



FOR SUBLEASE

140 CORPORATE DRIVE

Spartanburg, South Carolina

23,100 SF - 50,000 SF INDUSTRIAL FACILITY

LYONS

INDUSTRIAL PROPERTIES

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial is offering a prime Class A $\pm$ 23,100-50,000 SF manufacturing facility with approximately 3,000 SF of office space.
- This well-equipped facility features a 100' deep truck court providing excellent access to four 12'x12' dock-high doors and one 12'x14' drive-in door.
- The building is fully sprinklered, 100% climate-controlled, includes compressed air lines and new energy-efficient LED lighting, plus 1800A, 120/480V, 3 phase power.
- With 22'-24' ceiling heights, the space supports a variety of industrial uses.
- The sublease runs through October 31, 2033

SNAPSHOT

Address:	140 Corporate Drive Spartanburg, SC
County:	Spartanburg County
Property Type:	Warehouse
Available Space:	23,100 SF - 50,000 SF
Sublease Rate:	Call for Pricing
Sublease Term:	Through 10/31/33

Bobby Lyons, SIOR, CCIM

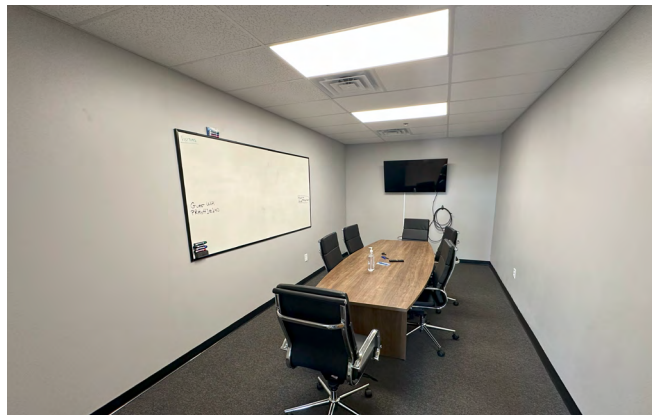
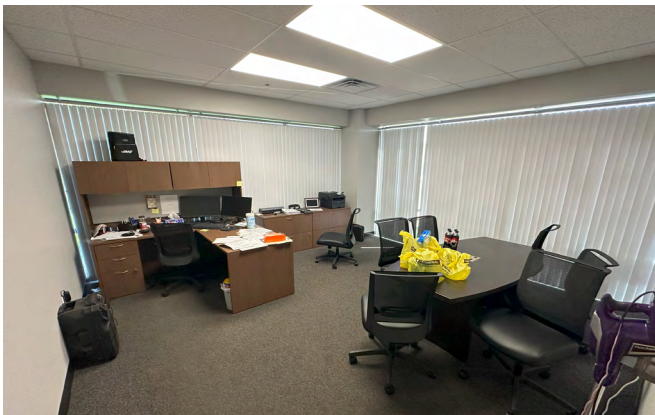
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Luke Lyons

