



FOR LEASE/SALE

**117 SOUTHWEST DRIVE**

Spartanburg, South Carolina

±20,400 SF INDUSTRIAL FACILITY

**LYONS**

**INDUSTRIAL PROPERTIES**

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL





## EXECUTIVE SUMMARY

- 20,400 SF industrial warehouse situated on a 1.12-acre lot
- Space consists of 18,840 SF warehouse and 1,560 SF office.
- Half-acre of lay-down yard space.
- 16' clear, 1 drive-in, and 4 dock doors
- 16 mi to Greer Port, 12 mi to BMW, 15 mi to GSP Airport, 6 mi to downtown Spartanburg.
- Lease Rate: \$7.50/SF NNN | Sale Price: Please call agent

## SNAPSHOT

<b>Address:</b>	<b>117 Southwest Drive Spartanburg, SC</b>
<b>Tax ID:</b>	<b>6-12-13-061.00</b>
<b>County:</b>	<b>Spartanburg County</b>
<b>Building Size:</b>	<b>± 20,400 SF</b>
<b>Land Size:</b>	<b>± 1.12 Acres</b>
<b>Lease Rate:</b>	<b>\$7.50/SF NNN</b>

*For more information, please contact:*

**Joe Lomady** • 864.787.3781 • [joe@lyonsindustrial.com](mailto:joe@lyonsindustrial.com)

## PROPERTY SPECS

**Address:** 4235 N Blackstock Road  
Spartanburg, SC 29301

**County:** Spartanburg

**Tax Map ID:** 6-12-13-061.00

**Property Type:** Industrial

**Building Size:** ± 20,400 SF

**Warehouse Size:** ± 18,840 SF

**Office Size:** ± 1,560 SF

**Land Size:** ± 1.12 Acres

**Docks:** 4

**Drive-in Doors:** 1

**Ceiling Height:** 16'

**Column Spacing:** 19'

**Lighting:** LED (Warehouse) - Fluorescent Tube (Office)

**Water:** SJWD Water District

**Electric:** Duke Energy

**Gas:** Piedmont Natural Gas



*For more information, please contact:*

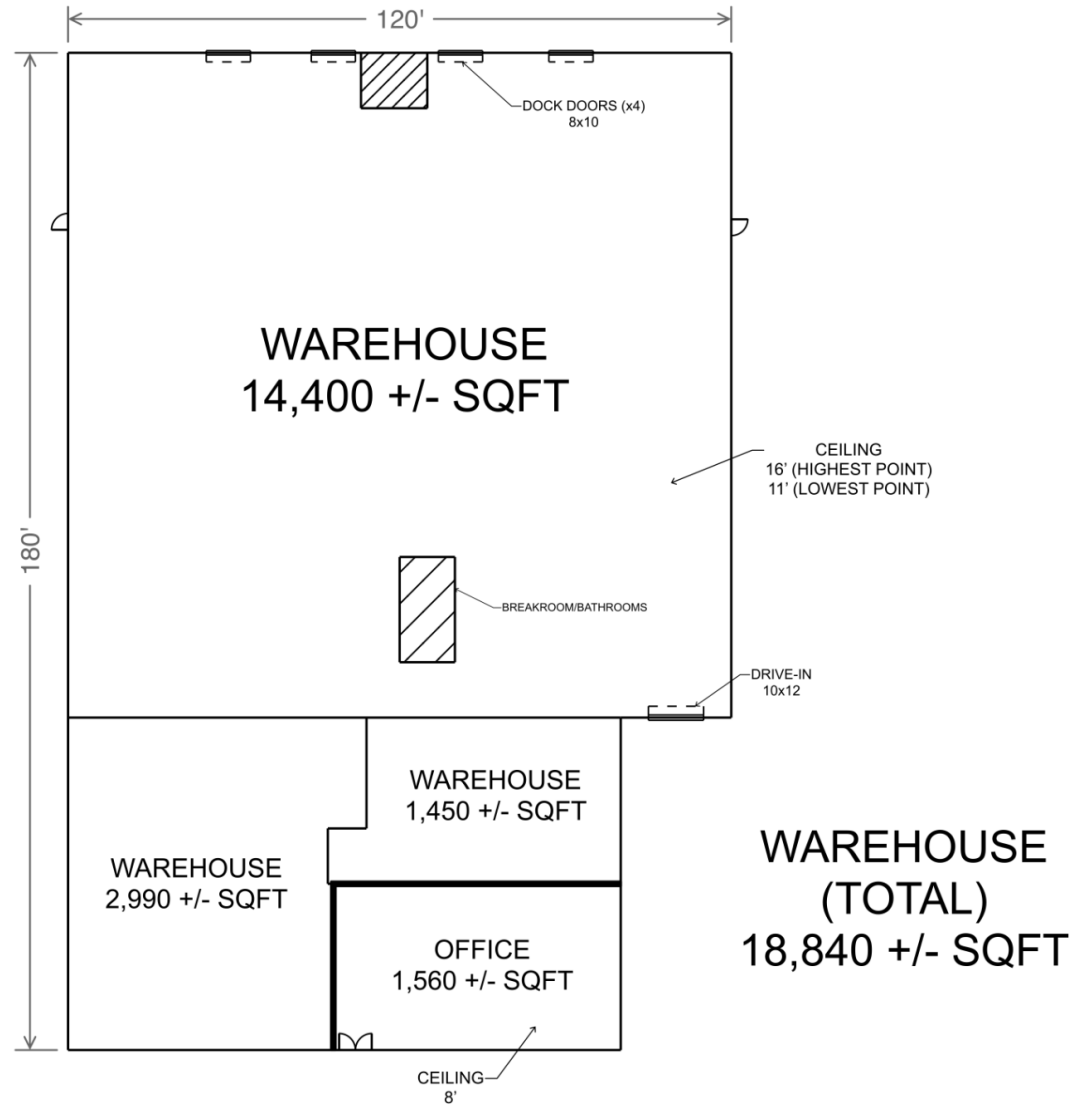
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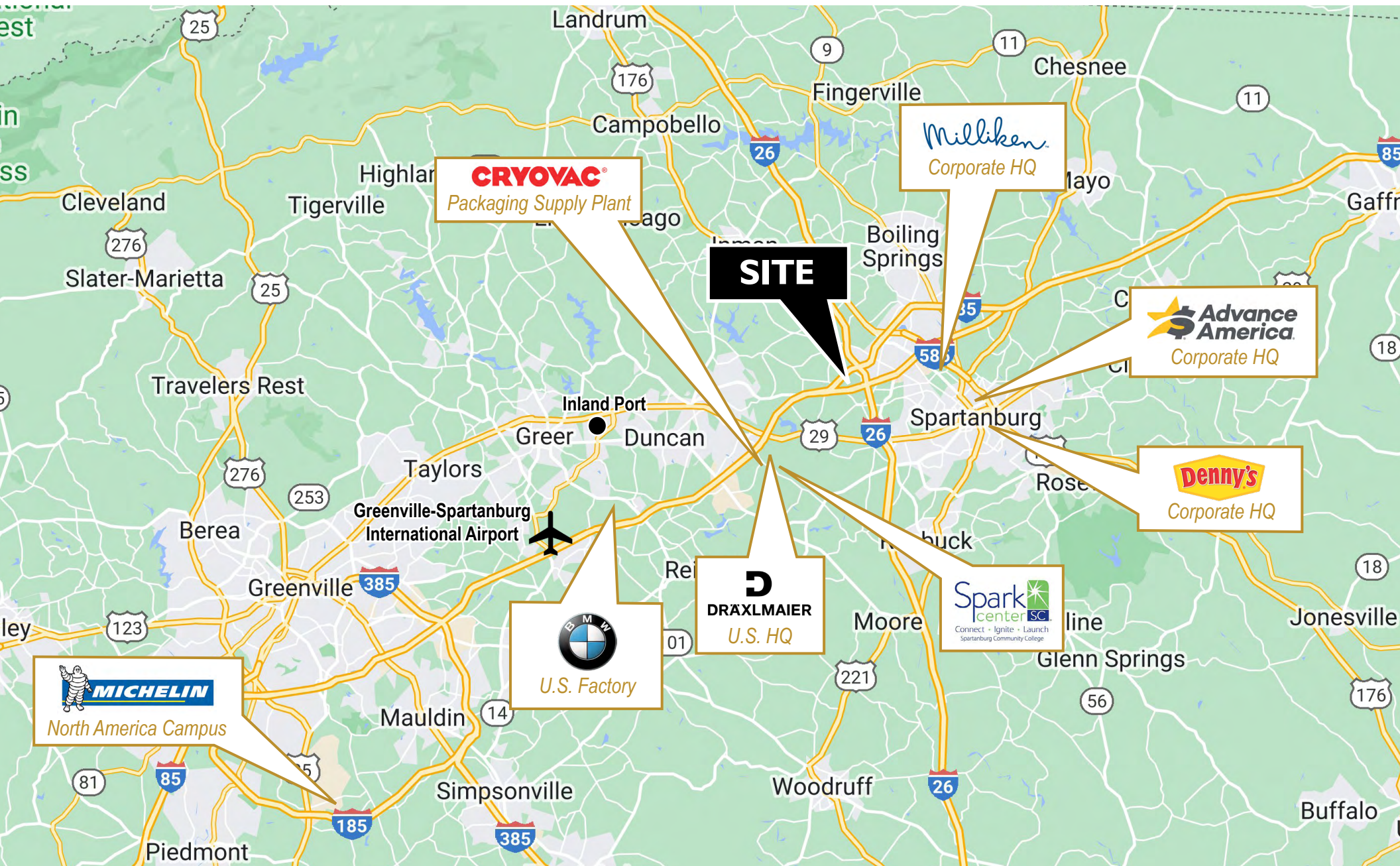


