

Industrial Warehouse For Sale



4139 S Church St Ext, Roebuck, SC 29376

Offering Memorandum

Spencer Hines Properties

Guy Harris / Guy Harris Jr

Property Overview



Property Features:

- 40,875+/- Combined SF Across 4 Buildings
- 1,670+/-SF 1 Story, Brick Ranch Style Home
- 5.29+/- Acres
- Property Type: Industrial Warehouse and Office
- Spartanburg County TMS# 6-29-07-011.00

4 Buildings Included

Building 1

- 12,500 +/- sf
- (4) 14x14 drive in doors
- 1 docking station

Building 2

- 6,375 +/- sf
- (2) 14x16 drive in doors

Building 3

- 3,000 +/- SF
- (2) 10X10 drive in doors
(building 3 not pictured)

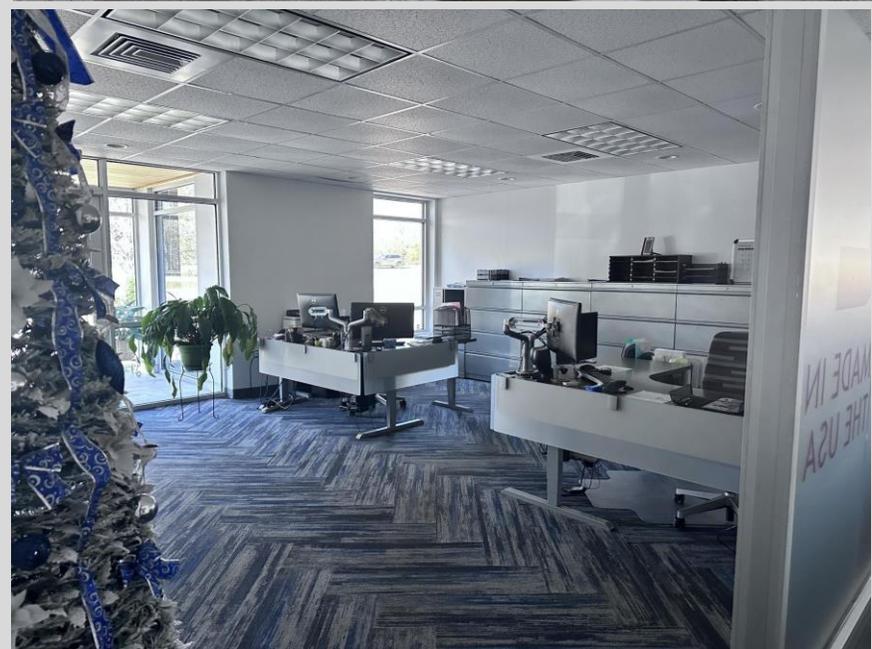
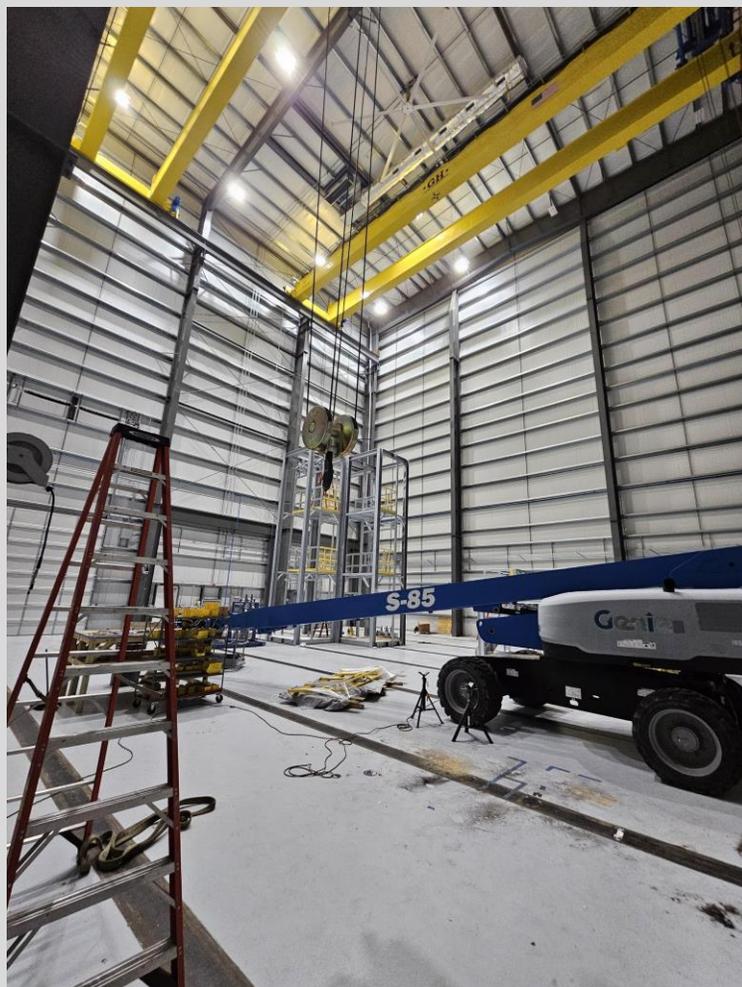
2 additional docking stations to be shared between buildings 2 & 3

