



FOR LEASE

113 IAN COURT

Spartanburg, South Carolina

±12,500 SF INDUSTRIAL FACILITY

LYONS

INDUSTRIAL PROPERTIES

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- This property provides a total of $\pm 12,500$ SF of prime industrial space. With one Building totalling 10,000 SF and Additional Warehouse Storage totalling 2,500 SF
- The 8,500 SF of warehouse and 4,000 SF of office provide exceptional value to a tenant. Being just seconds from Southport Rd, this provides a tenant with easy access to both I26 & I85.
- The property comes with 1 Dock Door, 3 Drive ins, a clear height of 16', along with ample parking.
- Spartanburg County lies along I-85 in the northeastern portion of upstate South Carolina, not far from Greenville, SC and Charlotte, NC. The Upstate is a business friendly environment with a great labor force, a thriving industrial, commercial, and tourist center.

SNAPSHOT

Address:	113 Ian Court Spartanburg, SC 29306
Tax ID:	6-26-00-014.04 Spartanburg County
Building Size:	$\pm 12,500$ SF
Lot Size:	± 1.95 Acres
Lease Rate:	\$8.95/SF NNN

Chris Hober

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PROPERTY SPECS

Address: 113 Ian Court
Spartanburg, SC

County: Spartanburg

Tax Map ID: 6-26-00-014.04

Property Type: Industrial

Warehouse Size: 8,500 SF

Office Size: 4,000 SF

Land Size: 1.95 Acres

Year Built: 2004

Dock Doors: 1

Drive-In Doors: 3

Building Height: 16'

