



SPARTAN COMMERCE PARK

**AVAILABLE NOW:
±22,647 - 67,731 SF**

380 John Dodd Road

This Institutional Quality Class-A Industrial Facility is in a prime location on I-26, within 3 miles of I-85, and nestled adjacent to an Amazon fulfillment center. Accessed along John Dodd Road (S-60), the project is served by a newly constructed right turn lane with a full access 40' wide driveway. I-26 features a full diamond intersection.

*Contact our team today
for more information.*

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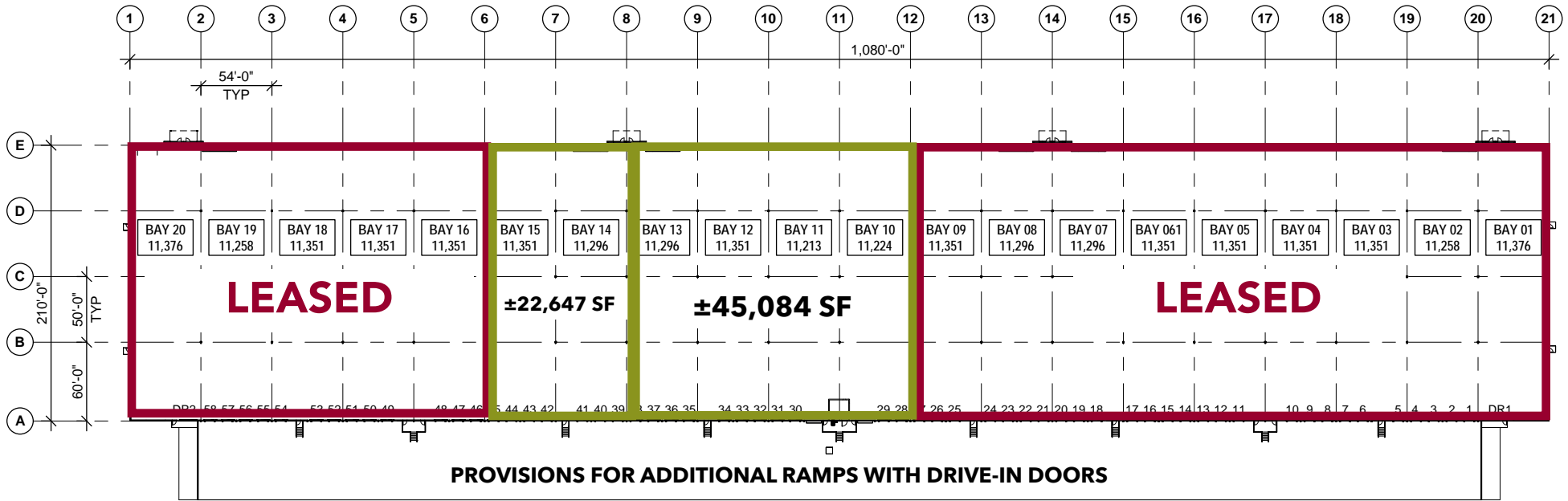
Distance Tracker

I-26 Frontage	Direct Access
I-85 Access	±3.0 Miles
BMW Manufacturing	±15.1 Miles
GSP International Airport	±17.0 Miles
Greer Inland Port	±17.5 Miles
BMW Battery Plant	±22.4 Miles
Charlotte, NC	±79.1 Miles
Atlanta, GA	±171.2 Miles

View the Video



Size	Available: ±67,731 SF
Orientation	1,080' x 210'
Auto Parking	258 Spaces (1.14 Spaces /1,000 SF) 8 Handicapped
Trailer Parking	135' truck court with additional space for trucking parking 52 spaces - 12' x 53' (Fully Paved Concrete)
Office	±1,723 Spec Office
Clear Height	32'
Tax Map	2-49-00-04601
Zoning:	Warehousing Distribution Industrial Permitted
City Limits:	No
County:	Spartanburg
Min. Divisible:	Two (2) Bays - (±22,647 SF)
Site Acreage:	±23.45 AC
Column Spacing:	54' x 50' 54' x 60' Speed Bay Each Bay is ±11,367 SF
Floor:	"Very Flat" Floor Surface Classification (FF 56 Flatness & FL 46 Levelness)
Slab	6" Thick 4,000 PSI over Full 10 Mil Vapor Barrier, Hardened and Includes Heavy Duty Joint Filler
FILOT:	In Place
Lighting:	LED - 30 FC at 30' Above Floor 8-10 per Bay
Fire Protection:	100% ESFR / Sprinklers - 16.8"K"
Docks:	18 (9' x 10') 4 Air Powered Levelers
Drive-In Doors:	Build to Suit
Truck Court:	135' Deep with 60' Concrete Apron
Gas:	Piedmont Natural Gas
Water:	Inman Campobello Water
Sewer:	SSSD - Laterals Extended to Provide Service to Dock Area
Power:	480/277V 3ph 4w Duke Energy
Electrical:	Shell Provides 800 Amps. Equipment Purchased for 1,600 Amps. Existing Transformer Provides for 2,500+ Amps.
Roof:	White 60 Mil TPO with Advanced Fastening



