



15,000 SF Warehouse Space Available For Sublease

9855 Warren H. Abernathy Highway, Building 3 | Spartanburg, SC 29301

Aline Capital's Industrial Team is pleased to offer this 15,000 square feet of warehouse space available for sublease. This location is less than one mile from I-85 and is suitable for warehousing and storage but lacks office and bathroom facilities. This short-term lease is available for up to two years.

The warehouse includes a wet sprinkler system and new LED lights. The clear height ranges from 19.5 feet to 15.5 feet with 24.5 feet column spacing. There is one dock position for loading and unloading. The rate is \$5.95 per square foot NNN, with operating expenses of \$1.25 per square foot, presenting a strong opportunity for businesses aiming to optimize operations.



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