Building 4

- 19,000 sf
- (1) 14x13 roll up
- (2) 18 x 20 roll up
- (1) 9 x 10 roll up



Interior Photos



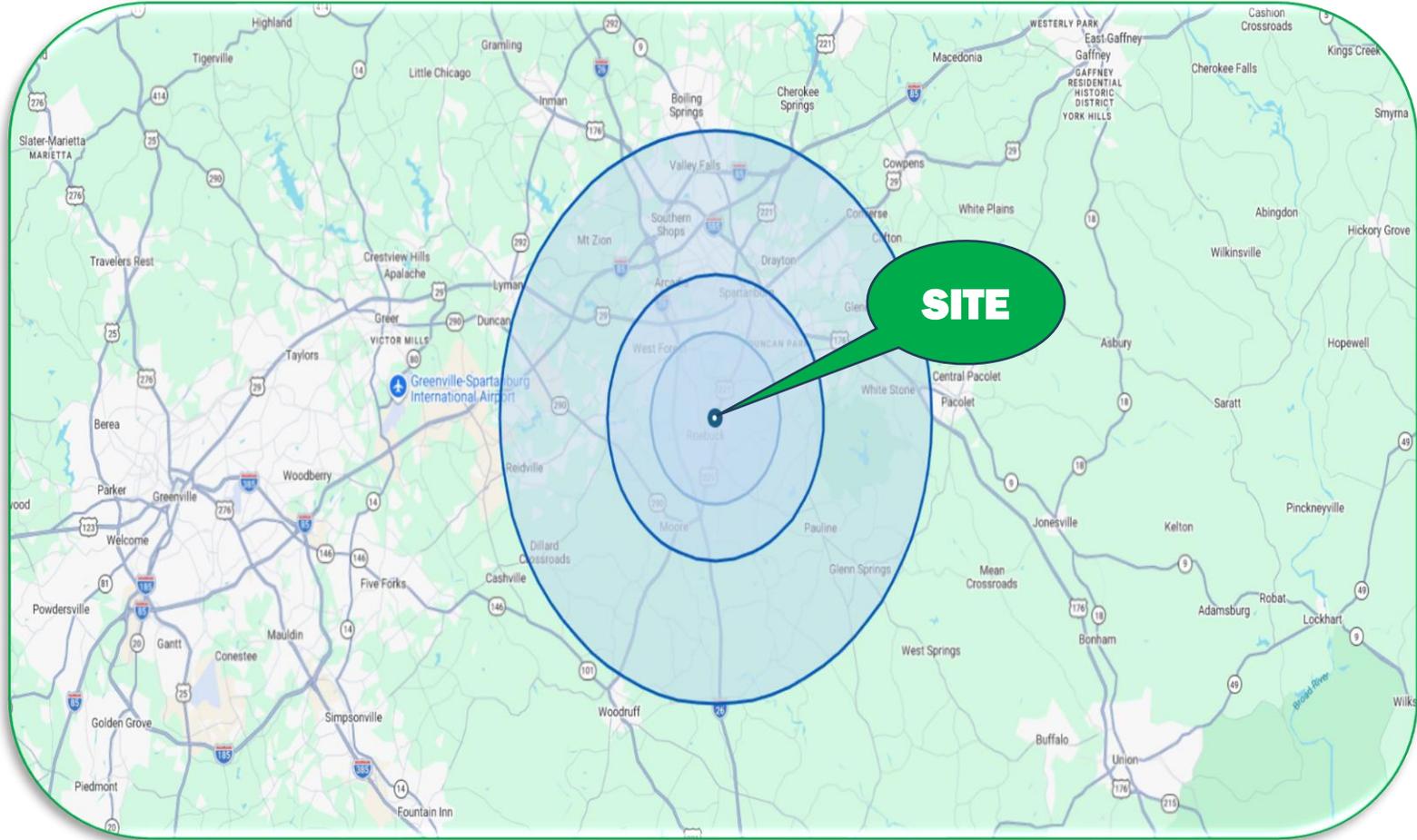
Demographic Information

2024 SUMMARY

	3 Miles	5 Miles	10 Miles
Population:	6,176	28,288	165,034
Households:	2,353	10,848	64,145
Average Household Size:	2.5	2.6	2.4
Owner Occupied Housing Units:	2,181	9,334	46,211
Renter Occupied Housing Units:	446	2,764	25,508
Median Age:	42.1	40.2	38.3
Median Household Income:	\$70,407	\$67,866	\$61,554
Average Household Income:	\$89,504	\$90,490	\$82,869

2029 PROJECTION

	3 Miles	5 Miles	10 Miles
Population:	6,900	31,544	184,275
Households:	2,627	12,099	71,719
Average Household Size:	2.5	2.6	2.5
Median Age:	4.1	42	39.7
Median Household Income:	\$105,156	\$80,160	69,522
Average Household Income:	\$117,715	\$112,385	\$100,707



Area Overview

The **Spartanburg-Roebuck** area is a high-growth commercial zone fundamentally driven by its role as a leading Advanced Manufacturing and Logistics Hub. Strategic location near the I-26 and I-85 junction fuels massive industrial investment, including large-scale developments such as Park 290 and Tyger River Industrial Park, both of which ensure a growing daytime employment base. This economic power supports a rapidly expanding consumer base as new residential communities proliferate across the Roebuck submarket. Commercial properties along arteries like Highway 221 and the W.O. Ezell Boulevard corridor benefit from high traffic counts, strong demographics, and the stable, significant daily volume generated by local institutions like Dorman High School, making this area a premier investment choice in the Upstate.



Spartanburg Overview