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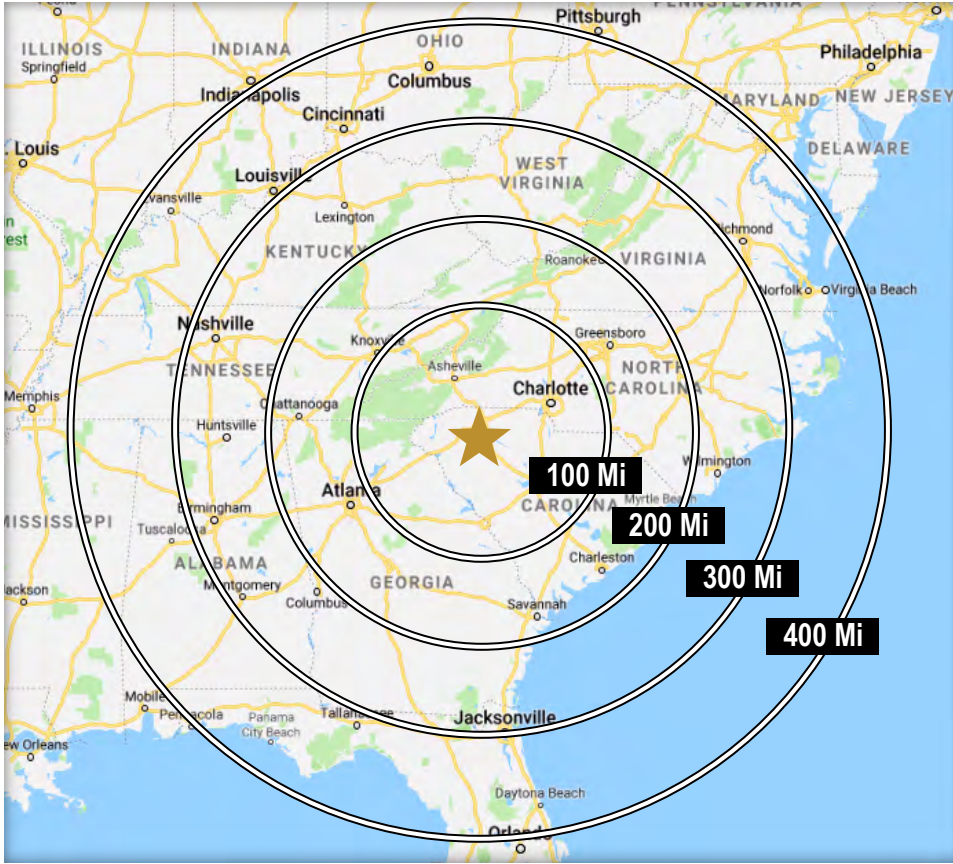