864.838.1886

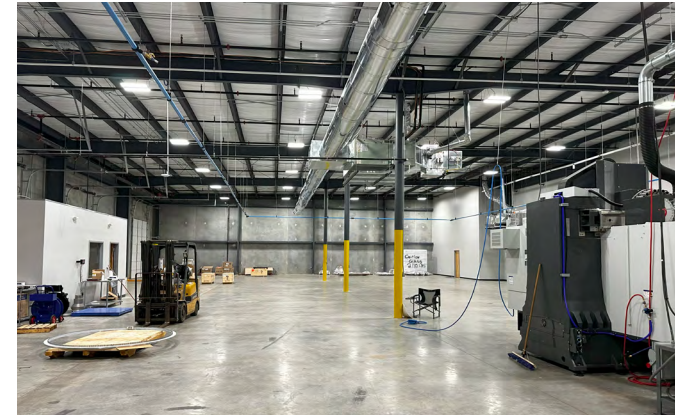
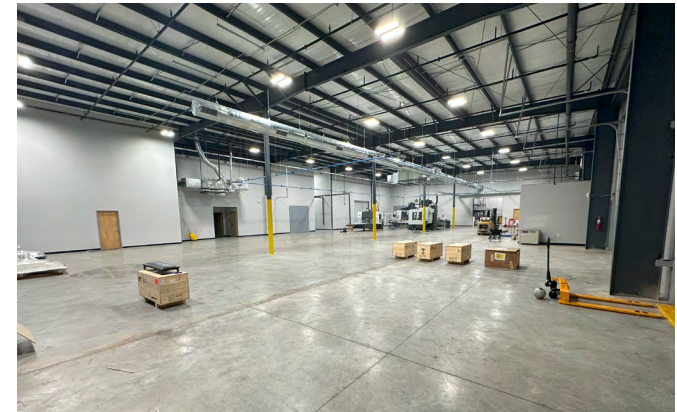
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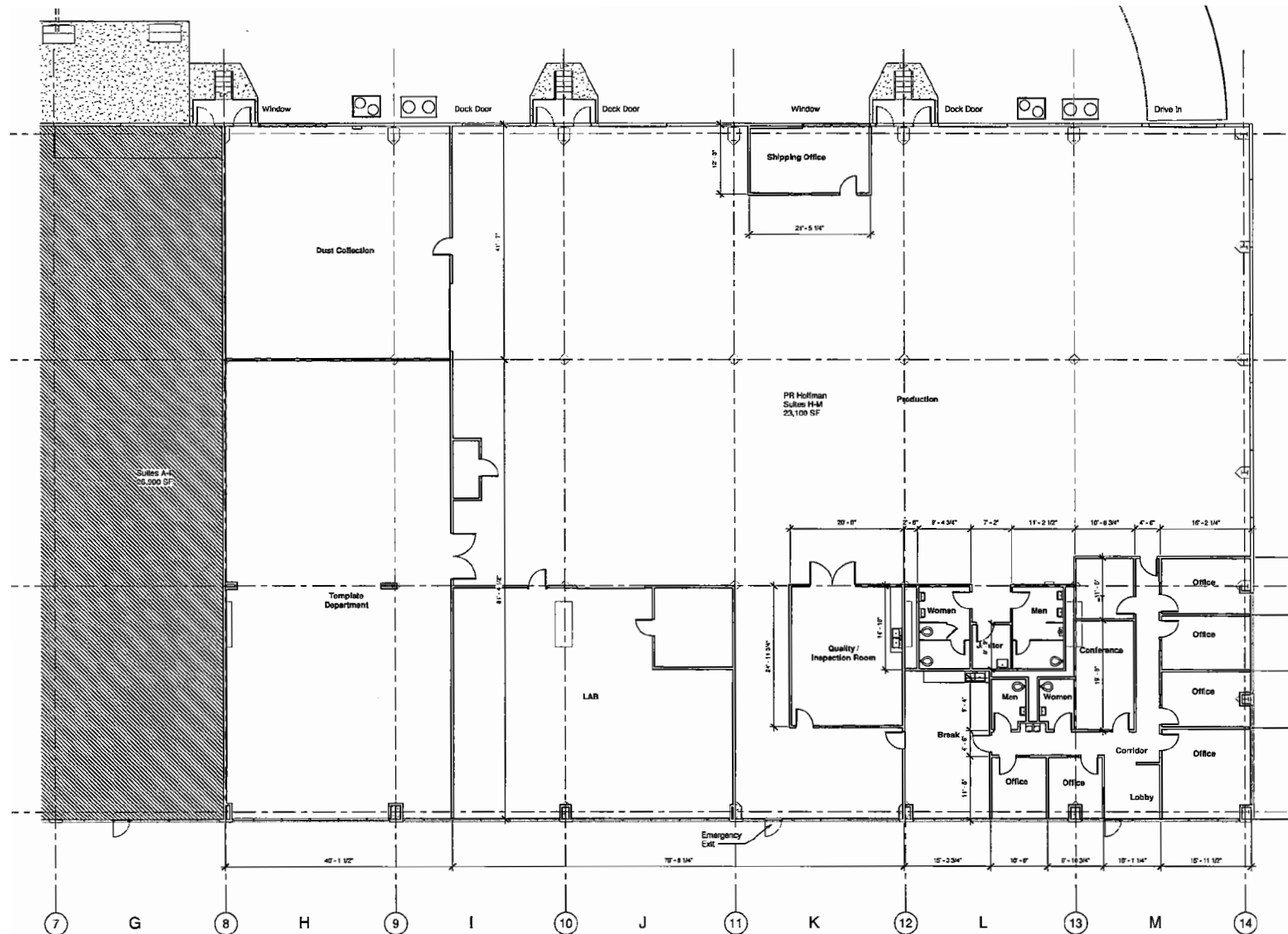
