



FOR LEASE

WESTBROOK COURT FLEX PARK

Spartanburg, South Carolina

±3,000 SF - 6,000 SF OF WAREHOUSE SPACE

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- 3,000 SF - 6,000 SF Available
- Turnkey Warehouse and flex space with IOS capabilities
- Well positioned property in the Greenville/Spartanburg MSA just off of interstate 85 and 585.
- Building specs include 12-14' clear height, office, bathrooms, 1-3 drive ins, and 1 dock door.
- Lease rate: \$12.50/SF NNN

SNAPSHOT

Address:	409 Westbrook Ct Spartanburg, SC
Tax ID:	6-13-03-001.04, 6-13-03-001.05
Type:	Industrial
County:	Spartanburg County
Available Space:	± 3,000 - 6,000 SF
Lease Rate:	\$12.50/SF NNN

Marcos Salgado
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- 1** 409 Westbrook Court
 - 3,000 SF
 - 2 Drive-in Doors
 - 12-14' Clear Height
- TMS: 6-13-03-001.05

- 2** 411 Westbrook Court
 - 3,000 SF
 - 2 Drive-in Doors
 - 1 Loading Platform
- 12-14' Clear Height
- TMS: 6-13-03-001.04

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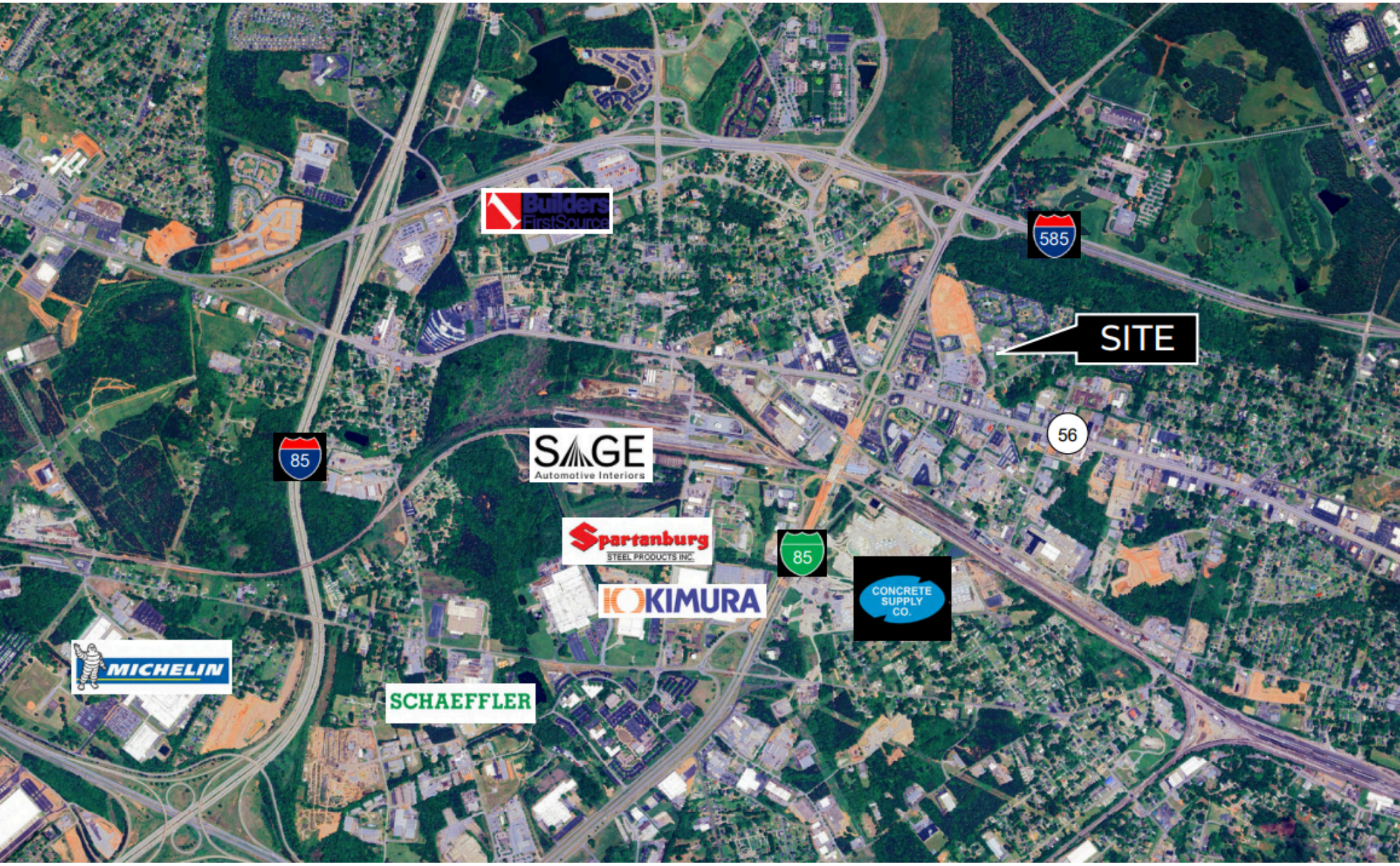


