



- 20,050+/- sq. ft. located on Preston Street. Multi-purpose facility with many possibilities.
- Assembly/Event Space – 12,000± sq. ft. and 300+ capacity
- Administrative Offices – 6,000± sq. ft.
- Residential apartment - 1800±
- Dock & drive-in access
- Building is 100% heated & cooled.
- Situated on the Northside of Spartanburg adjacent to the revitalization of the City of Spartanburg's Northside Community.
- Property is conveniently located minutes from downtown
- Building is currently the home of The Northside Church
- Spartanburg County Tax Map # 7-11-08-150.00

**SALE PRICE:**  
~~\$1,800,000~~

**REDUCED!**  
**\$1,495,000**

CONTACT | Andy Hayes 864-706-0189  
ahayes@spencerhines.com

CoStar  
POWERBROKER

[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

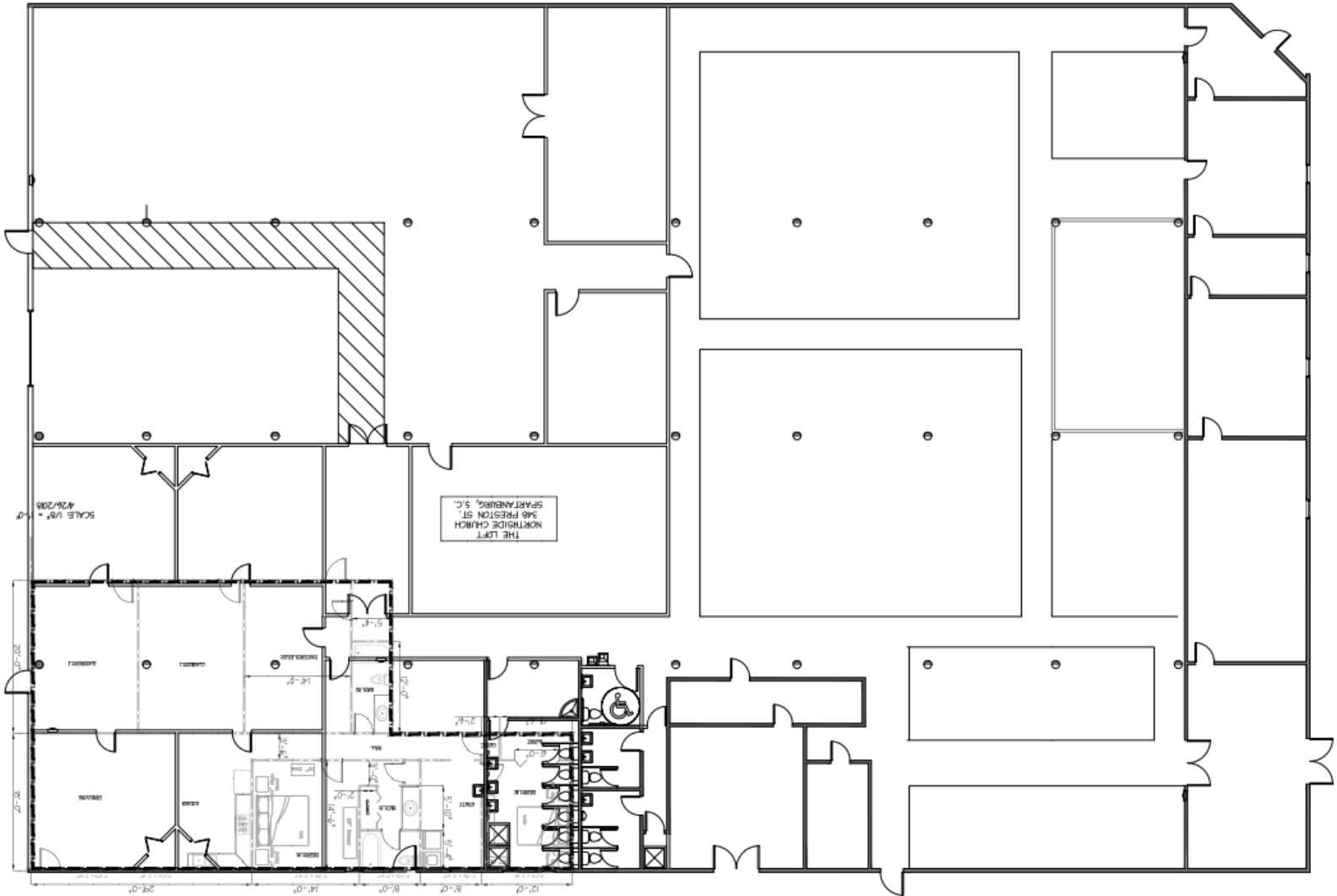
215 N. Pine Street, 1<sup>st</sup> floor, Spartanburg, SC 29302



