



SCAN ME TO
SEE VIDEO



FOR LEASE

FLEX BUILDING WITH CONTEMPORARY OFFICE & OUTDOOR STORAGE CAPABILITY

440 Southport Commerce Blvd,
Spartanburg, SC 29306



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

Matt Roos
Associate
864.978.2752
mroos@lee-associates.com

PRICING/RATE:

**\$12/SF
(NNN)**

- Well Maintained Flex Building
- ±1 Acre of Additional Outdoor Storage
- Contemporary Updated Office / R&D Space
- Potential for Dock Configuration
- Ample Parking with Freshly Sealed and Striped Lot

Interactive PDF

864.704.1040
LeeUpstate.com



CLEAR HEIGHT
24' Clear Height



ZONING
Flexible Zoning



ACREAGE
Additional Adjacent
Acreage Available



OFFICE
Updated Office and
R&D Space

PROPERTY OVERVIEW & PHOTOS

| | |
|--------------------|---|
| PROPERTY NAME | 440 Southport Commerce Blvd |
| TYPE | Flex / Industrial |
| TOTAL AVAILABLE SF | ±6,800 SF |
| TOTAL BUILDING SF | ±6,800 SF |
| TAX MAP # | 6-25-00-164.12 |
| COUNTY | Spartanburg |
| CITY LIMITS | No |
| ZONING | ULMO |
| YEAR BUILT | 2007 |
| CONSTRUCTION TYPE | Metal / Stucco |
| ROOF | Metal |
| WAREHOUSE SF | ±4,800 SF |
| OFFICE SF | ±2,000 SF |
| CEILING HEIGHT | 24' |
| DOCK DOORS | Possible |
| DRIVE-IN DOORS | One (1) 10' x 10' |
| COLUMN SPACING | Clear Span |
| LIGHTING | LED |
| PARKING | 30 Spaces |
| POWER | 300A 3-Phase |
| SPECIAL FEATURES | Potential for additional outdoor storage |



