

121 VENTURE BLVD

SPARTANBURG, SOUTH CAROLINA



FOR SUBLEASE
OCCUPANCY MARCH 1, 2025



Hunter Garrett, CCIM, SIOR
Shareholder/Sr. VP Industrial Division
hgarrett@naief.com
864 678 5934

John Staunton, SIOR
Shareholder
johnstaunton@naief.com
864 678 5990

Josh Kenyon
Associate
jkenyon@naief.com
704 964 2181

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

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PROPERTY FEATURES

Great functional multi-tenant service building located near the Spartanburg Downtown Airport off Southport Road in the Westside submarket.

- Total building consists of $\pm 24,000$ SF located on ± 3.23 acres
- Built in 1997
- Units A & B ($\pm 8,000$ SF) are available for sublease
- Metal building construction with brick fascia
- Secure gated truck court with ample outdoor storage
- $\pm 24'$ Ceiling height
- Two (2) Drive-in doors (10' x 10' & 14' x 10')
- One (1) Dock-high door (10' x 10')
- Parking ratio 2.25/1,000 SF
- Monument signage

UNITS A & B

- $\pm 8,000$ SF
- Sublease Rate: \$12.00/SF



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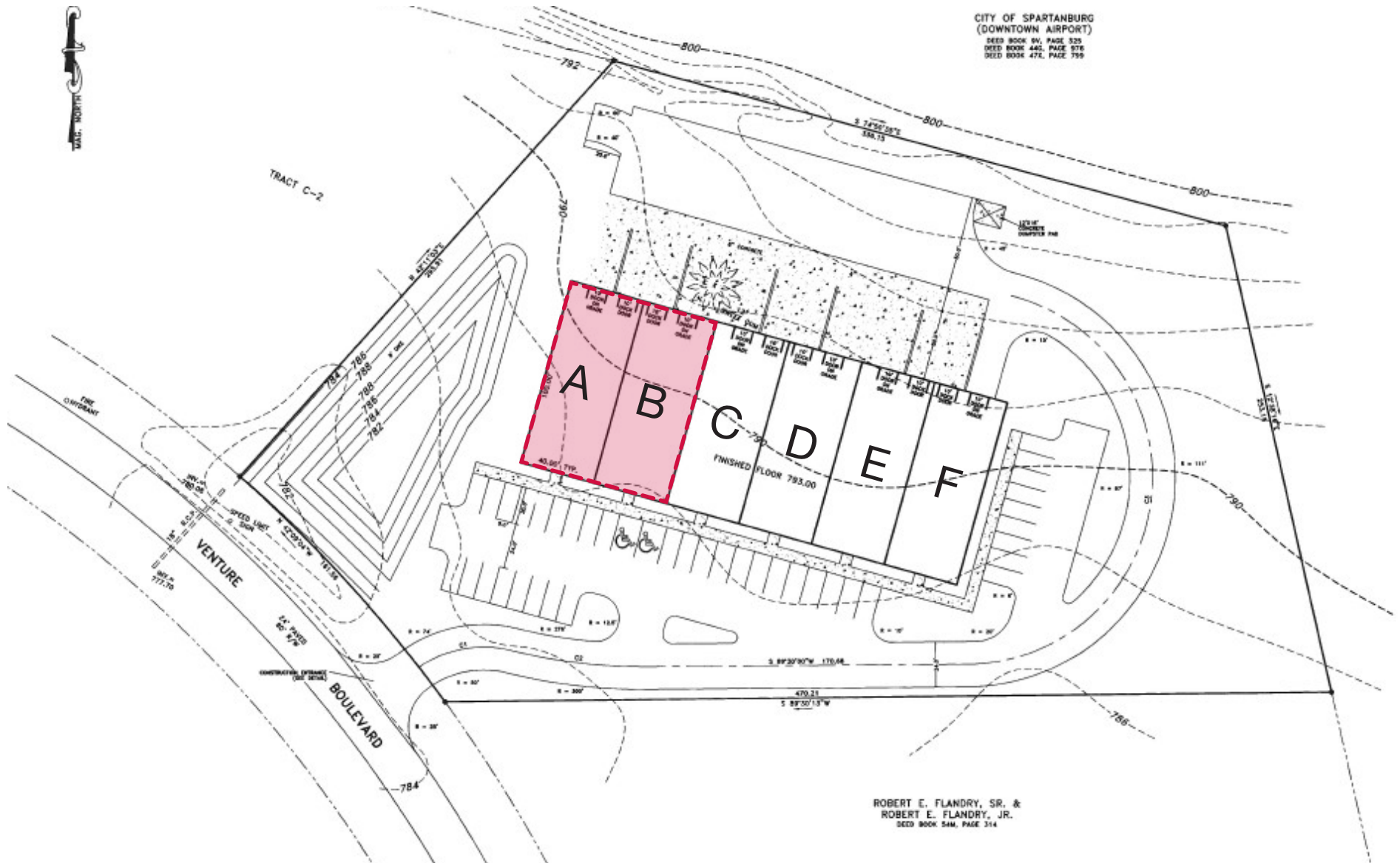
PROPERTY PHOTOS



