



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: \$13.00/SF NNN

SNAPSHOT

Address:	411 Westbrook Ct Spartanburg, SC
Tax ID:	6-13-03-001.04, 6-13-03-002.02
Type:	Industrial
County:	Spartanburg County
Available Space:	± 3,000 - 6,000 SF
Lease Rate:	\$13.00/SF NNN

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All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and the same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





- 1** 98 Malibu Dr
 - 3,000 SF
 - 2 Drive-in Doors
 - 12-14' Clear Height
 - TMS: 6-13-03-002.02

- 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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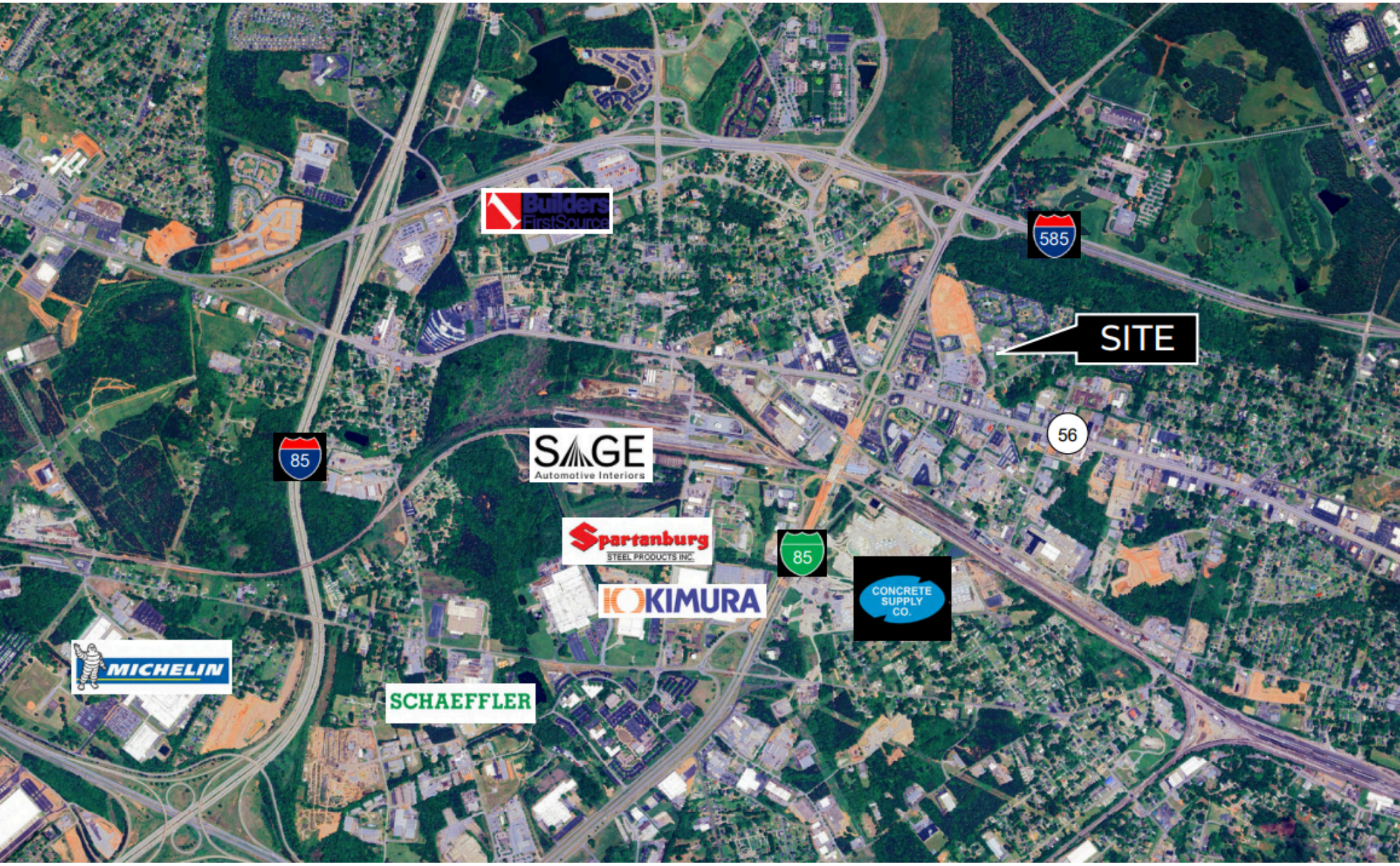


