



FOR LEASE

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

SNAPSHOT

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

For more information, please contact:

Joe Lomady • 864.787.3781 • 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



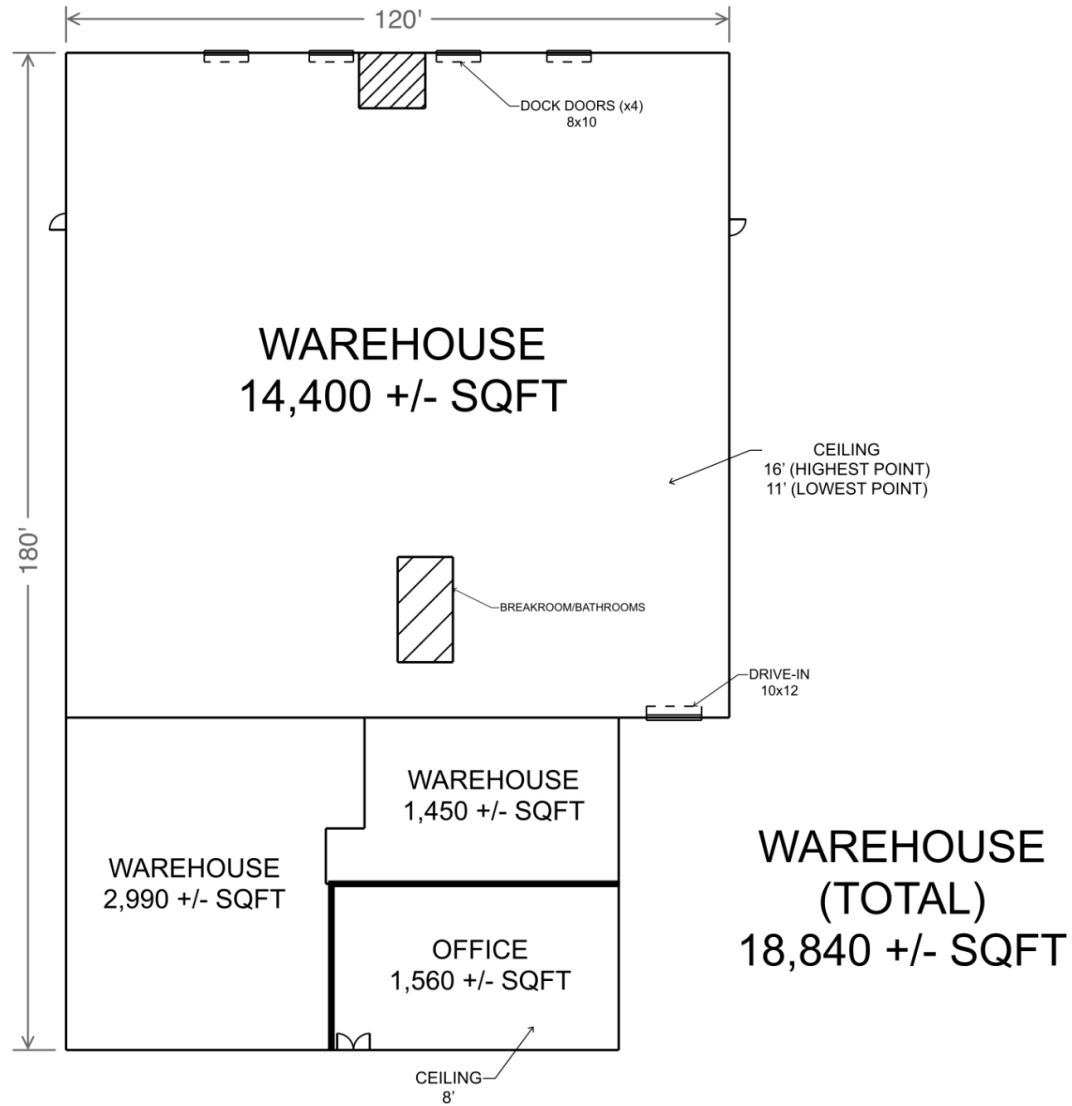
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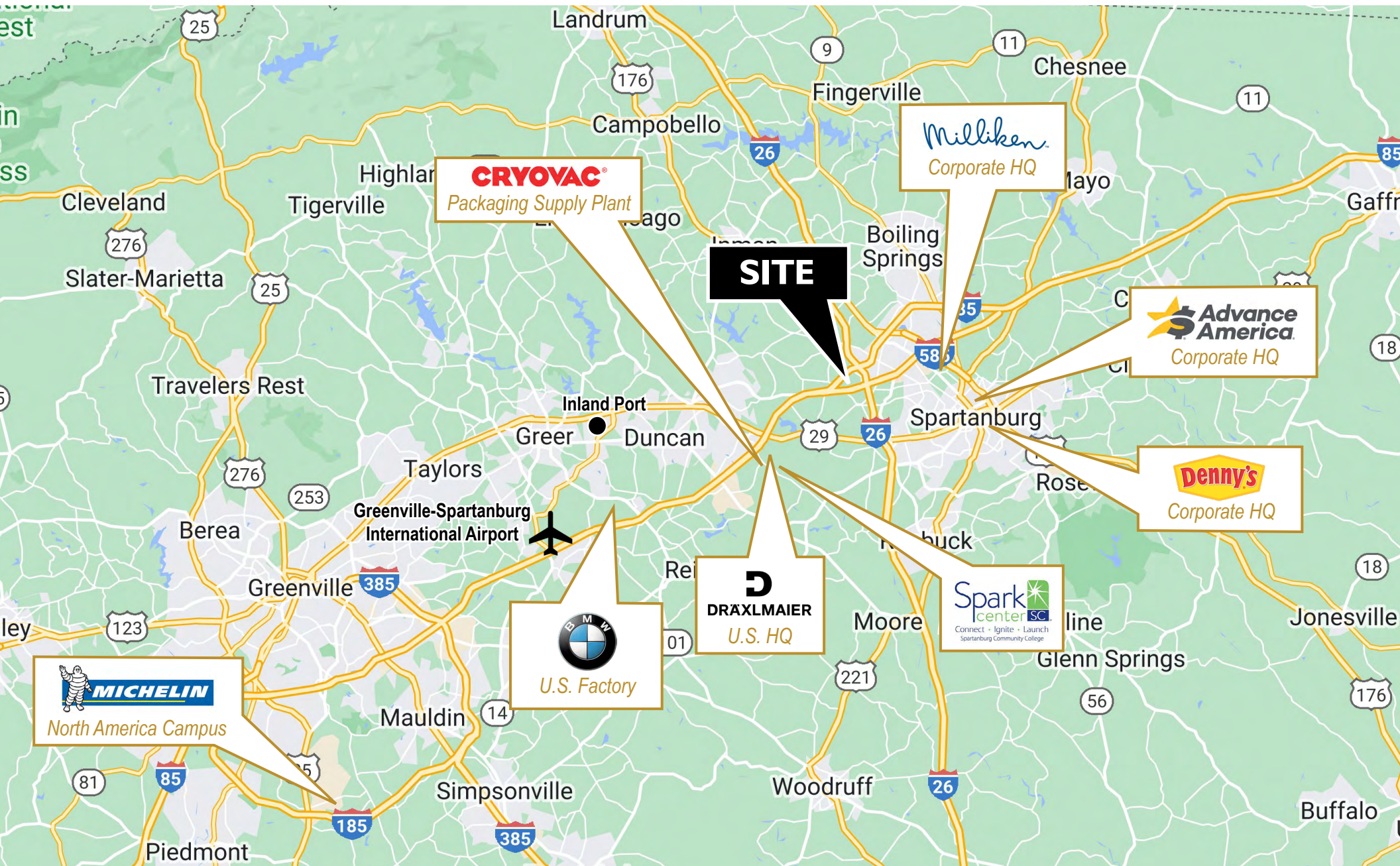
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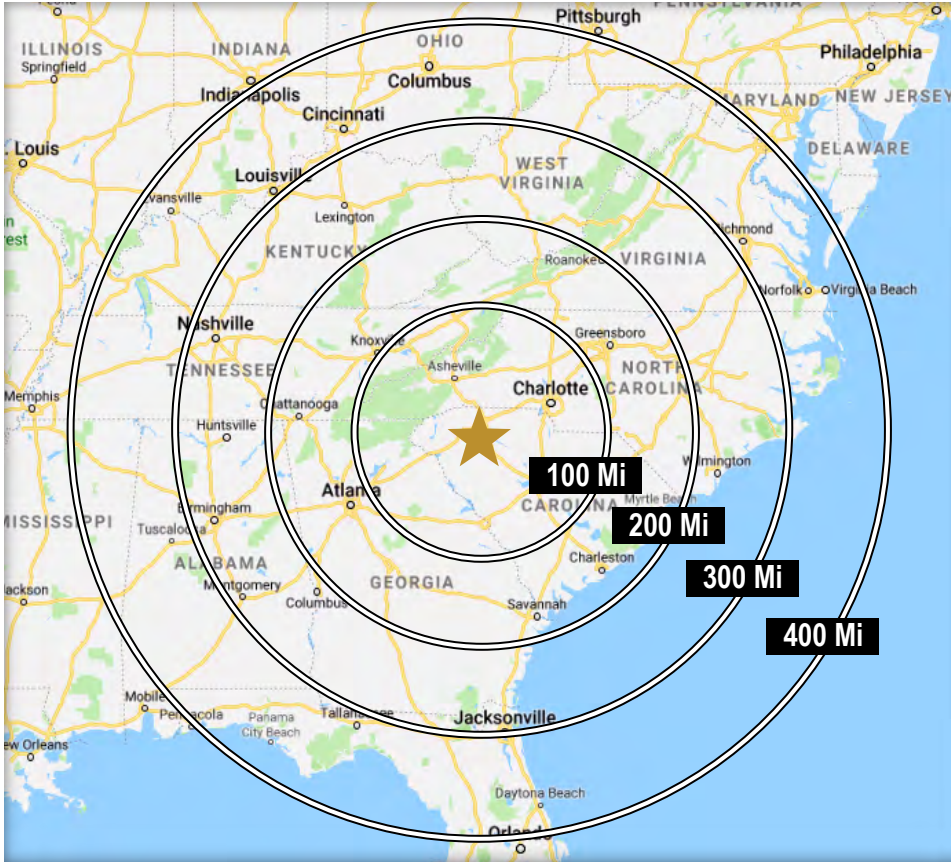
