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**To Schedule Your Showing: Call or Text  
Nick at 864.504.4241**

**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) Air Handler
  - (1) Programmable thermostat
- Plumbing
  - (2) Toilets
  - (2) Sinks
  - (1) Electric Water Heater
  - (1) Mop Sink
- Plumbing
  - (1) Bi-level Drinking Fountain
- Parking Lot
  - ADA Parking Spaces
  - Concrete paving for commercial traffic

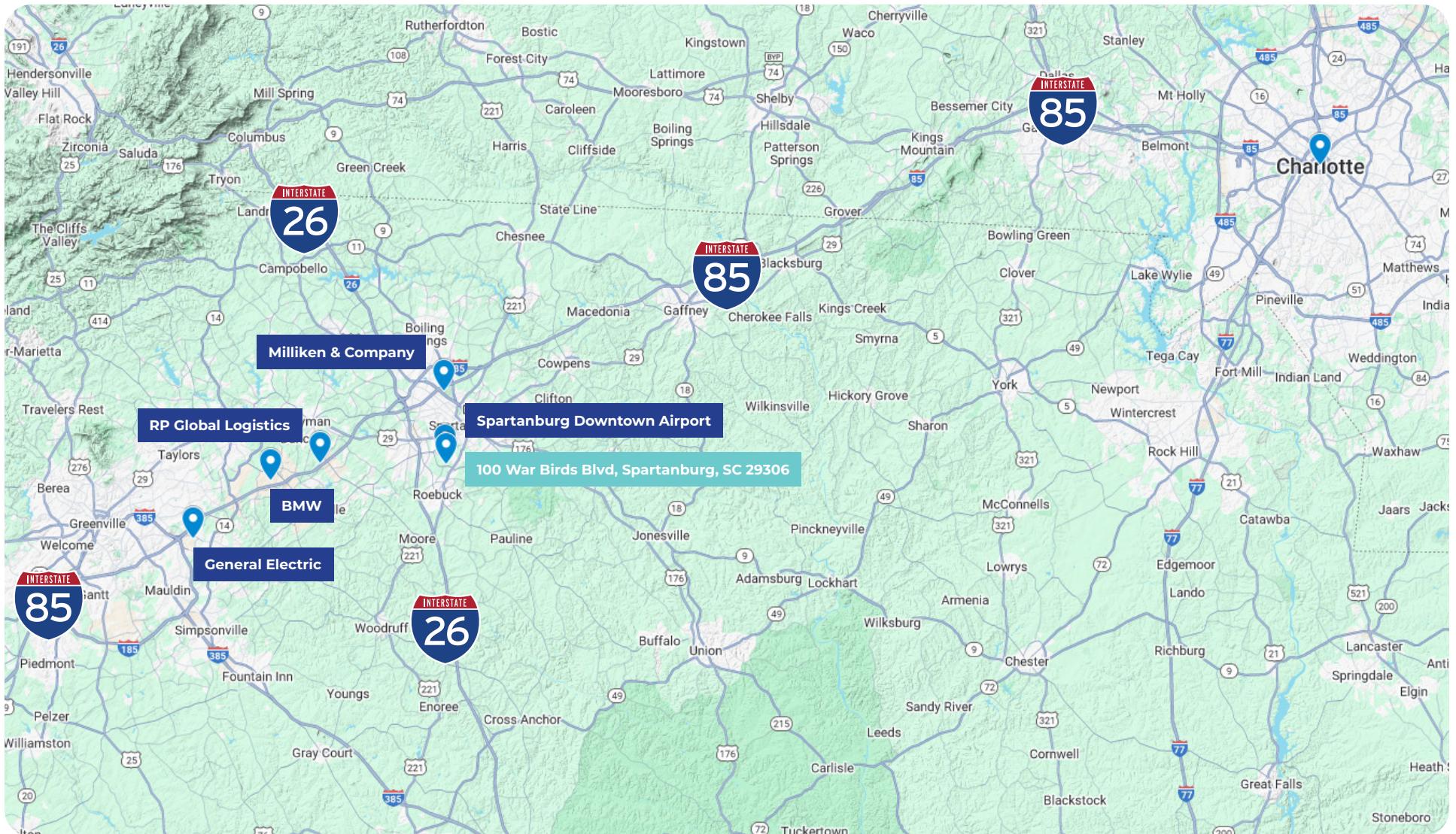
## OFFERING SUMMARY

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

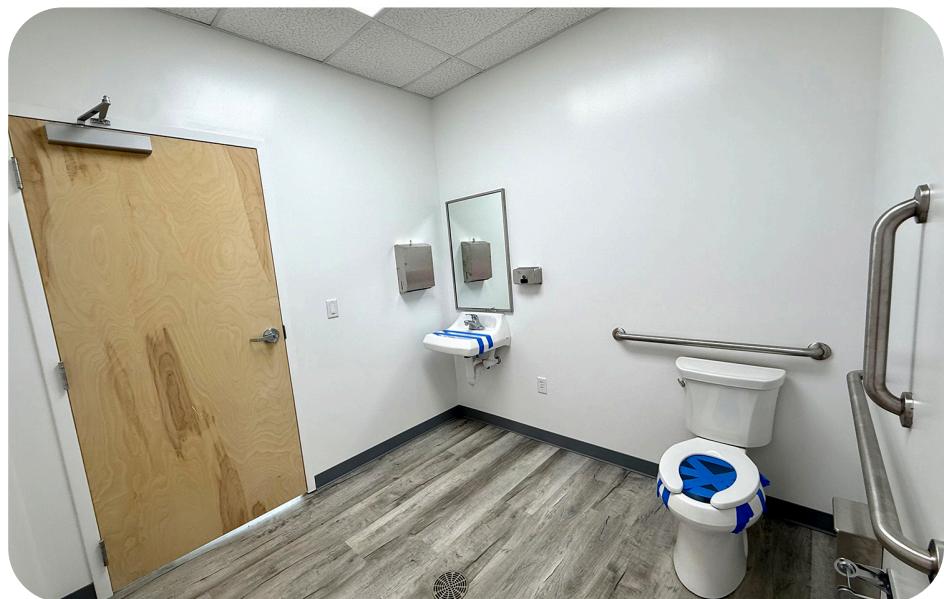


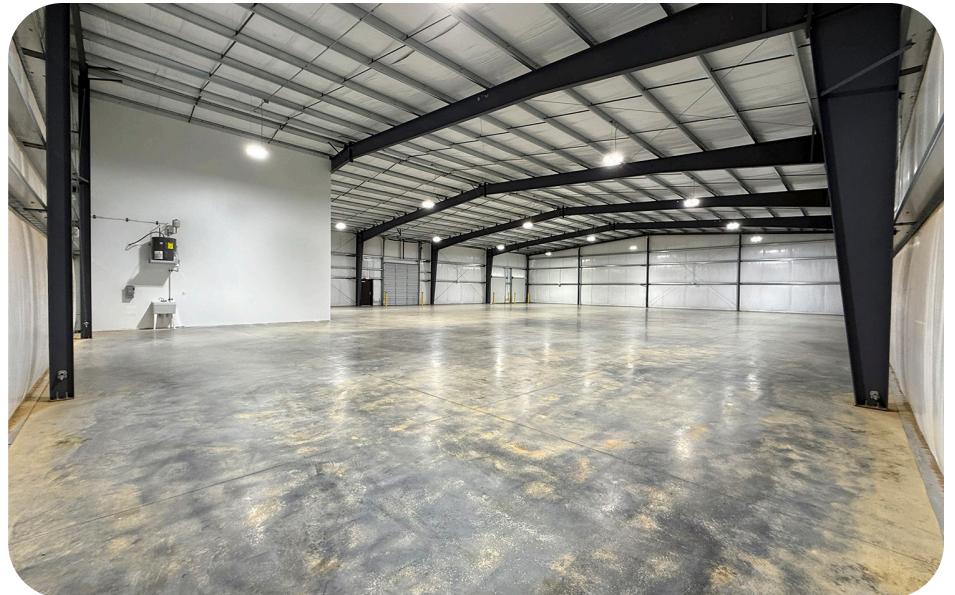








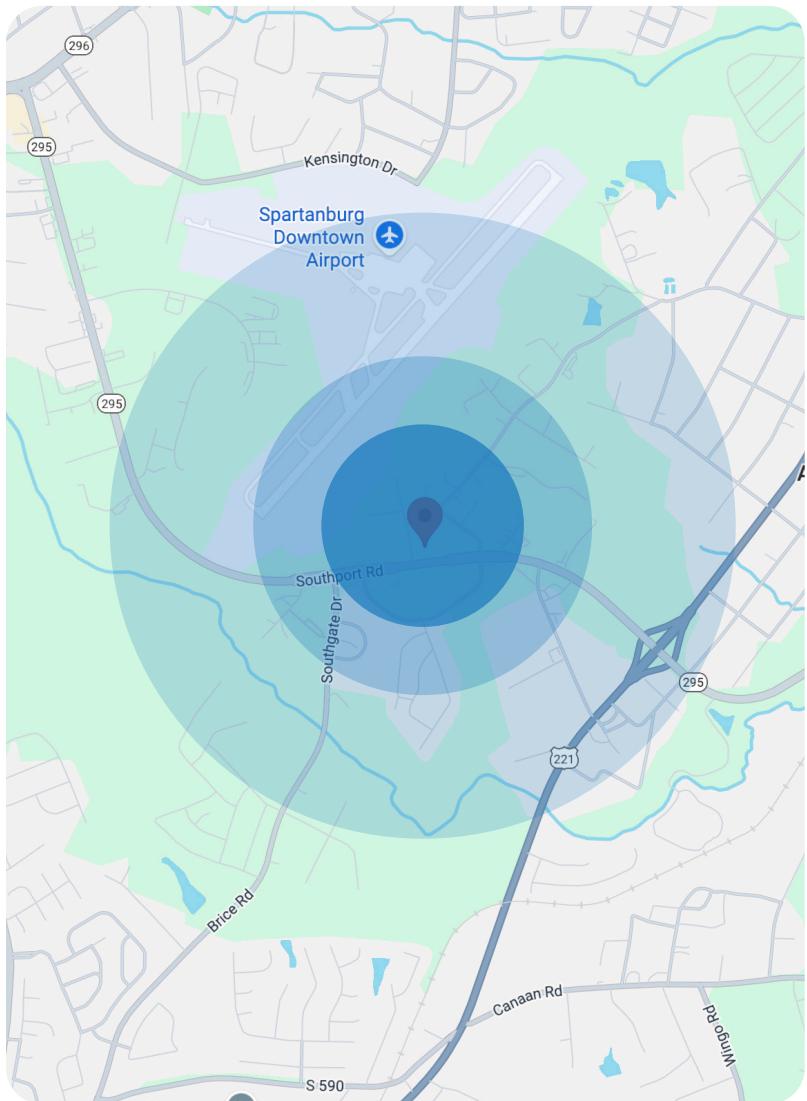




# Demographics Map & Report

100 War Birds Blvd, Spartanburg, SC 29306

INDUSTRIAL PROPERTY FOR SALE/LEASE



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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