Power: 3p 800amp



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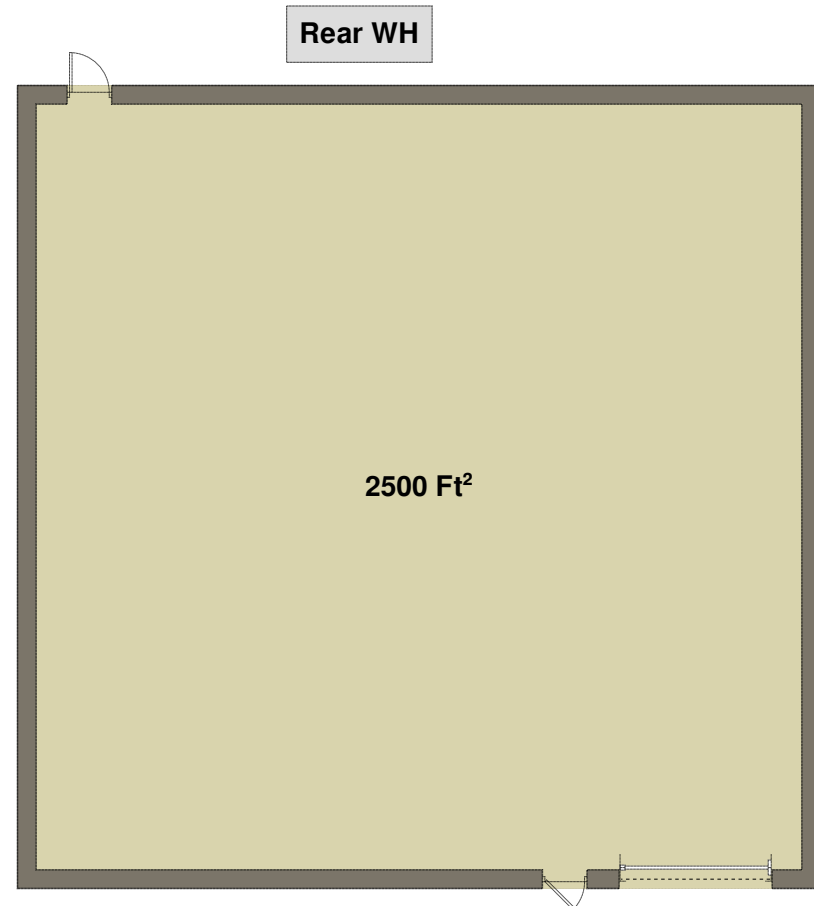
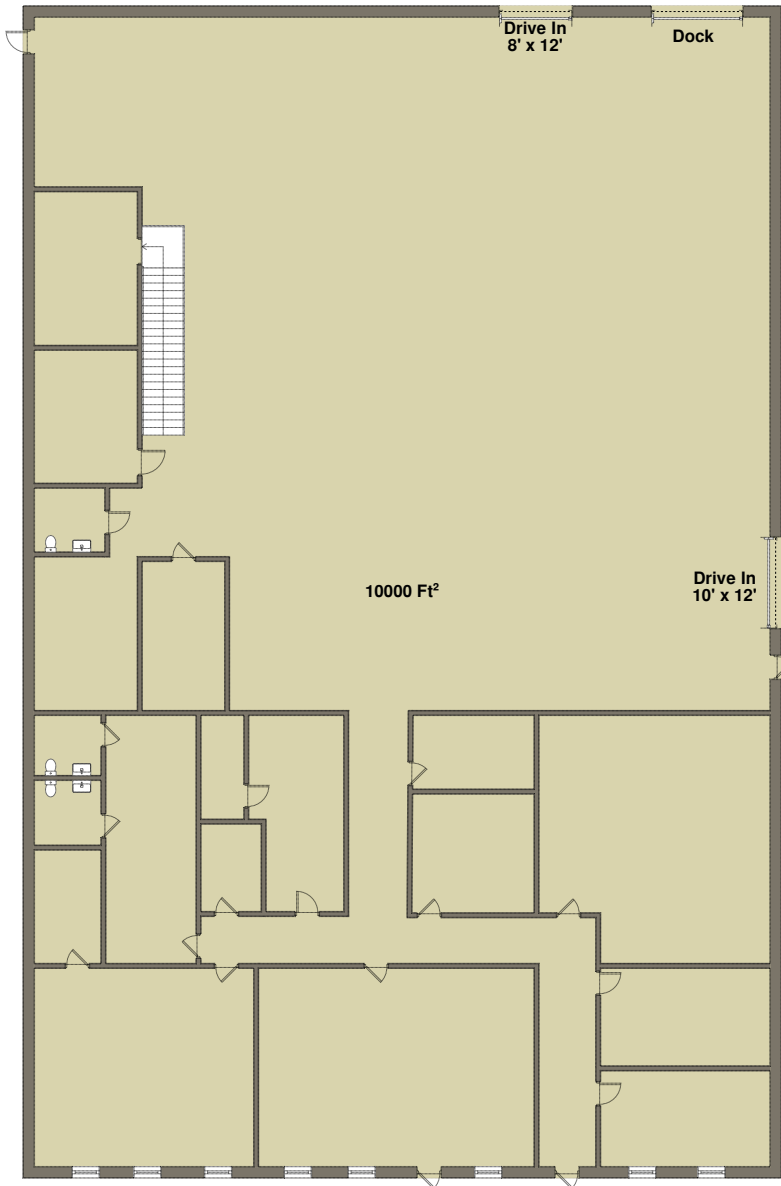
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FLOOR PLANS

