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**To Schedule Your Showing: Call or Text
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INDUSTRIAL PROPERTY FOR SALE/LEASE



**±12,000 SF Industrial
Building Available**

100 War Birds Blvd
Spartanburg, SC 29306

Property Summary

100 War Birds Blvd, Spartanburg, SC 29306

INDUSTRIAL PROPERTY FOR SALE/LEASE



Property Highlights

- ±12,000 SF of warehouse space
- ±1,000 SF of office space
- Pre-Engineered Metal Building
 - 20' Eave Height
 - 4" Vinyl Faced Batt Insulation in Roof/Walls
 - (1) 12'x12' Drive-in Sectional Door
 - Masonry Front Façade
 - Double Storefront Entry Door
- Loading Docks
 - (2) Loading Docks
 - (2) 8'x9' Coiling Roll-up doors
 - 2) 6'x8' Mechanical Dock Pit Levelers
- Office Space
 - 1,000 SF Fully Conditioned Open Office Space
 - Finished (Paint, LVT, Ceiling Grid)
 - (2) ADA Accessible Restrooms
- Electrical
 - 3-phase power
 - 400-amp service (with ability to upgrade service size)
 - LED Hi-Bay Lighting in warehouse
 - LED Lay -In Lighting in office area
- HVAC
 - (1) 3-ton heat pump
 - (1) Programmable thermostat
 - (1) Air Handler
- Plumbing
 - (2) Toilets
 - (1) Electric Water Heater
 - (2) Sinks
 - (1) Mop Sink
 - (1) Bi-level Drinking Fountain
- Parking Lot
 - ADA Parking Spaces
 - Concrete paving for commercial traffic

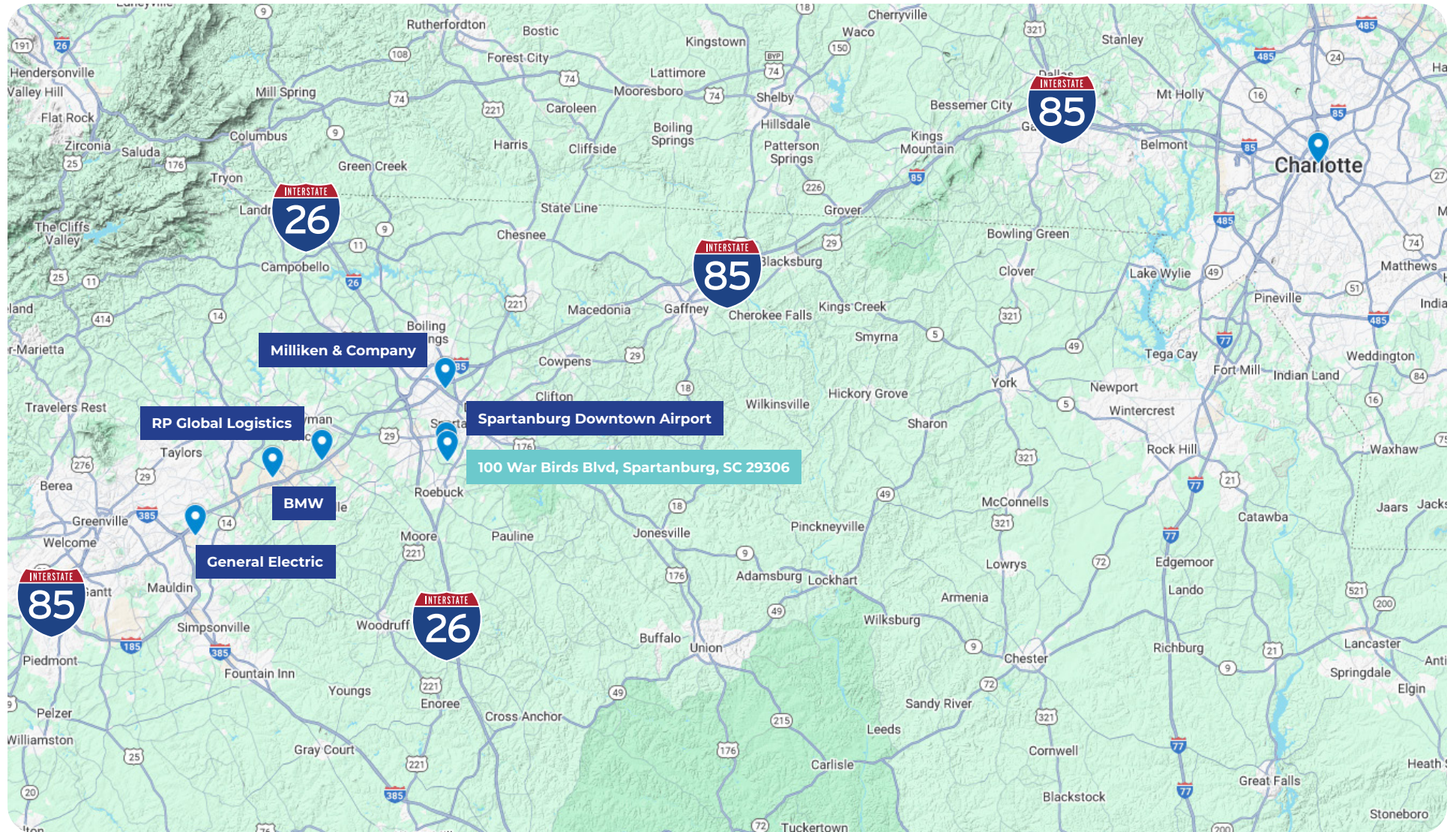
OFFERING SUMMARY

Sale Price:	Call for Pricing
Lease Rate:	Call for Pricing
Building Size:	±12,000 SF
Lot Size:	±1.2 Acres
Tax ID:	6-25-00-171.29
County:	Spartanburg
Year Built:	2025