Option A:

±22,647 SF (Two Bays)
7 Docks / 2 Packages

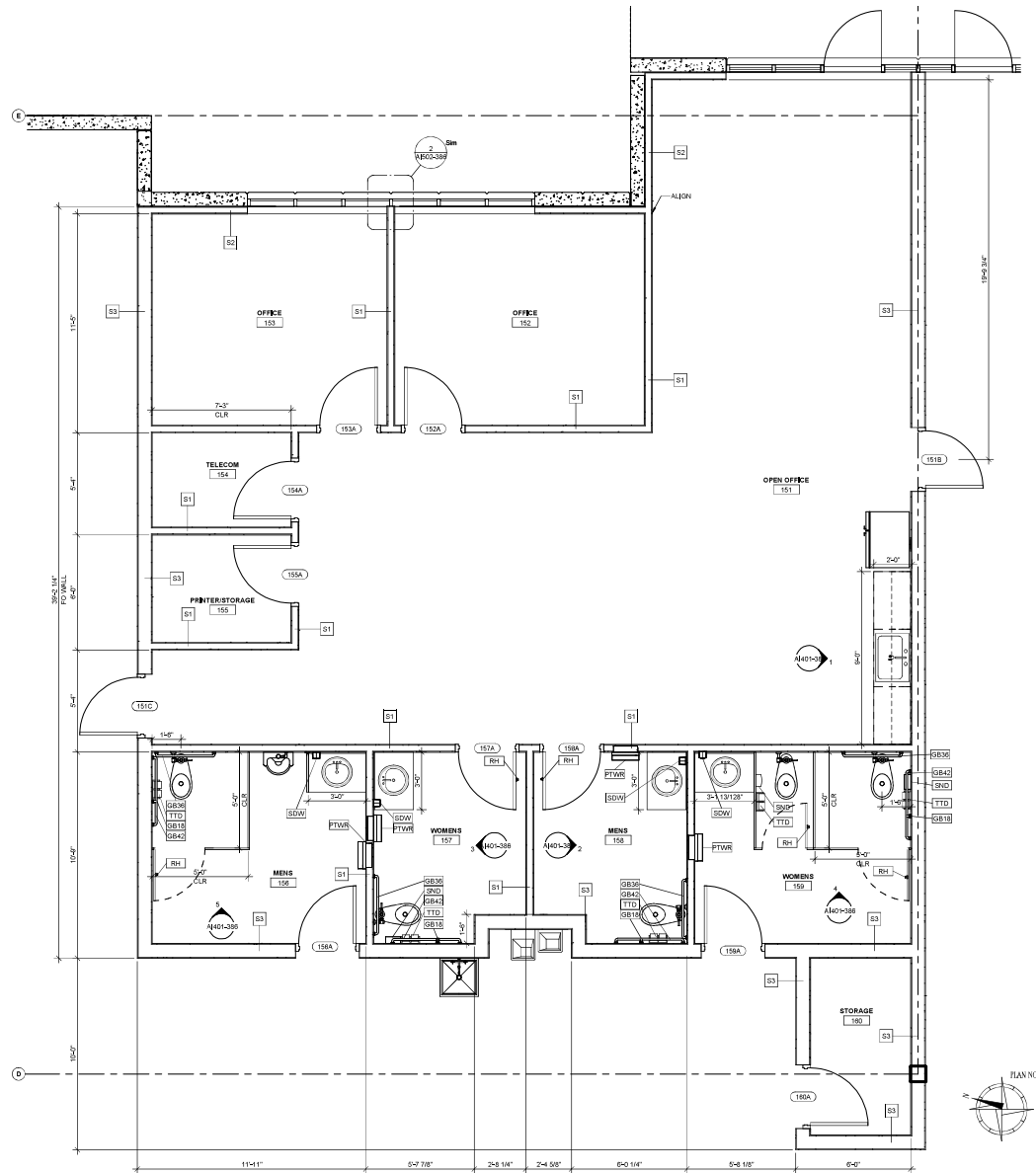
Option B:

±45,084 (Four Bays)
11 Docks / 2 Packages

Option C:

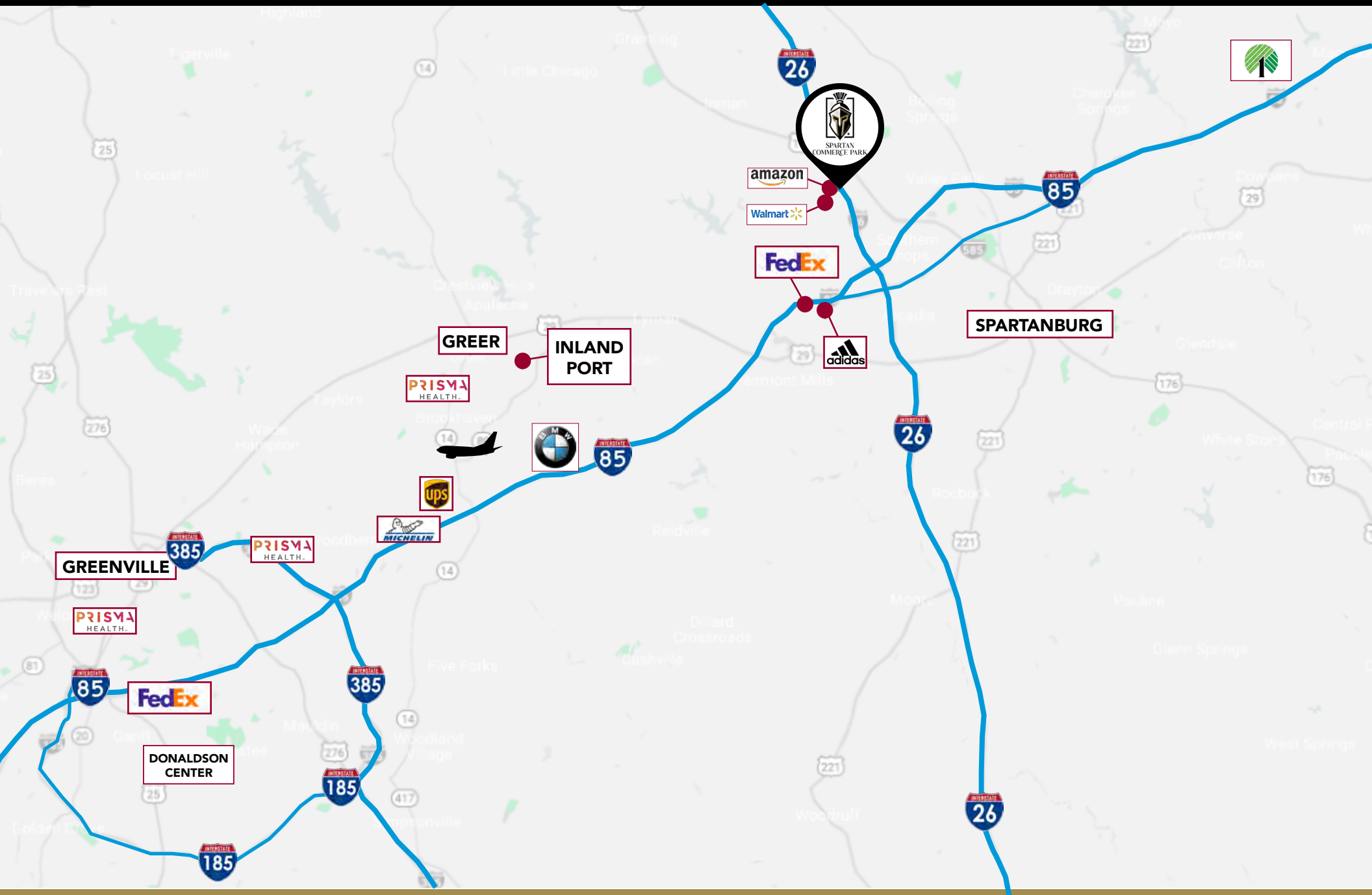
±67,731 (Six Bays)
18 Docks / 4 Packages



