

470
OLD GREENVILLE RD
SPARTANBURG, SOUTH CAROLINA 29301

FOR LEASE



**TRINITY
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PROPERTY INFORMATION

This brand-new industrial facility is strategically located in the heart of Spartanburg's thriving logistics and manufacturing hub. With ample outdoor storage and a highly functional layout, this property is ideal for warehousing, fleet operations, or light manufacturing. The site offers seamless connectivity to major highways, making distribution and logistics more efficient.

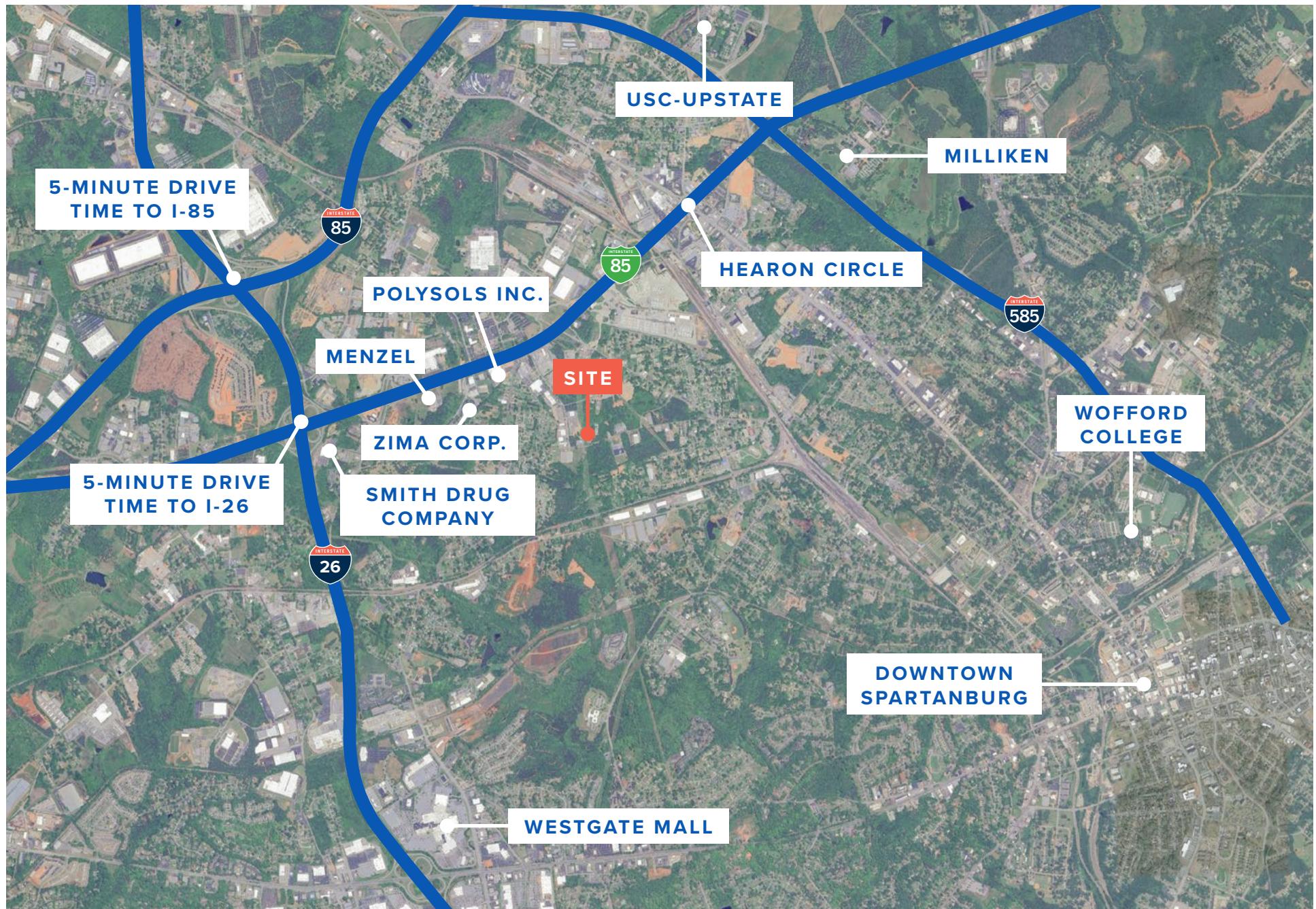
LEASE RATE: \$12.00 / SF NNN

BUILDING SPECIFICATIONS

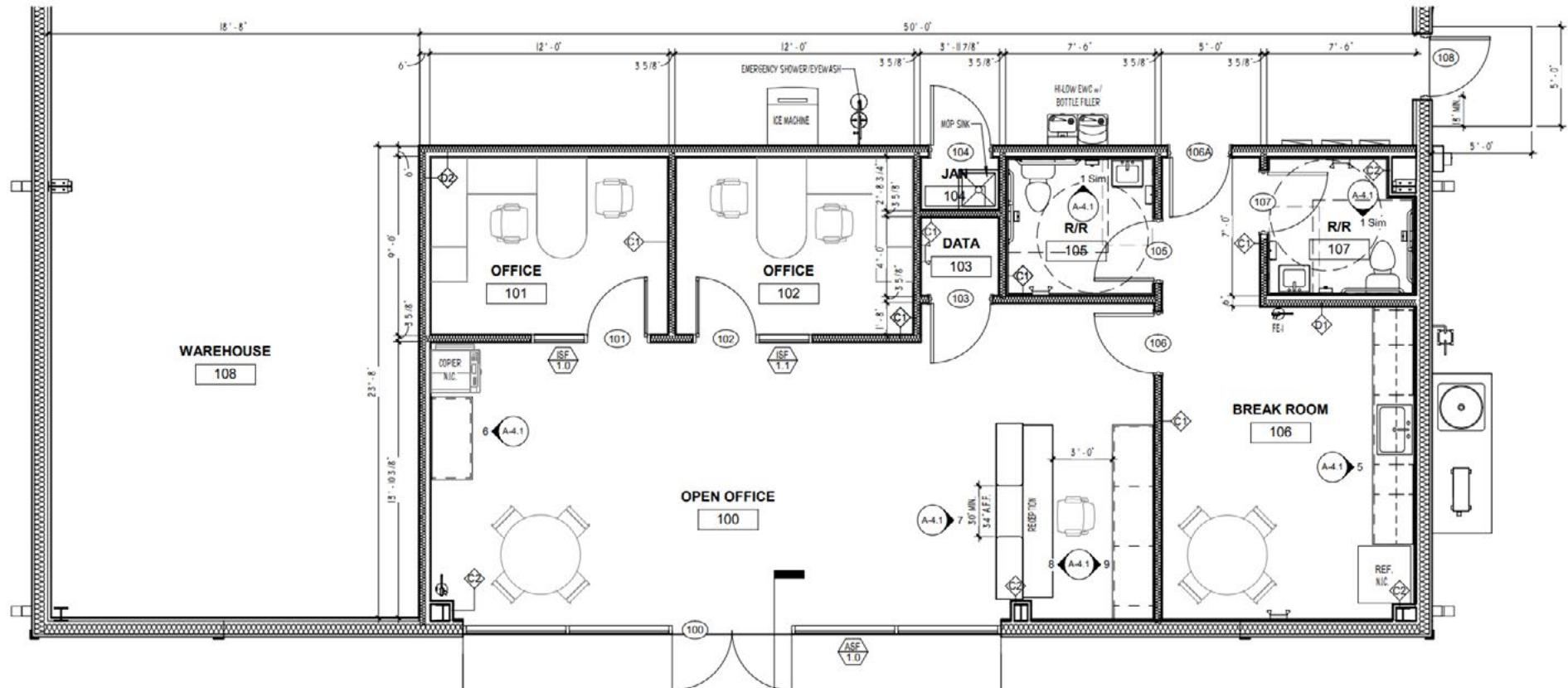
Total Site	± 3.20 AC
Total Building Size	± 11,900 SF
Ceiling Height	27'
Dock Doors	3
Drive-in Doors	1 (14' x 15')
Property Type	Industrial
Power	3 Phase 480V
Floor Thickness	6" 4,000psi
Office	± 1,150 SF
Parking	32 Spaces



SITE SURROUNDINGS



FLOORPLAN



SITEPLAN