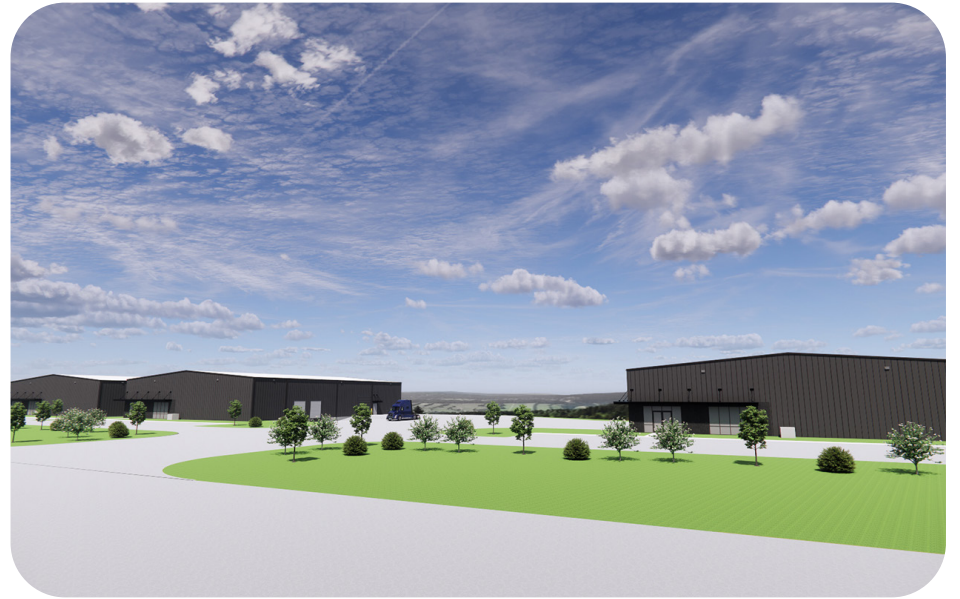
Location Map

100 War Birds Blvd, Spartanburg, SC 29306

INDUSTRIAL PROPERTY FOR SALE/LEASE











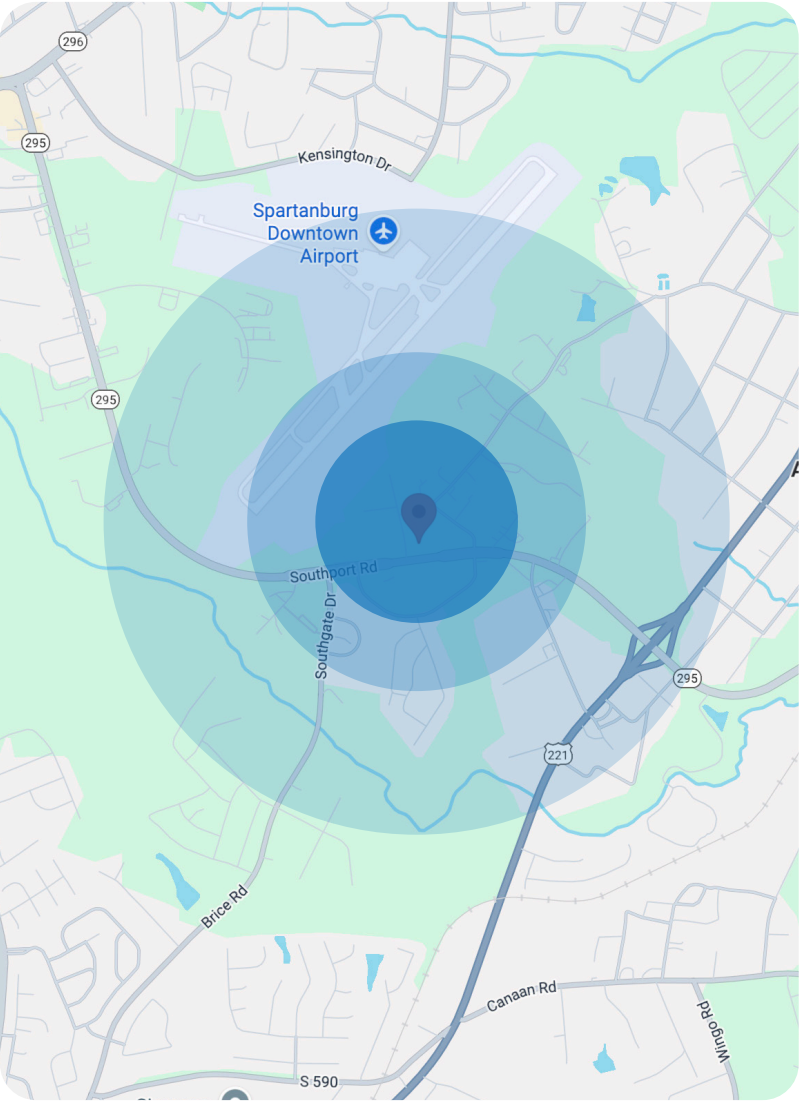




Demographics Map & Report

100 War Birds Blvd, Spartanburg, SC 29306

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DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
1 Mile	2,341	\$49,951
5 Miles	77,996	\$54,515
10 Miles	183,273	\$57,843

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Learn More / Give Us a Call

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