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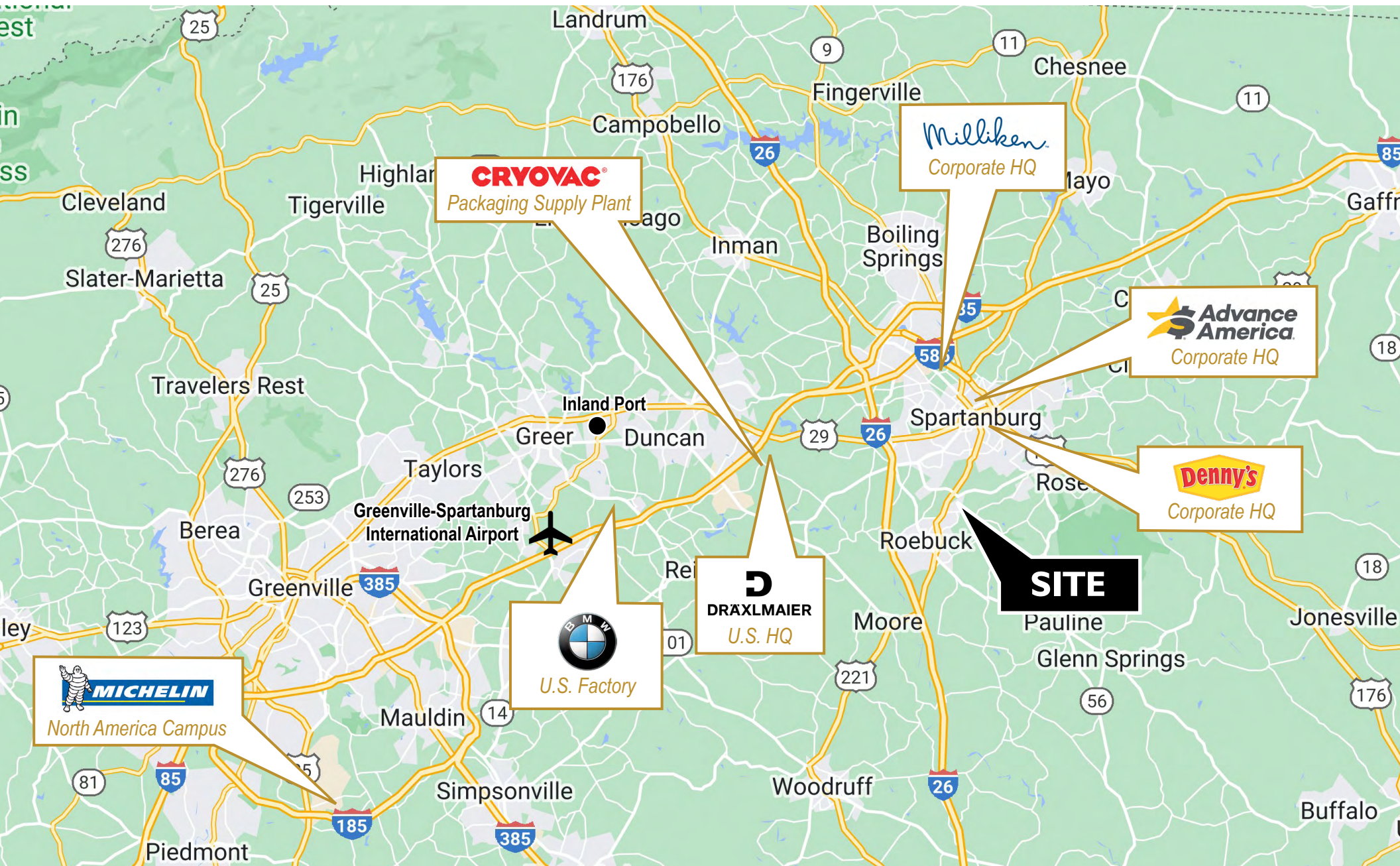
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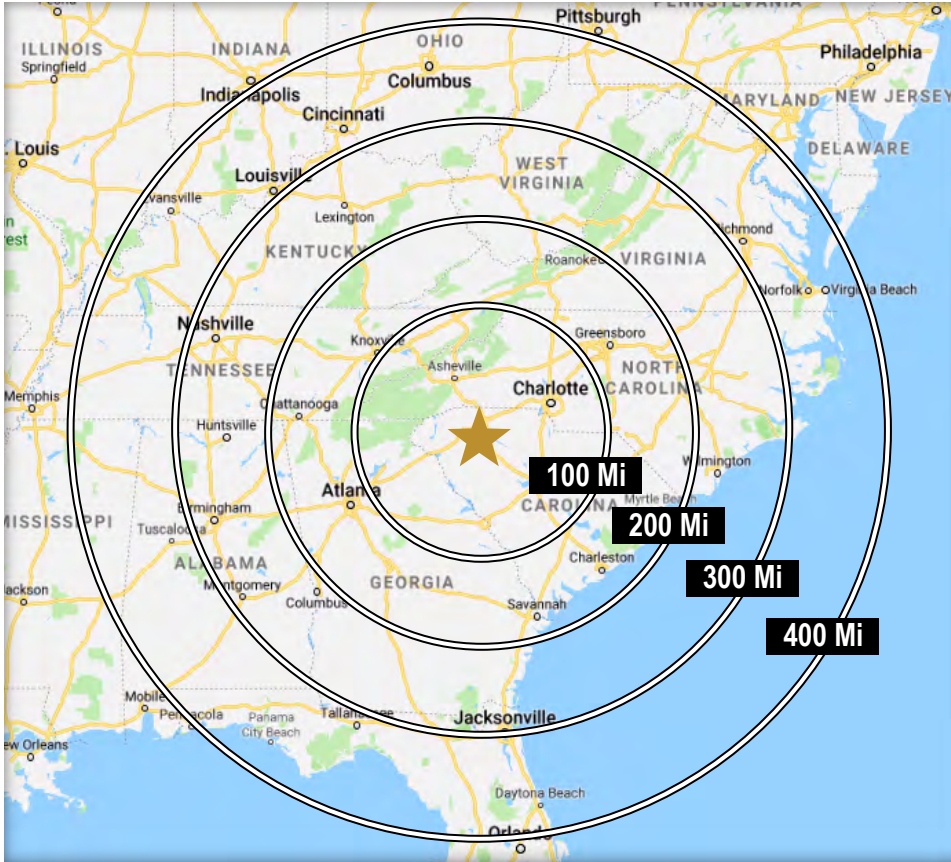
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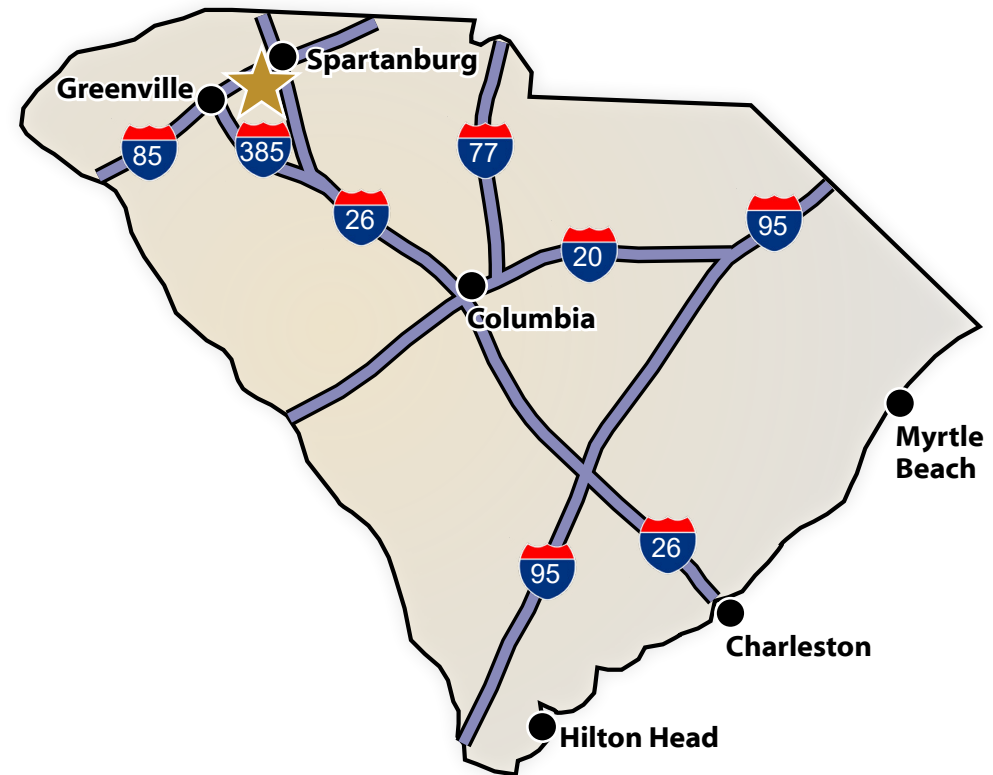
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DRIVE TIMES IN SOUTH CAROLINA

I-26	7 Min	Spartanburg	8 Min
I-85	13 Min	Greenville	25 Min
I-385	31 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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