**SPENCER/HINES**  
P R O P E R T I E S

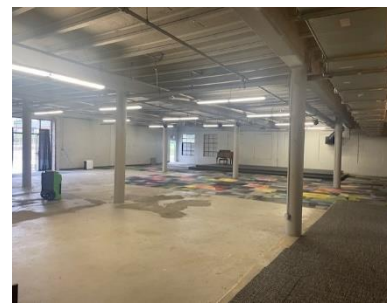
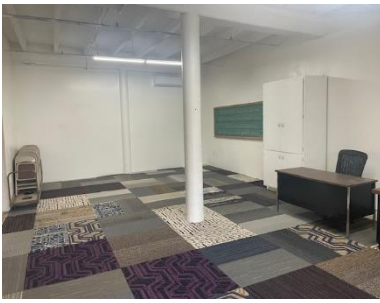
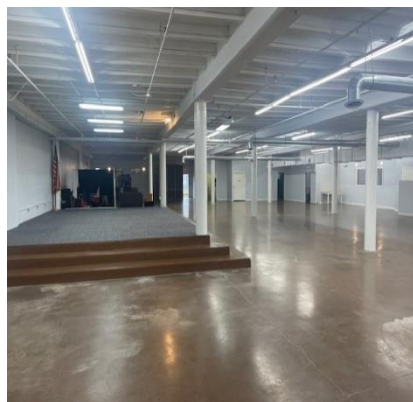
# INDUSTRIAL/MULTI-PURPOSE

348 Preston Street  
Spartanburg, SC



[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
215 N. Pine Street, 1<sup>st</sup> floor, Spartanburg, SC - 864.583.1001





# SPENCER/HINES PROPERTIES

# INDUSTRIAL/MULTI-PURPOSE

348 Preston Street  
Spartanburg, SC







# SPENCER/HINES

## PROPERTIES



onespartanburginc.com

# 2025 BY THE NUMBERS

As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

ECONOMY

**\$745M\***

**CAPITAL INVESTMENT**

Equal to **\$2.04 million** every single day

**37%  
NEW**  
**63%  
EXPANSION**

**13M SQ FT**

**SPEC SPACE**  
planned or under  
construction



**23\***

**PROJECTS**

**1,220\***

**JOBS**

**90**

**REQUESTS FOR  
INFORMATION**

What a great year for existing industry expansion across Spartanburg County. Companies we recruited have found success here, and that success has enabled many of them to reinvest in their facilities, their operations, and ultimately, in our people. It was also an exciting year for several sectors we are heavily courting, including life-sciences and biotechnology, and the soft mobility sector. All indicators are that we have another banner year ahead.

**KATHERINE O'NEILL**  
Chief Economic Development Officer  
OneSpartanburg, Inc.

### PROJECT BREAKDOWN BY INDUSTRY

**49.0%**

**Advanced  
Manufacturing**

**13.3%**

**Advanced  
Materials**

**5.6%**

**Automotive**

**5.6%**

**Distribution &  
Logistics**

**6.7%**

**Life Sciences**

**2.2%**

**Commercial**

**4.4%**

**Aerospace**

**10.0%**

**Agribusiness**

**2.2%**

**Multifamily**

**1.0%**

**Unclassified/  
Unknown**

### DOWNTOWN DEVELOPMENT

**95.9%**

**OFFICE  
OCCUPANCY RATE**

**91.3%**

**RETAIL  
OCCUPANCY RATE**

**84.9%\***

**MULTIFAMILY  
OCCUPANCY RATE**

**3,700+**

**HOUSING UNITS**  
in the pipeline or under  
construction within 5 miles  
of Downtown Spartanburg

**39,462**

**PEDESTRIANS**  
on Main Street  
every week



**\$611.3** **MILLION IN  
DEVELOPMENT**

Underway or in the pipeline in Downtown Spartanburg, including Fifth Third Park, home of the Hub City Spartanburgers, a Planetarium, and soon, a City-County Joint Municipal Complex

\*Occupancy rate reflects several new multifamily projects entering market in 2025



# SPENCER/HINES

PROPERTIES

6

**LEGISLATIVE PRIORITIES**  
progressed during the 2024  
Legislative Session

4.7%

**UNEMPLOYMENT RATE**  
across Spartanburg County  
through November 2024

57.2%

**LABOR FORCE  
PARTICIPATION RATE**

\$32M

**DIRECT SPENDING**  
from sports events  
and meetings in 2024

85

**SPORTS EVENTS AND  
MEETINGS RECRUITED TO  
SPARTANBURG COUNTY**  
which included  
20 different sports

## POWER UP SPARTANBURG

Power Up Spartanburg, an Initiative of Spartanburg County and OneSpartanburg, Inc., is a movement to transform Spartanburg County into the #1 place in the U.S. to start, run, and grow a small or minority business.

\$136K

**AVERAGE REVENUE  
GROWTH**  
among self-reporting Power  
Up participants in 2024

180

**JOBS CREATED**  
among self-reporting  
Power Up participants in  
2024

12

**NEW CONTRACTS**  
secured by small businesses  
through Power Up: Securing  
Contracts, valued at a total  
of more than \$1 million.

## HOSTED

**RENDEZVOUS SOUTH**

First S.C. Destination to Host  
**50+** meeting/event planners  
**50+** southern destination teams

## NCAA DIVISION II MEN'S AND WOMEN'S CROSS-COUNTRY REGIONALS

## AWARDED

**2025 S.C. GOVERNOR'S CONFERENCE  
ON TRAVEL & TOURISM**

**2026 NCAA DIVISION I AND DIVISION II MEN'S  
AND WOMEN'S CROSS-COUNTRY REGIONALS**



# VISIONARY INVESTORS