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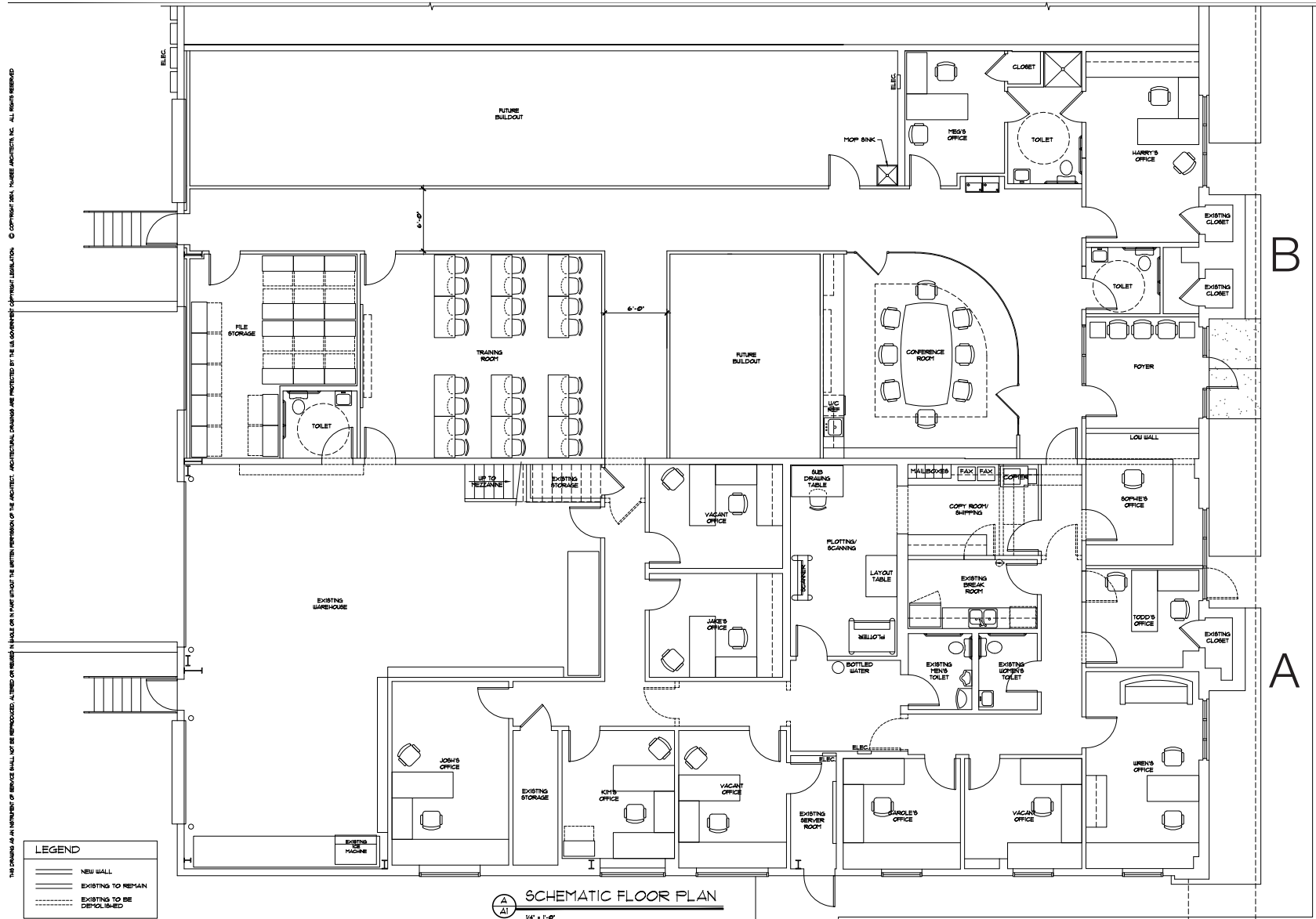
SITE PLAN



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FLOOR PLAN: UNITS A & B



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LOCATION OVERVIEW



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NAI Earle Furman



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