



9855 WARREN H ABERNATHY FOR LEASE



Building 3: ±118,480 SF

9855 Warren H Abernathy Hwy
Spartanburg, SC

- ESFR Sprinkler System
- Up to 25' Clear
- Additional ±4.55 Acres Industrial Outside Storage Available

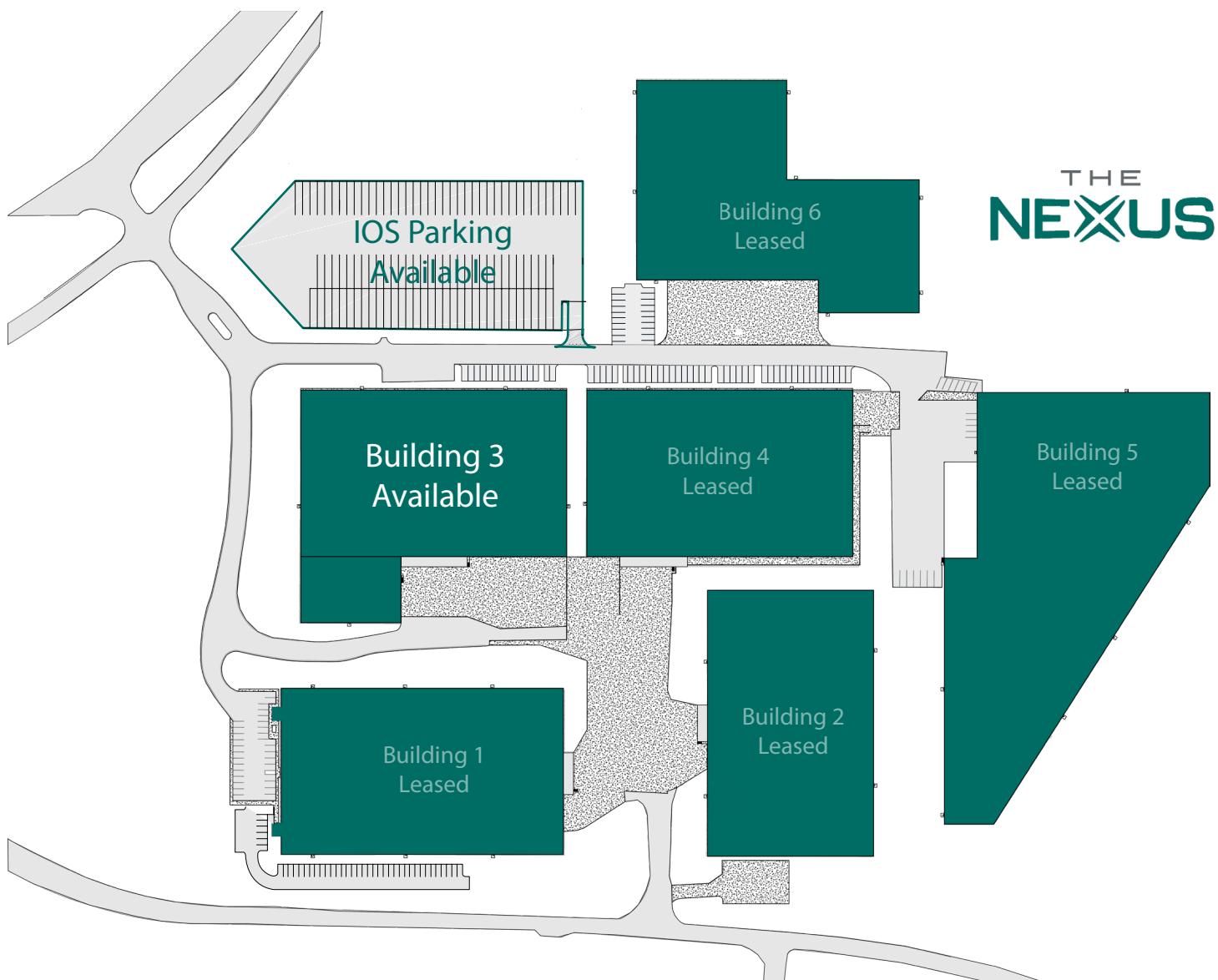
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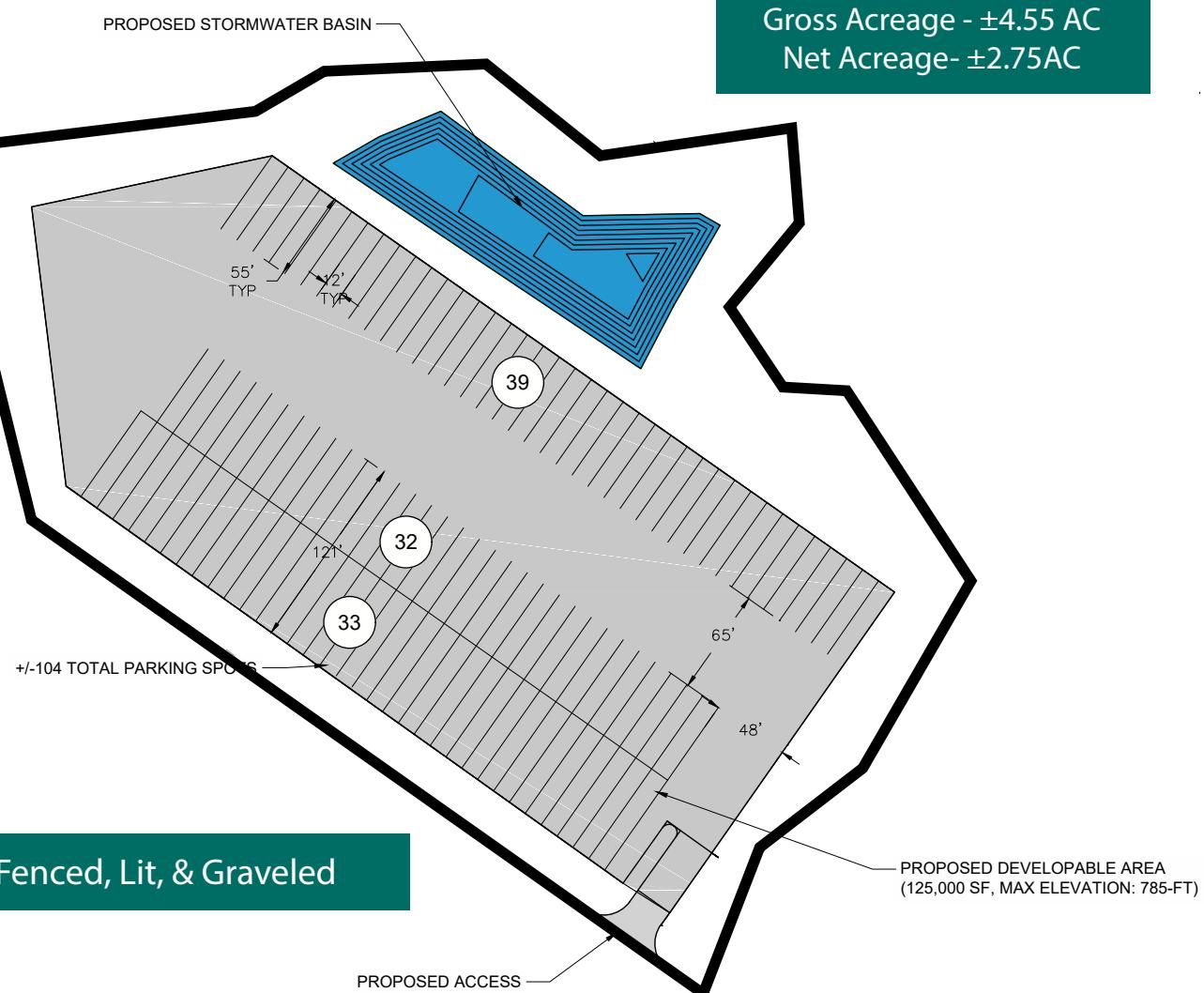
Property Specifications



