

***185 Littlejohn St***  
Spartanburg, SC

Colliers



For Lease \_\_\_\_\_

***±113,840 SF Available***

*Lease Rate: Contact Broker*



**LONGLEAF**

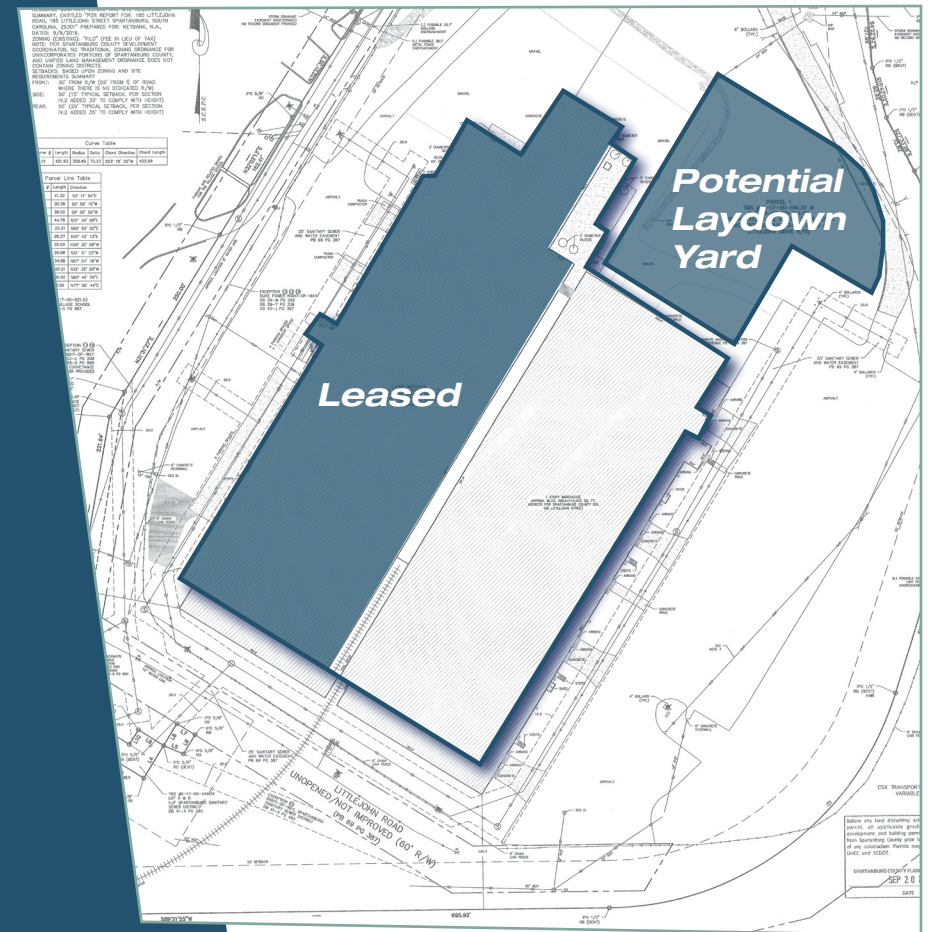
CAPITAL PARTNERS

# Property Overview

Explore this industrial facility at 185 Littlejohn Street in Spartanburg. This move-in ready space offers great accessibility, situated near I-85 and I-26 for convenient transportation and logistics. Ideal for businesses seeking a versatile and strategic location, this property provides the perfect setting for efficient operations.

This building includes  $\pm 274,341$  SF with  $\pm 113,840$  SF currently available for lease. The building sits on a  $\pm 24.05$ -acre lot, has 20 dock doors, two drive-in doors and is ready to meet all your business needs.

|                     |                                                 |
|---------------------|-------------------------------------------------|
| <b>Address</b>      | 185 Littlejohn St, Spartanburg, SC              |
| <b>Size</b>         | $\pm 274,341$ SF total                          |
| <b>Available</b>    | $\pm 113,840$ SF                                |
| <b>Office</b>       | $\pm 2,500$ SF                                  |
| <b>Clear Height</b> | 22' - 26'6" clear   leasable section: 24' clear |
| <b>Lease Rate</b>   | Contact broker                                  |
| <b>Docks</b>        | 9 dock doors, 1 drive-in door                   |
| <b>Power</b>        | 1,600 amps, 480V 3-phase power                  |
| <b>Parking</b>      | Ample parking and trailer storage               |
| <b>Lighting</b>     | LED                                             |
| <b>HVAC</b>         | 100% in office only, new infrared heat          |
| <b>Laydown</b>      | Potential for additional laydown acreage        |



