



# FOR SALE OR LEASE

±24,000 SF Industrial Building with Laydown Yard  
1095 Southport Rd | Spartanburg, SC



# Executive Summary

1095 Southport Rd | Spartanburg, SC



## Property Highlights:

- **Total Building Size:** ±24,000 SF
  - ±1,956 SF Office
  - ±22,044 SF Warehouse/Manufacturing
- **Lot Size:** ±3.48 Acres
- Fenced Laydown Yard: ±1.4 Acres
- Fully conditioned warehouse
- Ceiling Heights: 19'6" at center and 17'6" at eaves
- Column Spacing: 40'
- Power: 3 Phase
- Lighting: LED
- Dock High Doors: 4
- Drive-In Doors: 2 (14' x 12'6") (16'6" x 13')
- Ample Parking
- Located in Opportunity Zone
- ±4 Miles to I-26
- ±3.4 Miles to Downtown Spartanburg



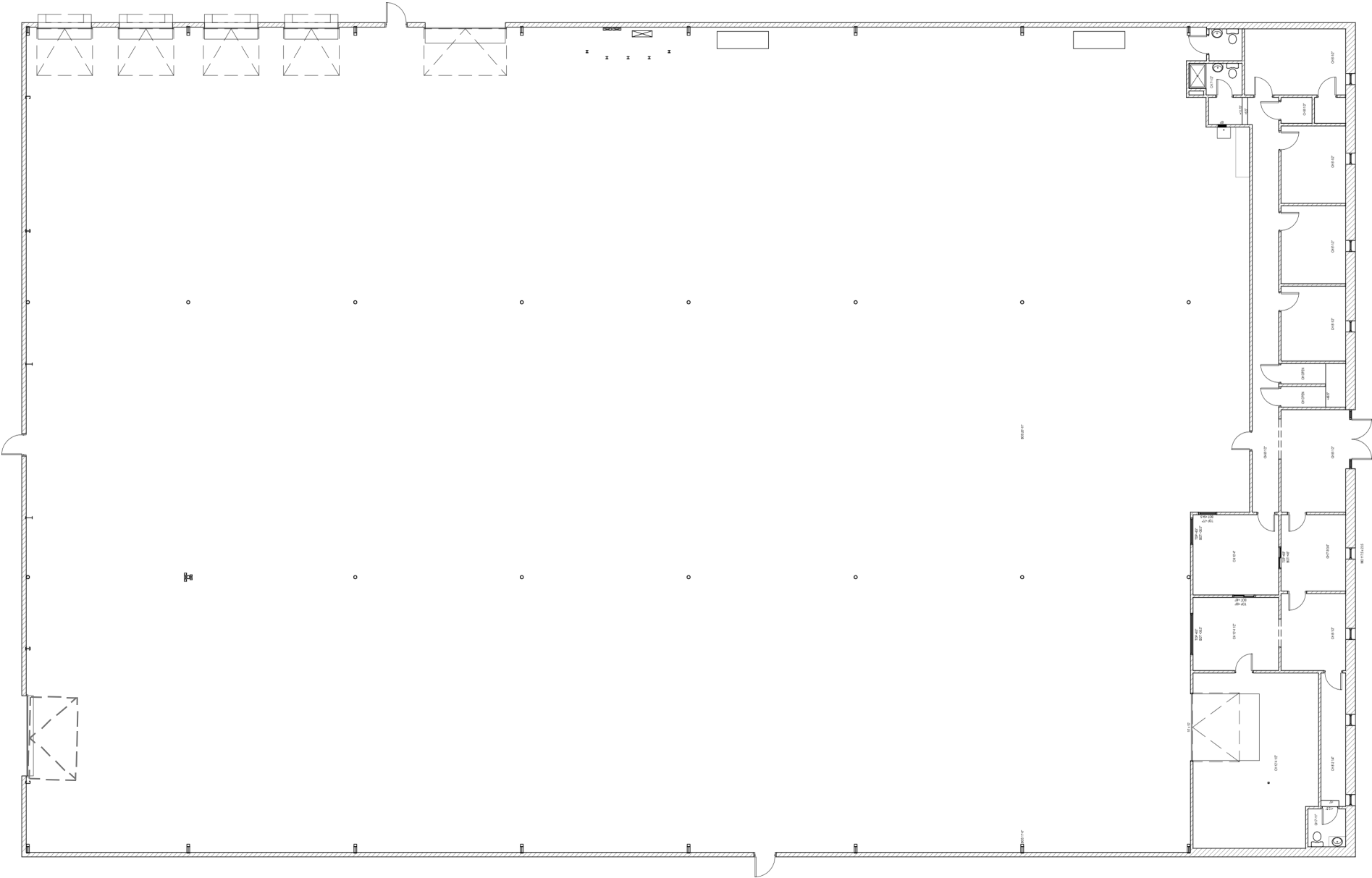
## Offering Summary

**Sale Price:** \$2,500,000

**Lease Rate:** \$8.00/SF (NNN)

*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent.*

# Floorplan



# Parcel Overview

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# Location Map

Spartanburg, SC

REEDY



# Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

# Contact Information

Reedy Commercial



## WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what. That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.

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