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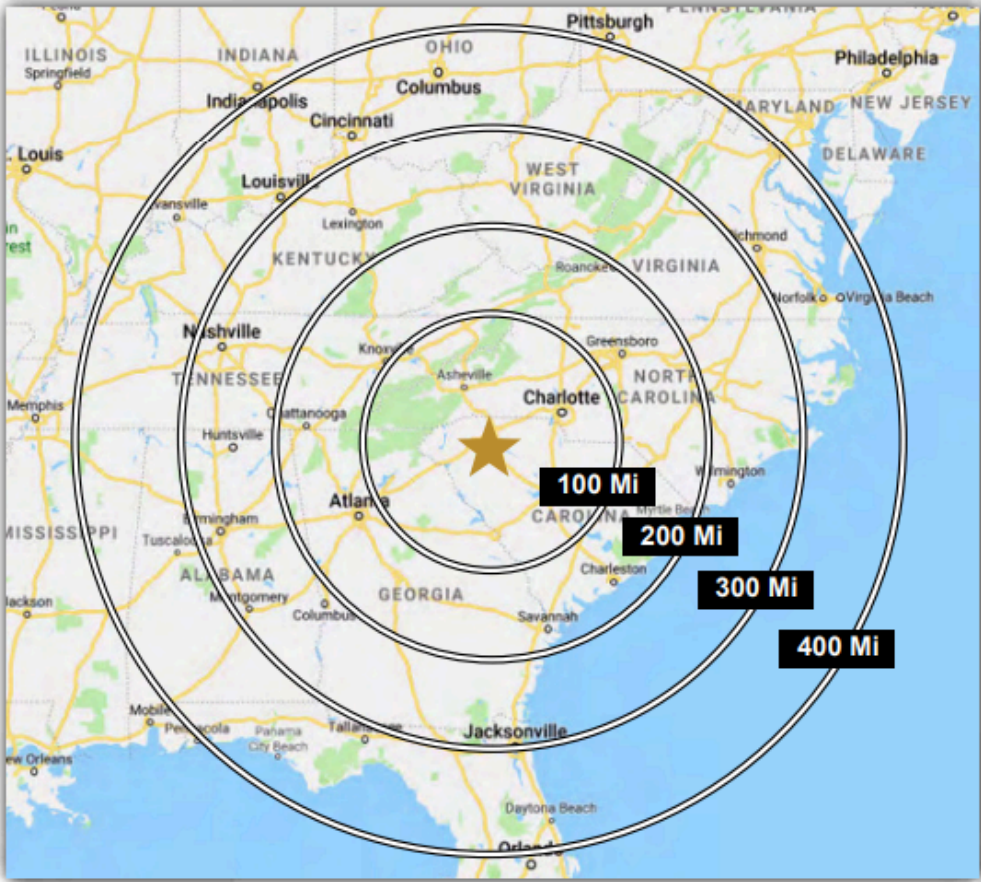