Known affectionately as the "**Hub City**" for its historical prominence as a major 19th-century railroad center, Spartanburg, South Carolina, has evolved from a booming textile manufacturing giant into a global industrial powerhouse. Located in the Upstate region at the intersection of I-85 and I-26, the city anchors a county of approximately 365,000 residents and is home to major international employers like **BMW**, **Michelin**, and **Milliken & Company**. Beyond its economic muscle, Spartanburg offers a vibrant cultural landscape, boasting the state's second-designated **Cultural District** downtown, which is packed with public art, diverse global cuisine, and seven higher education institutions, including Wofford and Converse colleges. As of 2026, the city is undergoing a significant transformation with nearly **\$800 million** in downtown redevelopment projects aimed at enhancing walkability and urban living, all while maintaining its deep-rooted connection to Revolutionary War history and Southern hospitality.





Spencer/Hines Properties dominates the local commercial real estate market by prioritizing client satisfaction.

Our dedicated team of experts relentlessly pursues each client's goals with unwavering enthusiasm.

At Spencer/Hines Properties, we carefully evaluate every real estate opportunity using our keen business sense. Our unwavering commitment to integrity, loyalty, and customer service excellence ensures that our agents can deliver unmatched professionalism and expertise.

Experience the difference at Spencer/Hines Properties - where client needs come first.

Contact Information

Spencer Hines Properties is honored to present this opportunity at 4139 S Church St Ext., in Roebuck, South Carolina. If you are interested in the property pricing as well as any additional information, please contact Guy Harris at Spencer Hines Properties.

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