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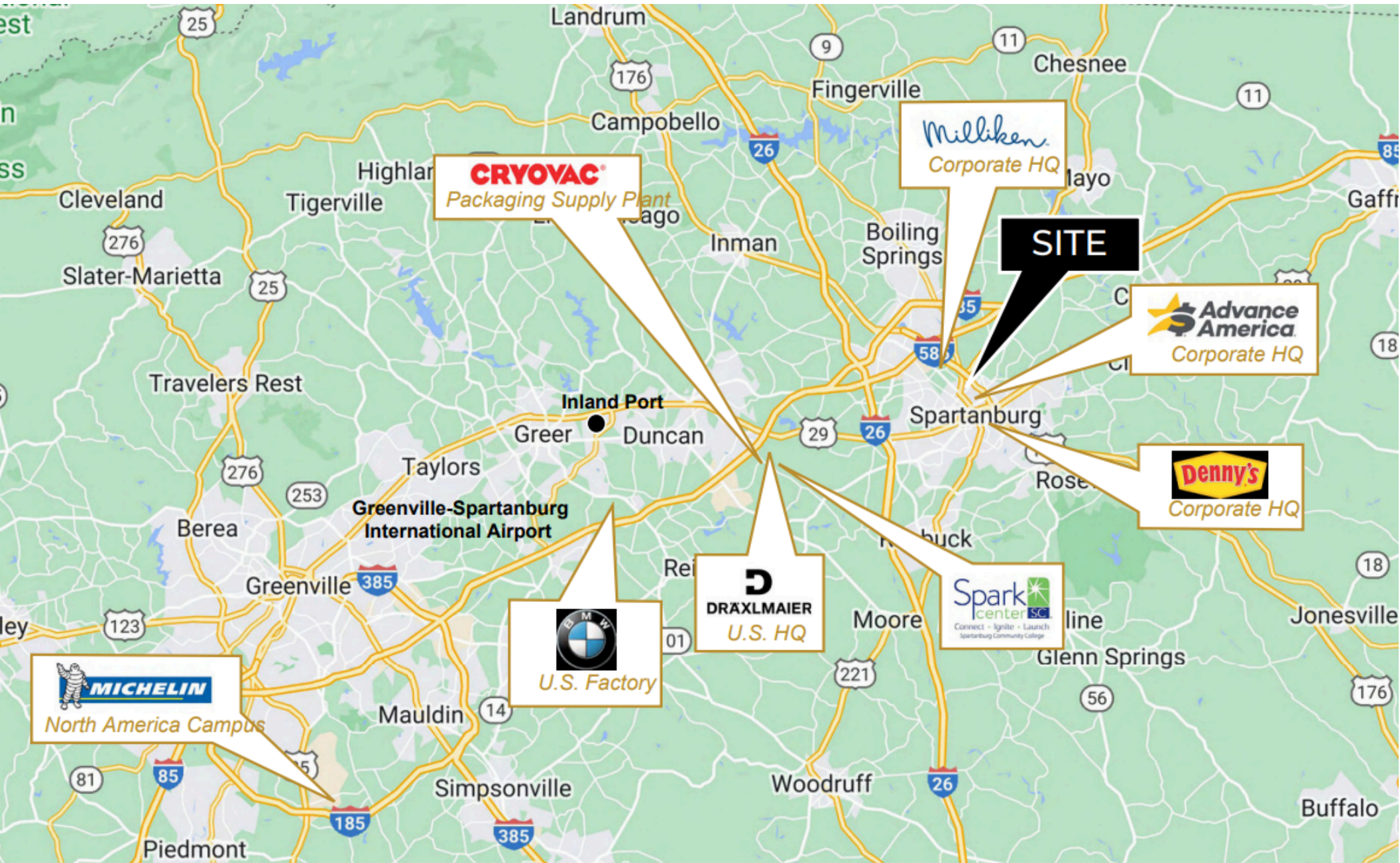


