



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**±20,000 - 120,000 SF INDUSTRIAL SPACE AVAILABLE FOR SUBLEASE**

**5475 N BLACKSTOCK ROAD  
SPARTANBURG, SC 29303**

**SUBLEASE RATE:  
CALL FOR PRICING**

- Docks: 8 (6 EOD with Shelters) (2 with Pit Levelers & Shelters)
- Drive-In Doors: 2 (12' x 14')
- Ceiling Heights: 18' Eave Rising to 22'4"
- Local Trucking, Racking, Handling, & Pick / Pack Available
- Flexible Terms (6-24 Months)
- Space Subject to Availability



**INTERSTATE ACCESS**

±1.1 MILES TO I-26 & ±2.2 MILES TO I-85



**BUILDING SIZE**

±120,000 SF



**AVAILABLE SPACE**

±20,000 - 120,000 SF



**LIGHTING**

T-5 LIGHTING ON MOTION SENSORS



**SPRINKLER**

100% WET SPRINKLED

**MATT ROOS, MBA**

Associate

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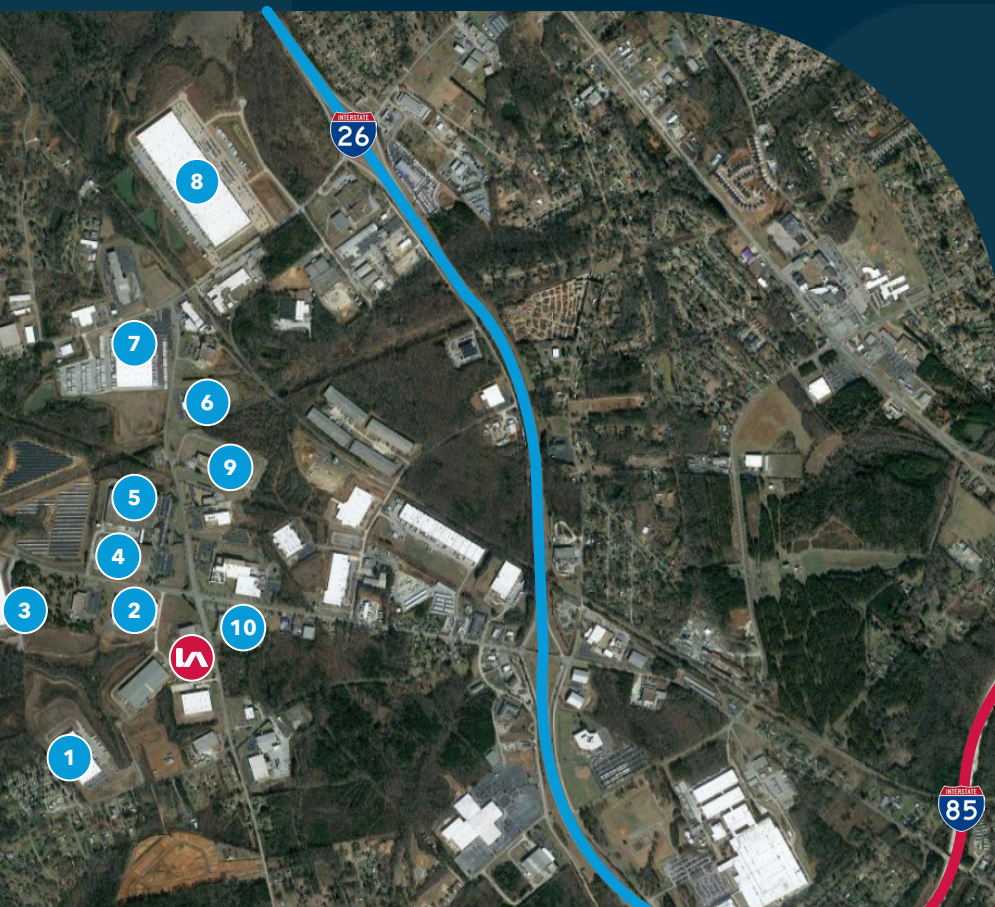
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# PROPERTY OVERVIEW



<b>PROJECT SIZE (TOTAL)</b>	±120,0000
<b># OF OFFICES</b>	None
<b># OF RESTROOMS</b>	2
<b>BUILDING DIMENSIONS</b>	600' x 200'
<b>LOT SIZE</b>	±8.192 AC
<b>LOT DETAILS</b>	Irregular, Level
<b>CONSTRUCTION</b>	PEMB w/ Concrete Tilt-Wall Panels
<b>ZONING</b>	None
<b>CITY LIMITS</b>	No
<b>CEILING HEIGHT</b>	18' Eave rising to 22'4"
<b>ROOF</b>	Metal (Single-Slope Standing Seam)

<b>FLOORS</b>	6" Concrete Slab
<b>LIGHTING</b>	T-5
<b>LOADING</b>	Dock Doors : (8) 8' x 10' Drive-in Doors: (2) 12' x 14' DID
<b>PARKING</b>	120 Auto Spaces
<b>TRUCK COURT</b>	116'
<b>GAS</b>	Piedmont Natural Gas
<b>WATER &amp; SEWER</b>	Spartanburg Water System
<b>POWER</b>	3 Phase   480V
<b>SECURITY</b>	Key-Card Controlled Access
<b>HEAT</b>	Natural Gas Heaters in Warehouse
<b>SPRINKLERS</b>	100% Wet (Ordinary Hazard)



- 1 Phillips Pet Food & Supplies
- 2 GSP North America
- 3 Grupo Antolin
- 4 Himatsinga
- 5 Eberspächer
- 6 Master Gardner
- 7 Walmart Returns Center
- 8 Amazon
- 9 Dare Foods
- 10 Delta Power Equipment Corp.

# PHOTOS



# LEARN MORE. GIVE US A CALL.

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## WISE GUIDANCE, LOYAL TO YOU

864.704.1040 | [leegreenville.com](http://leegreenville.com)

### **GREENVILLE OFFICE**

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### **SPARTANBURG OFFICE**

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