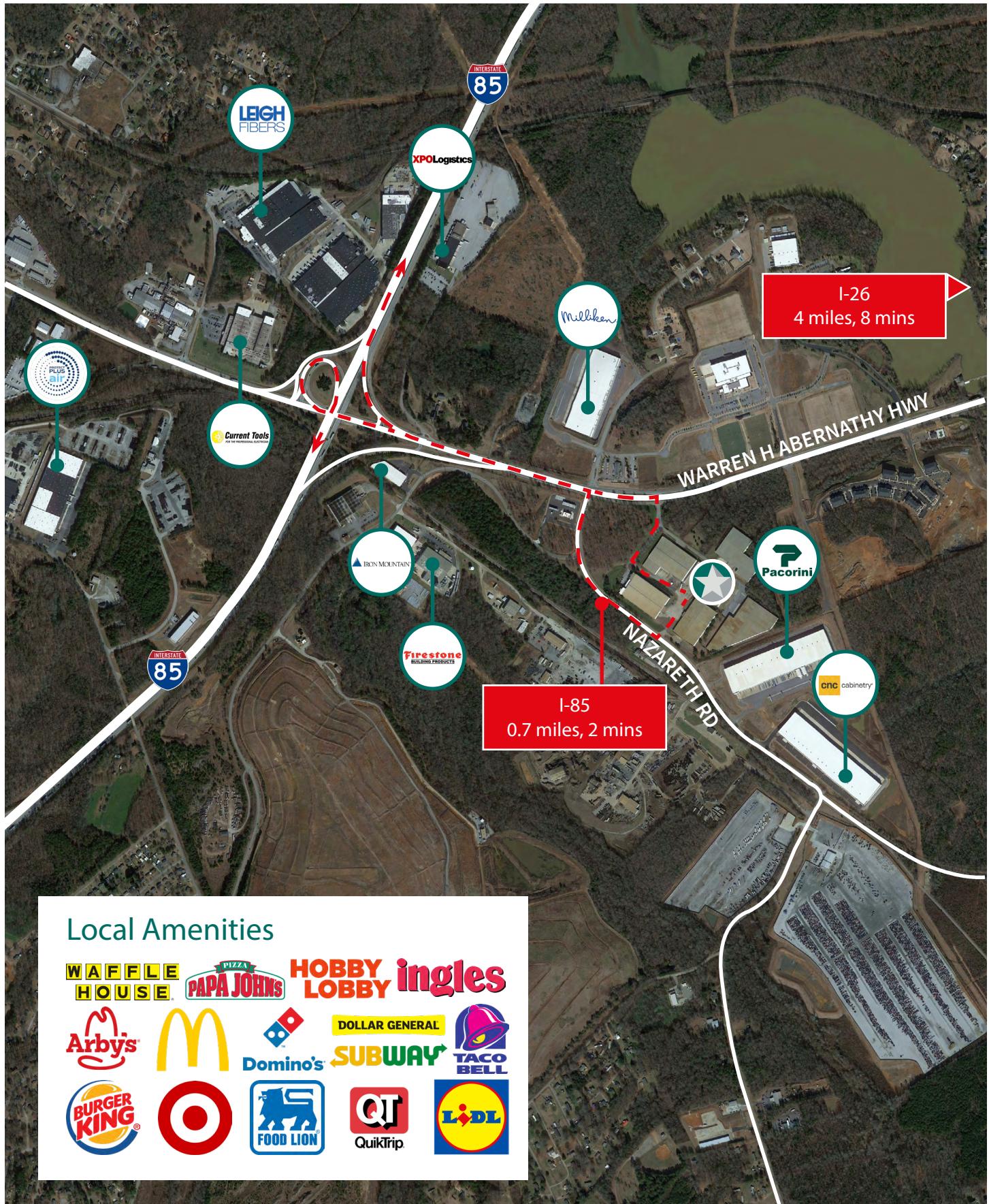
Available Space	±118,480 SF	Auto Parking	±38 Spaces
Office Space	±572 SF (expandable)	Lighting	LED
Construction	Pre-Cast Concrete	Electrical	Duke Energy 600 amps 480V 3 phase
Clear Height	20' - 25'7"	Sprinkler	ESFR
Column Spacing	25' x 50'	Heat	Natural Gas Suspended Heaters
Load Type	Rear Load	Roof	Standing Seam Metal
Dock High Doors	7	Sewer & Water	Spartanburg
Drive In Doors	1	Gas	Piedmont Natural Gas