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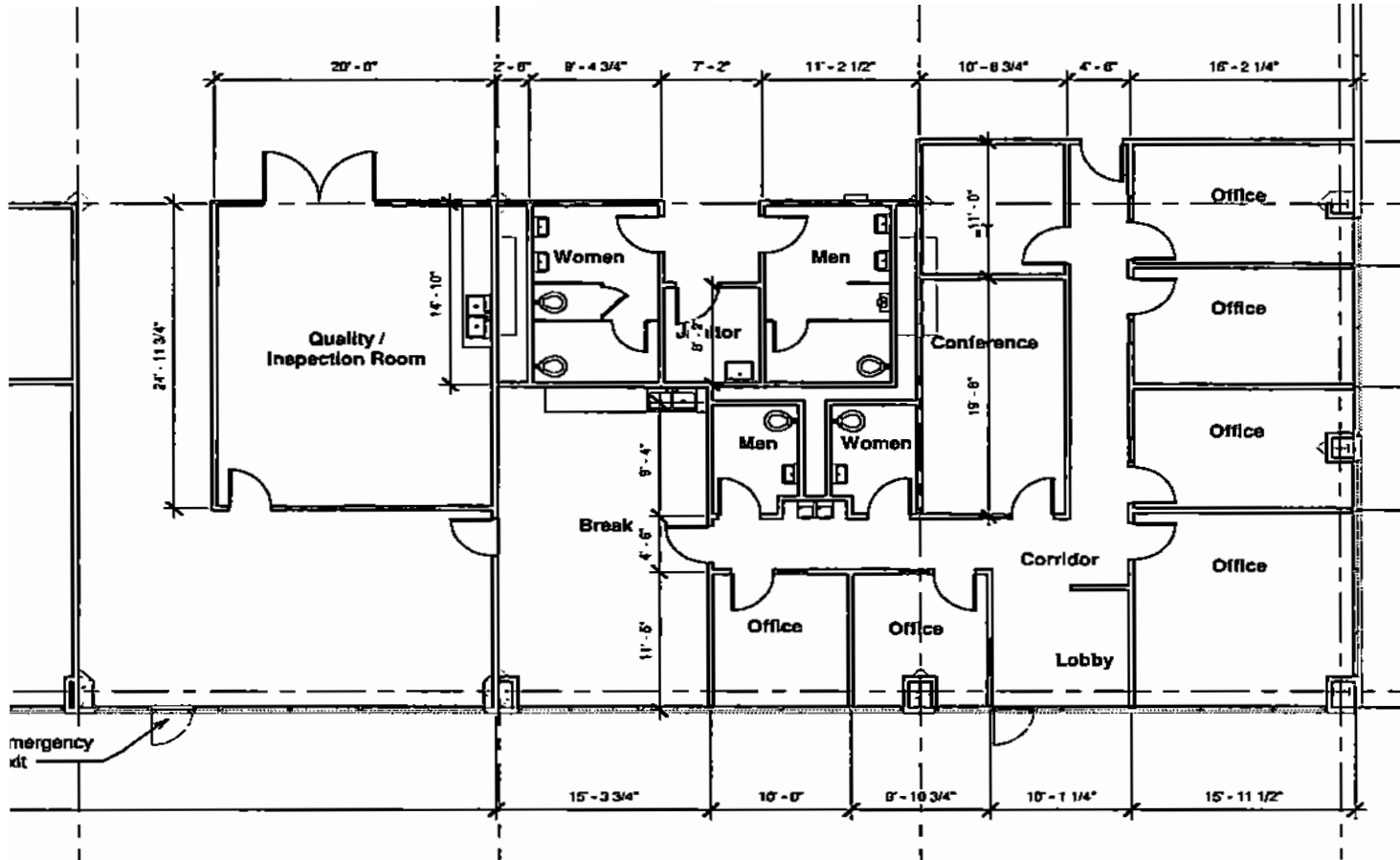
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OFFICE SPACE