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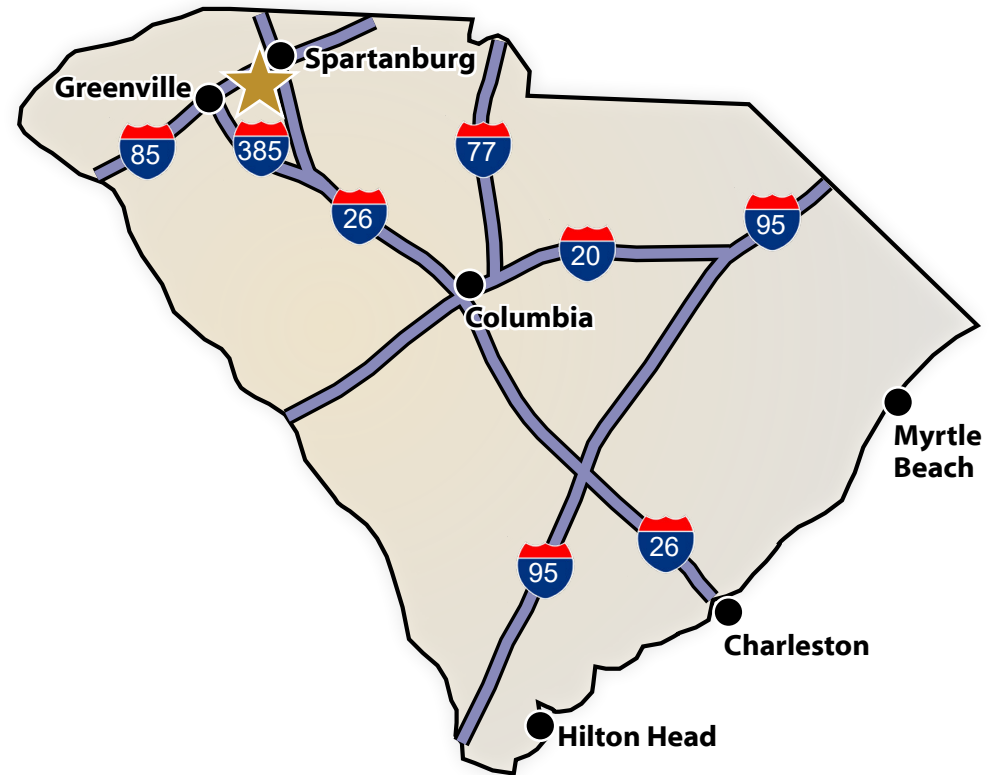
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## DRIVE TIMES IN SOUTH CAROLINA

I-26	2 Min	Spartanburg	13 Min
I-85	2 Min	Greenville	25 Min
I-385	18 Min	Columbia	1 Hr 33 Min
I-20	1 Hr 24 Min	Charleston	3 Hr 11 Min
I-77	1 Hr 27 Min	Hilton Head	3 Hr 48 Min
I-95	2 Hr 15 Min	Myrtle Beach	3 Hr 59 Min



## DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 45 Min	Cincinnati, OH	6 Hr 37 Min
Atlanta, GA	2 Hr 33 Min	Washington DC	7 Hr 16 Min
Raleigh, NC	3 Hr 41 Min	Mobile, AL	7 Hr 21 Min
Nashville, TN	5 Hr 26 min	Orlando, FL	7 Hr 33 Min
Jacksonville, FL	5 Hr 35 Min	Columbus, OH	7 Hr 59 Min
Richmond, VA	5 Hr 29 Min	Pittsburgh, PA	8 Hr 12 Min
Louisville, KY	6 Hr 31 Min	Indianapolis, IN	8 Hr 19 Min

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