



FOR LEASE | ±12,125 SF INDUSTRIAL/WAREHOUSE

501 Southport Road
Spartanburg, SC



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501 Southport Road

For Lease

Available for lease is a **12,125± SF** warehouse facility situated on **1.638 acres** in Spartanburg, offering excellent functionality for distribution, light manufacturing, or service users.

The property features a **metal building** with **one loading dock** and **two (2) drive-in doors**, along with **roll-up doors on each side of the warehouse** for efficient circulation and loading. **Three-phase power** is available, making the space well-suited for users with higher electrical demands.

Interior improvements include **two private offices** and **restroom facilities**, providing a practical balance of office and warehouse space. The site offers ample yard and parking area to accommodate operations.

HIGHLIGHTS:

- ±12,125 SF warehouse on 1.638 acres
- Metal industrial building
- One (1) loading dock
- Two (2) drive-in doors
- Roll-up doors on each side of warehouse
- Three-phase power available
- Two private offices
- Restroom facilities
- Ample yard and on-site parking
- Suitable for distribution, light manufacturing, or service users

DEMOGRAPHICS (2025)

	1 mile	3 miles	5 miles
Population	3,734	41,977	89,987
Daytime Pop.	1,734	11,572	39,783
Avg. HH Income	\$83,430	\$75,001	\$86,381

TRAFFIC COUNTS

Southport Road	13,952 ADT
John B White Sr Blvd	24,100 ADT
South Church Street	14,702 ADT