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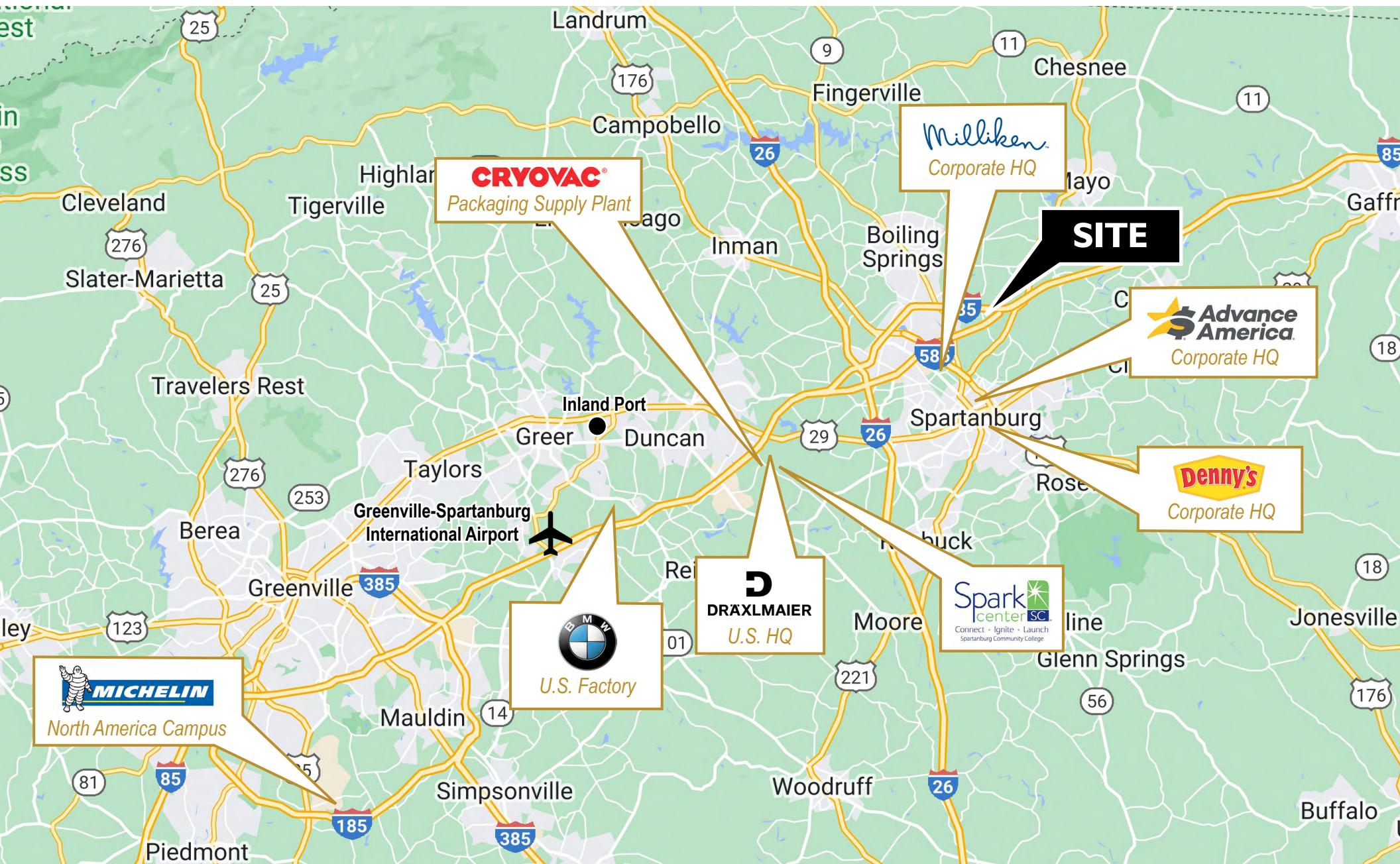
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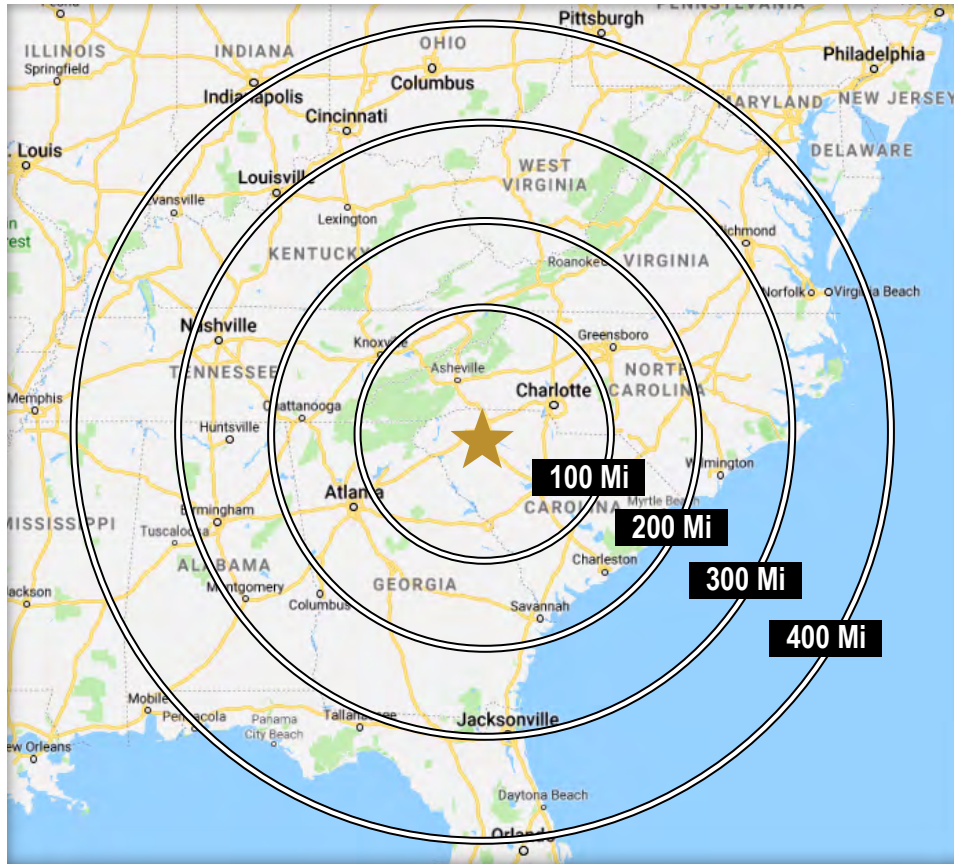
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DRIVE TIMES TO U.S. MAJOR CITIES