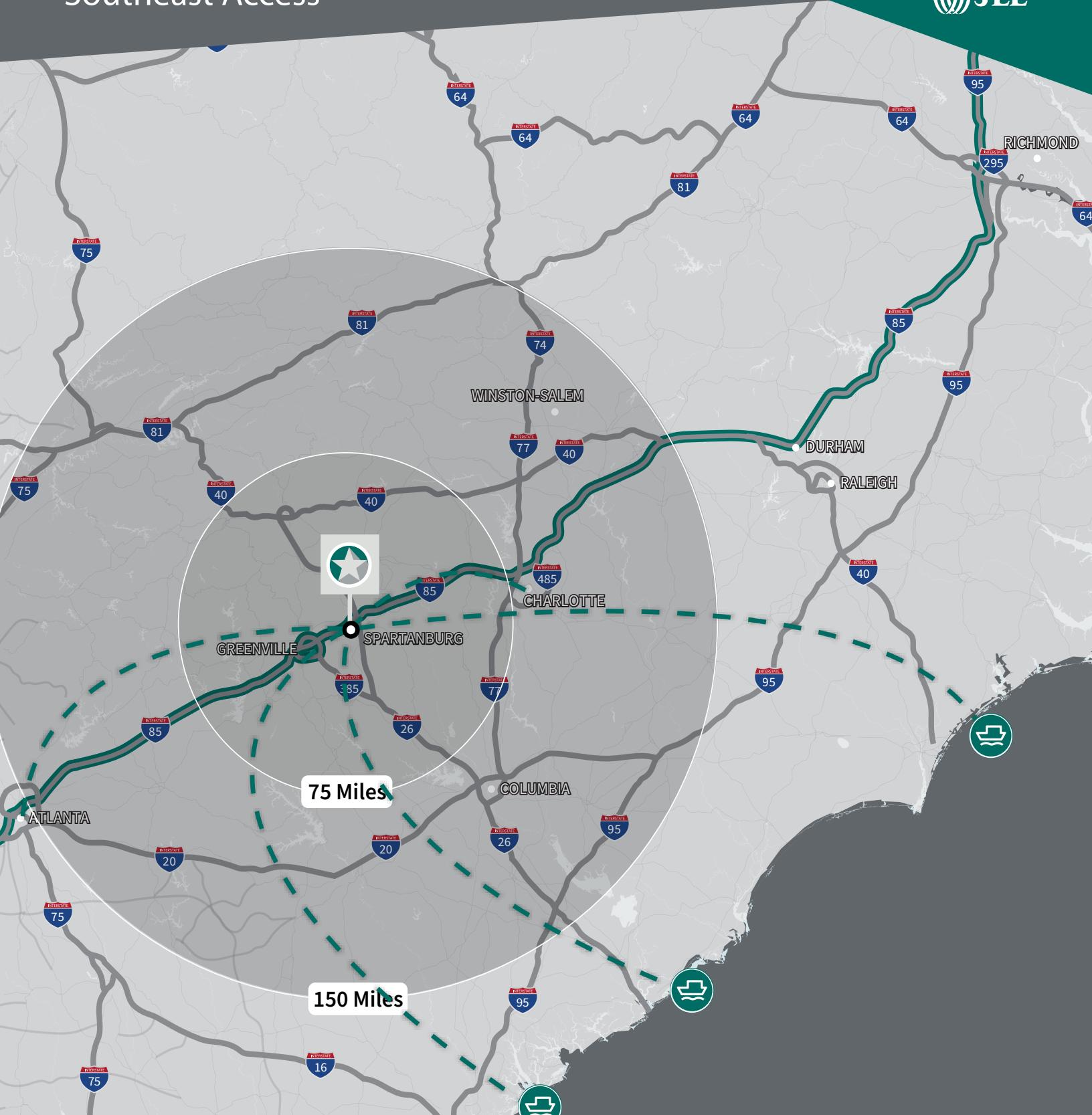
Available Land



Interstate Access



Southeast Access



Charleston Port	± 206 miles	I-85	± 1.0 miles
Savannah Port	± 249 miles	I-26	± 4.8 miles
Wilmington Port	± 285 miles	I-385	± 16 miles
Charlotte, NC	± 81 miles	I-40	± 64 miles
Atlanta, GA	± 165 miles	I-77	± 75 miles