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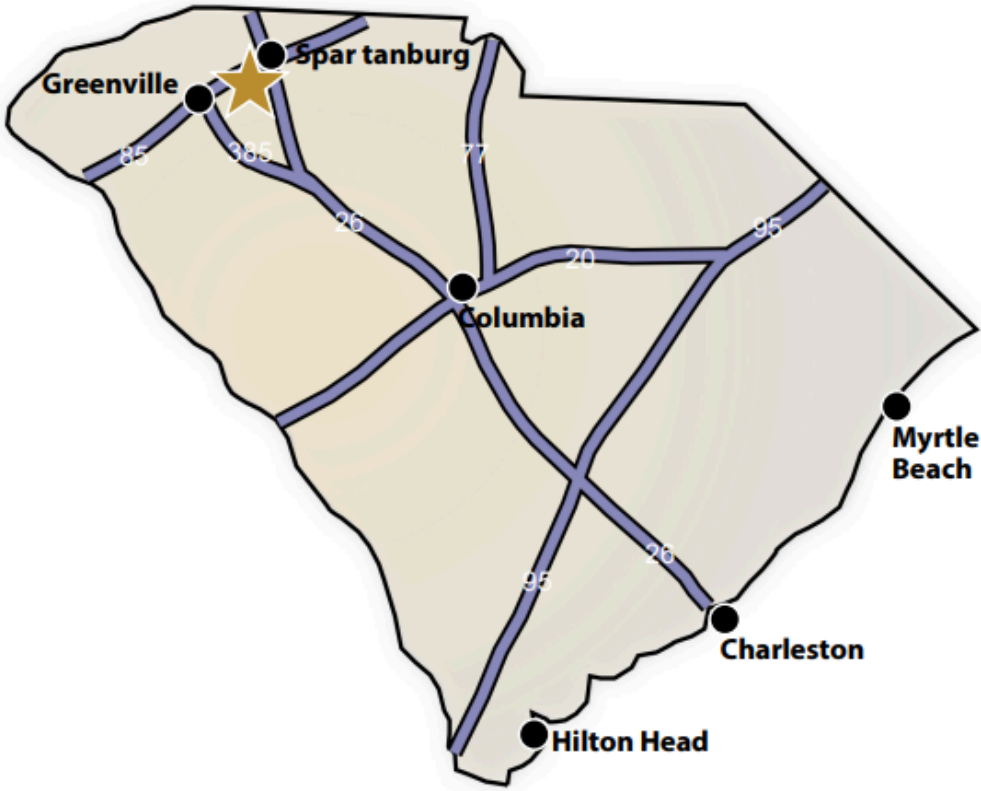
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DRIVE TIMES IN SOUTH CAROLINA

I-585	2 Min	Spartanburg	13 Min
I-26	5 Min	Greenville	25 Min
I-85	7 Min	Columbia	1 Hr 33 Min
I-20	1 Hr 24 Min	Charleston	3 Hr 11 Min
I-77	1 Hr 27 Min	Hilton Head	3 Hr 48 Min
I-95	2 Hr 15 Min	Myrtle Beach	3 Hr 59 Min



DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 45 Min	Cincinnati, OH	6 Hr 37 Min
Atlanta, GA	2 Hr 33 Min	Washington DC	7 Hr 16 Min
Raleigh, NC	3 Hr 41 Min	Mobile, AL	7 Hr 21 Min
Nashville, TN	5 Hr 26 min	Orlando, FL	7 Hr 33 Min
Jacksonville, FL	5 Hr 35 Min	Columbus, OH	7 Hr 59 Min
Richmond, VA	5 Hr 29 Min	Pittsburgh, PA	8 Hr 12 Min
Louisville, KY	6 Hr 31 Min	Indianapolis, IN	8 Hr 19 Min

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