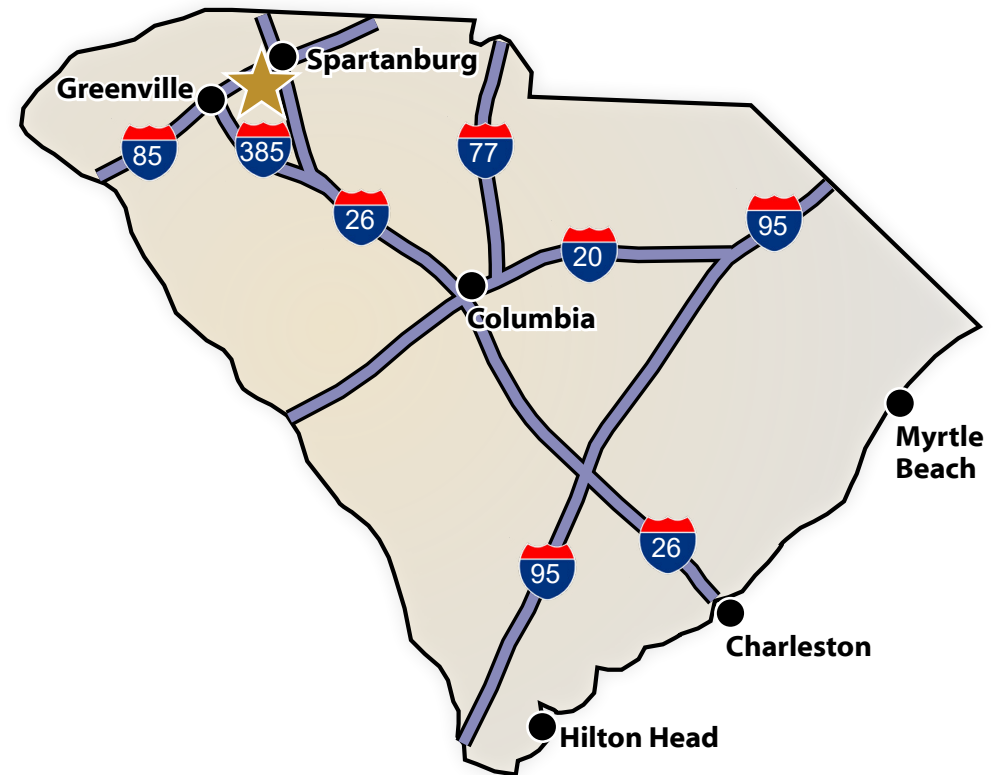
Charlotte, NC	1 Hr 45 Min
Atlanta, GA	2 Hr 33 Min
Raleigh, NC	3 Hr 41 Min
Nashville, TN	5 Hr 26 min
Jacksonville, FL	5 Hr 35 Min
Richmond, VA	5 Hr 29 Min
Louisville, KY	6 Hr 31 Min

Cincinnati, OH	6 Hr 37 Min
Washington DC	7 Hr 16 Min
Mobile, AL	7 Hr 21 Min
Orlando, FL	7 Hr 33 Min
Columbus, OH	7 Hr 59 Min
Pittsburgh, PA	8 Hr 12 Min
Indianapolis, IN	8 Hr 19 Min

DRIVE TIMES IN SOUTH CAROLINA

I-85	2 Min
I-26	6 Min
I-385	18 Min
I-20	1 Hr 24 Min
I-77	1 Hr 27 Min
I-95	2 Hr 15 Min

Spartanburg	13 Min
Greenville	25 Min
Columbia	1 Hr 33 Min
Charleston	3 Hr 11 Min
Hilton Head	3 Hr 48 Min
Myrtle Beach	3 Hr 59 Min



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