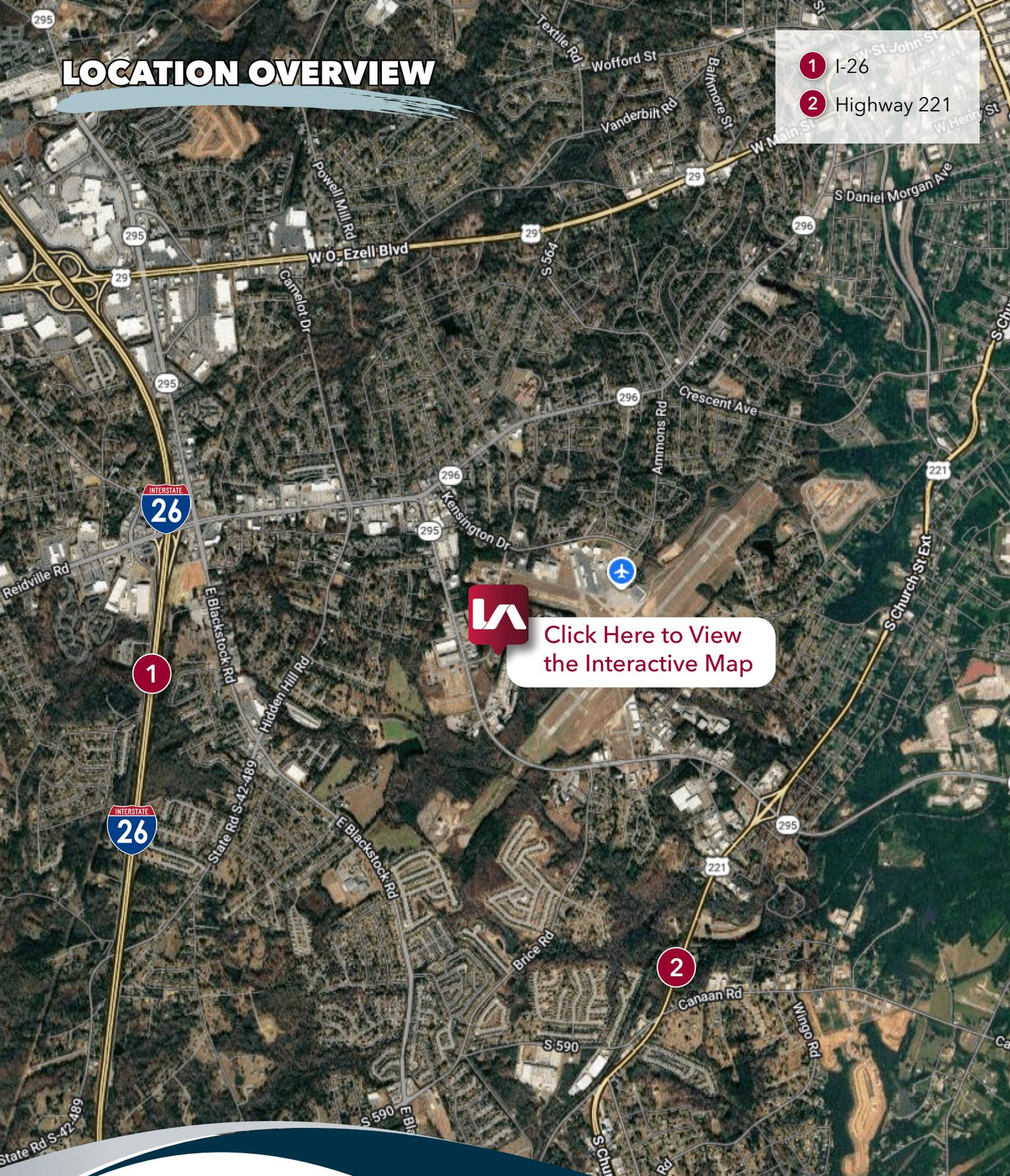
Interactive PDF 

201 W. McBee Ave, Suite 400, Greenville, SC 29601
 320 E. Main Street, Suite 430, Spartanburg, SC 29302
LeeUpstate.com | 864.704.1040



LOCATION OVERVIEW

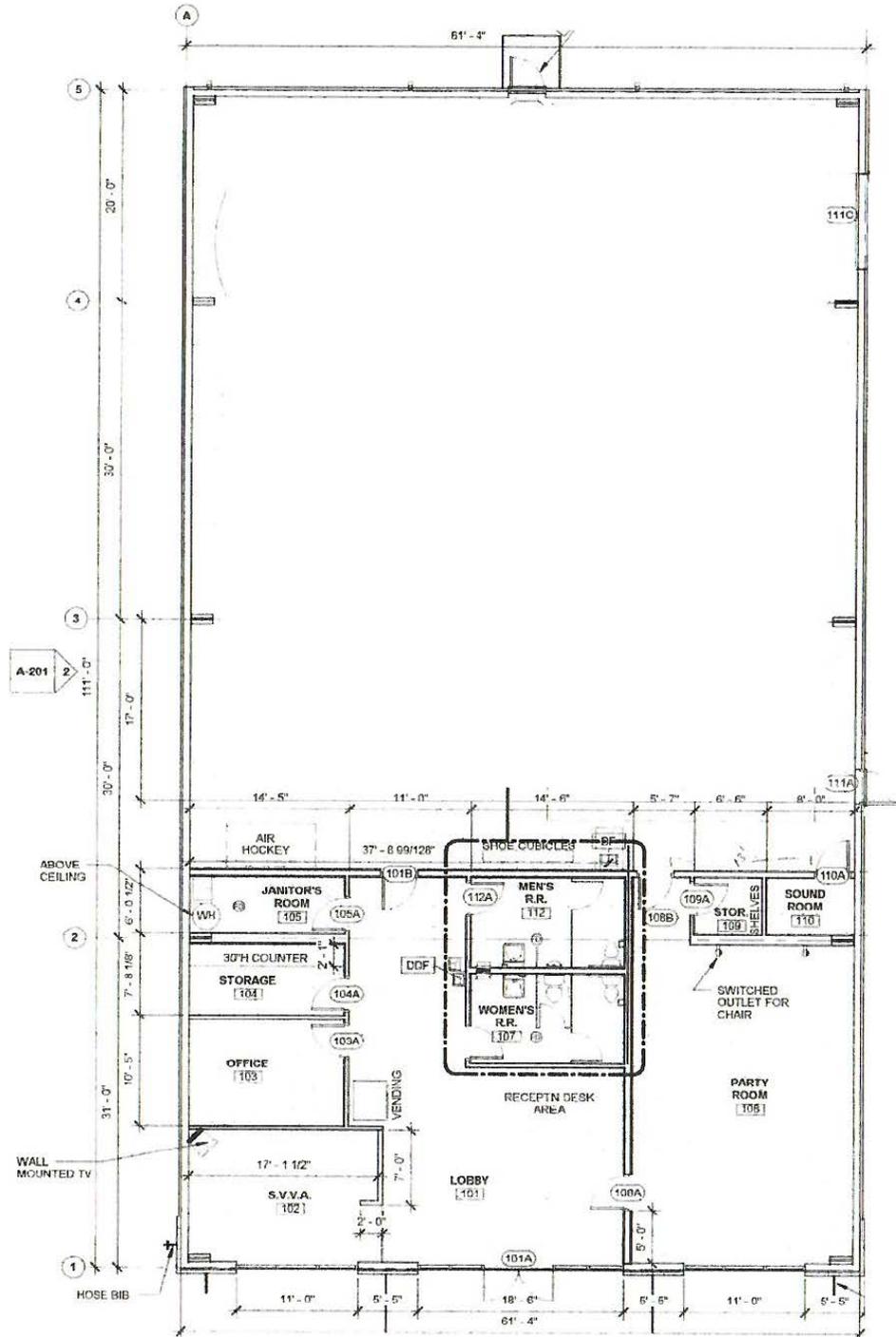
- 1 I-26
- 2 Highway 221



Interactive PDF 

201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
LeeUpstate.com | 864.704.1040

FLOOR PLAN





Interactive PDF 

LEARN MORE
CALL TODAY



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

864.704.1040
LeeUpstate.com

GREENVILLE OFFICE
201 W. McBee Ave, Suite 400
Greenville, SC 29601

SPARTANBURG OFFICE
320 E. Main Street, Suite 430
Spartanburg, SC 29302

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Matt Roos
Associate
864.978.2752
mroos@lee-associates.com



SCAN ME TO SEE VIDEO