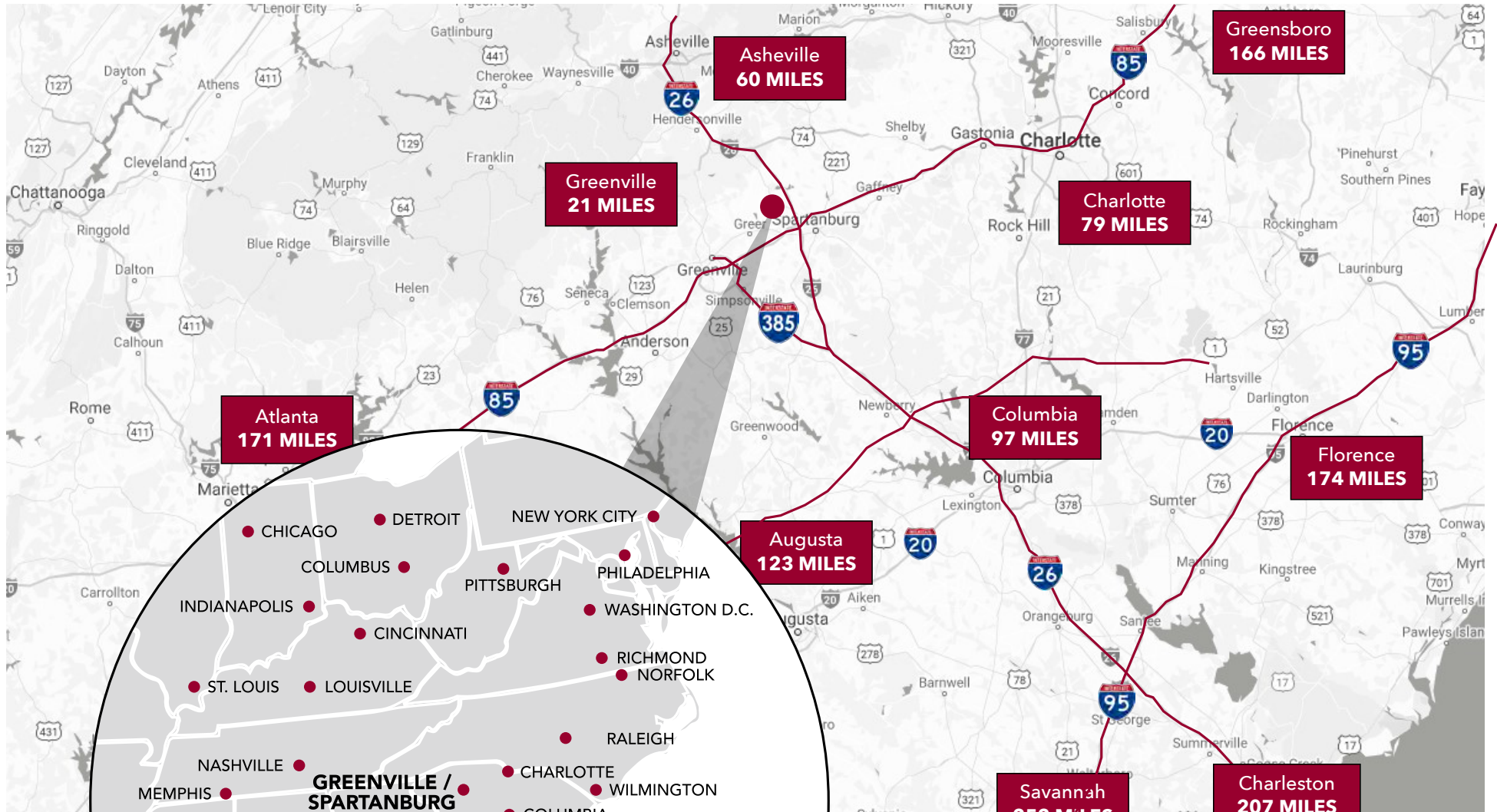


**±1,723 SF
SPEC OFFICE**









**100 MILLION CONSUMERS
WITHIN A ONE-DAY DRIVE**





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EXIT 16



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