# *Exterior Photos*

Warehouse Exterior and Aerial Photos



# Interior Photos

Warehouse Interior Photo

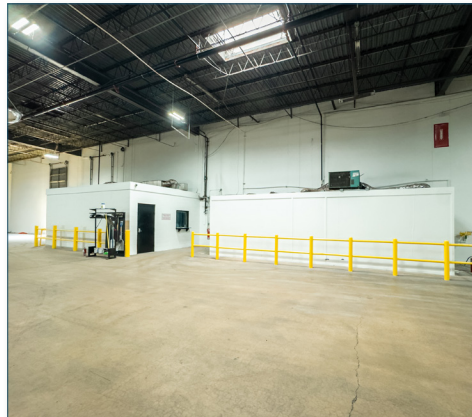
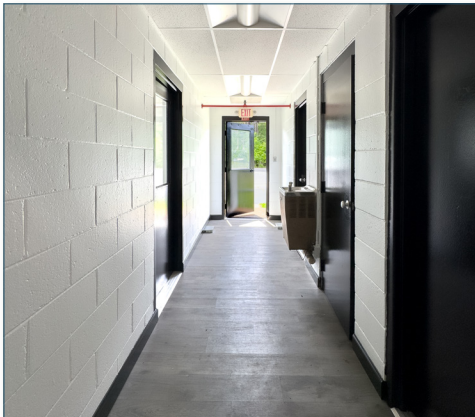


# Interior Photos

The property is slated for a comprehensive set of improvements under new ownership. These planned upgrades will modernize the facility and further position it as a desirable industrial property for future tenants looking to grow within the Spartanburg market.

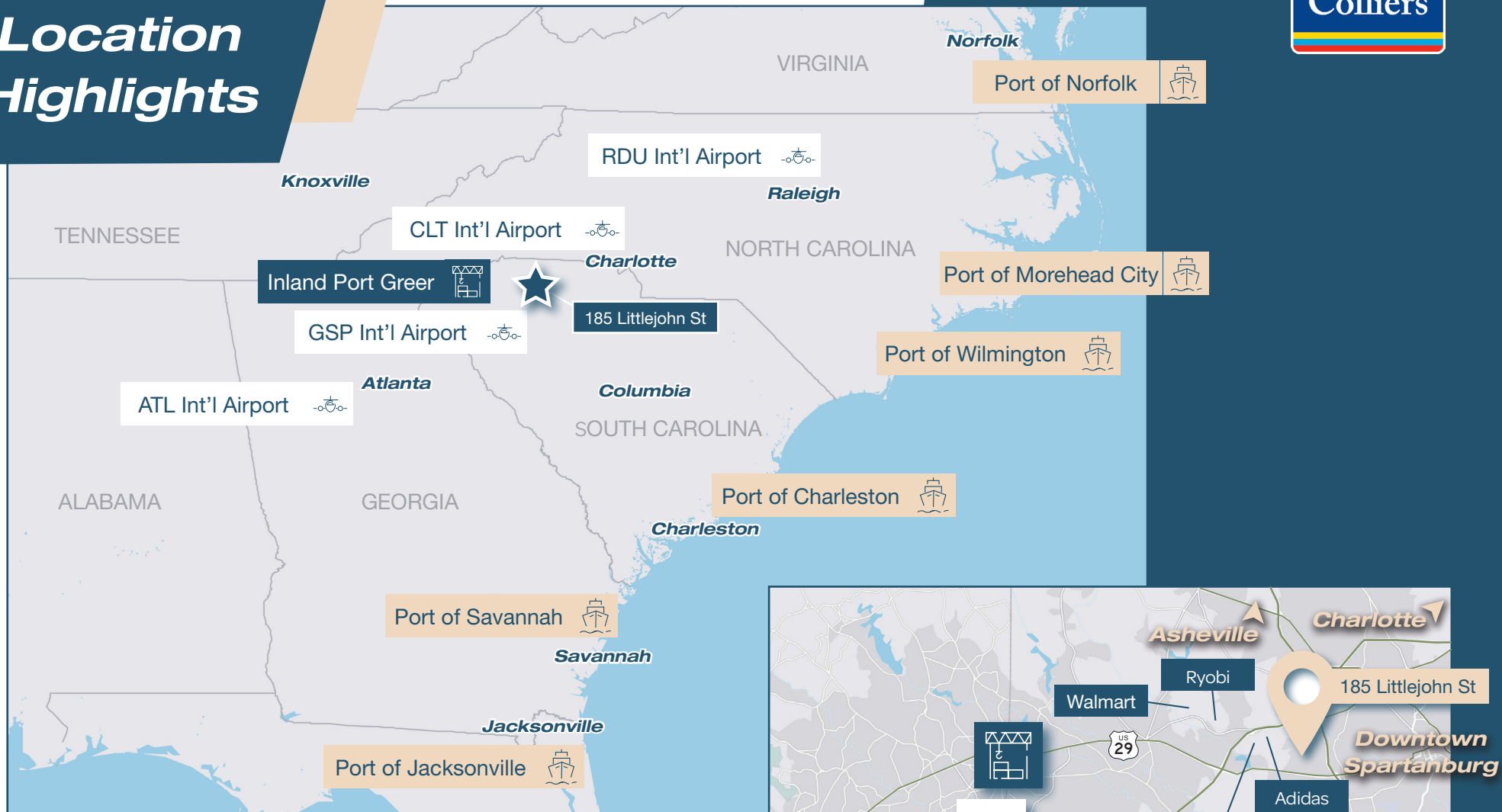
## Building improvements at 185 Littlejohn Street include:

