Wet
Power	(2) 44Kv Substations on site and others
Docks	2 Total 16'x12' with Pit-levelers
Drive-Ins	6 Total Ranging in Sizes from 10'x12' to 16'x15'
Zoning	Unzoned (ULMO)
Construction	Concrete, and insulated metal panel in some locations
HVAC	Warehouse heated; Full HVAC in office
Travel Distances	I-85; 3 Minutes I-26; 3 Minutes Downtown Spartanburg; 17 Minutes Inland Port, Greer; 21 Minutes



# FLOOR PLAN







# CONTACT US TODAY



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