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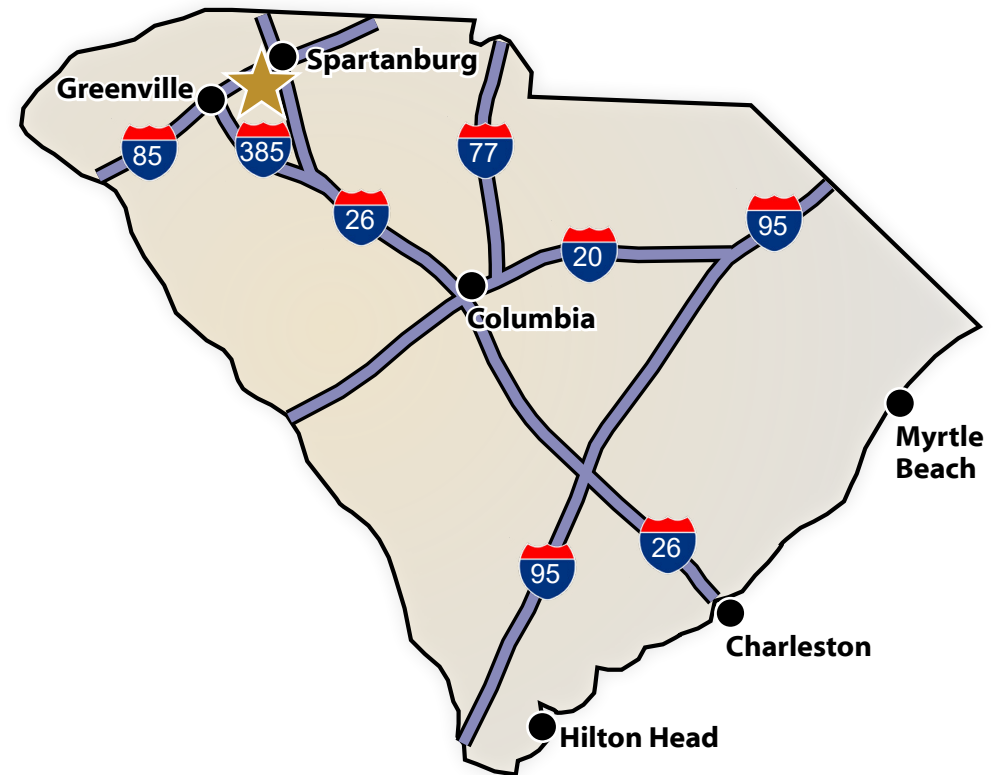
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DRIVE TIMES IN SOUTH CAROLINA

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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