- Exterior pressure washing
- Interior and exterior painting
- Asphalt patching and seal coating
- Upgraded drive-in and dock doors
- Office uplift
- Heavy power capacity (1,600 amps)
- Potential laydown yard



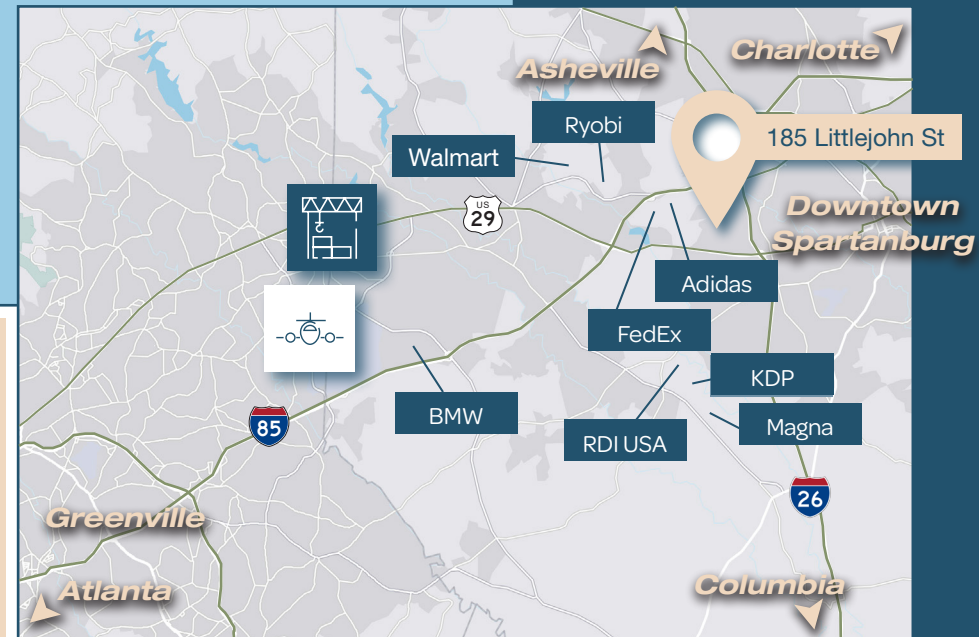
Office Photos

# Location Highlights



## Key Distances

|                          |             |                       |              |
|--------------------------|-------------|-----------------------|--------------|
| <b>I-85</b>              | ±3.9 miles  | <b>Charlotte, NC</b>  | ±77.4 miles  |
| <b>Business 85</b>       | ±2.1 miles  | <b>Asheville, NC</b>  | ±66.9 miles  |
| <b>I-26</b>              | ±2.4 miles  | <b>Columbia, SC</b>   | ±93.5 miles  |
| <b>Inland Port Greer</b> | ±13.9 miles | <b>Charleston, SC</b> | ±203.0 miles |
| <b>Spartanburg</b>       | ±5.6 miles  | <b>FedEx Freight</b>  | ±11.3 miles  |
| <b>Greenville</b>        | ±26.7 miles | <b>FedEx Ground</b>   | ±3.9 miles   |
| <b>GSP Int'l Airport</b> | ±15.1 miles | <b>UPS Freight</b>    | ±26.3 miles  |
| <b>BMW</b>               | ±12.7 miles |                       |              |



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For Lease

## Contact

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