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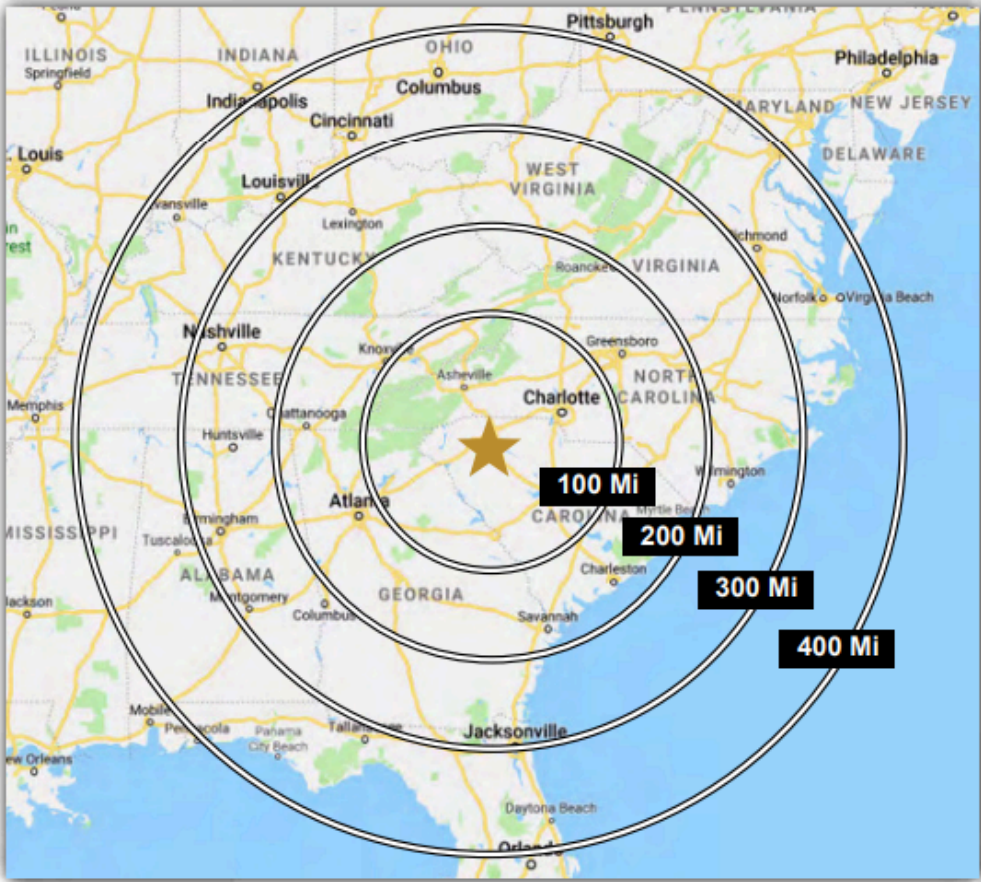


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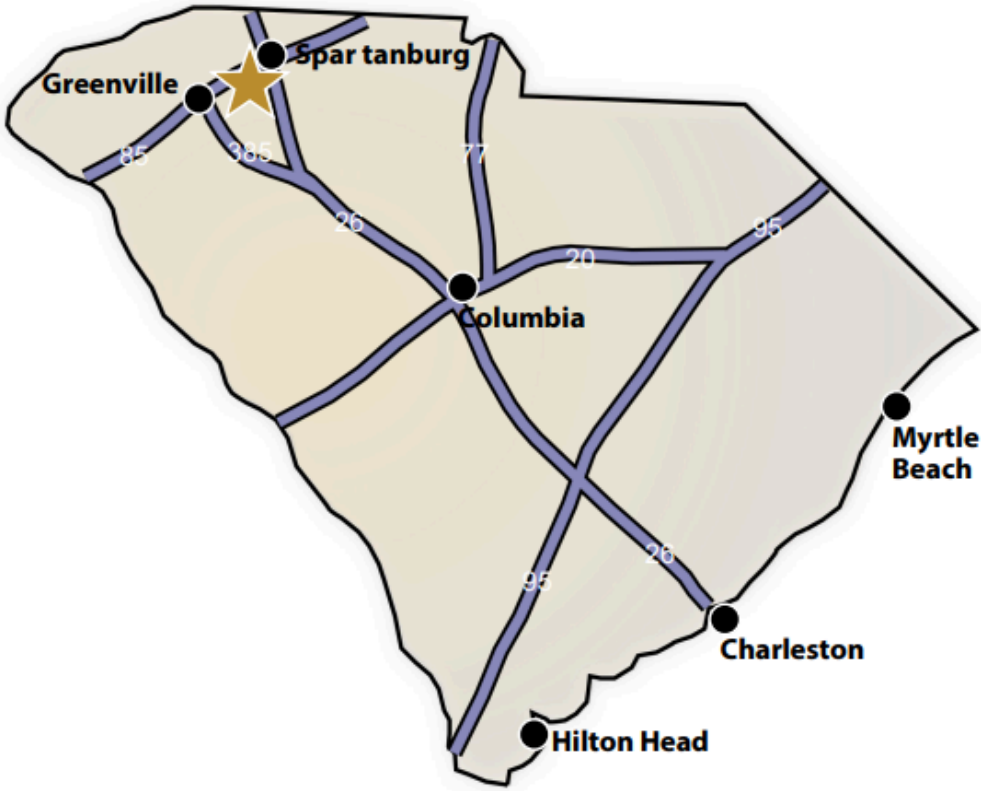


DRIVE TIMES TO U.S. MAJOR CITIES

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

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



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