

# FOR SALE OR LEASE

±37,100 SF Industrial/Manufacturing Facility  
725 Bryant Rd | Spartanburg, SC





# Executive Summary

725 Bryant Rd | Spartanburg, SC

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## Property Highlights:

- **Total Building Size:** ±37,100
- **Free Span Warehouse/Manufacturing Space:** ±34,000
- **Office Space:** ±3,100
- **Lot Size:** ±4.29 Acres
- **Ceiling Heights:** 16'-25'
- **Power:** 277V/480V, 3-Phase 600a
- **Dock Doors:** (7)
- **Drive-in Door:** (1)
- ±10,250 SF Currently Leased
- ±0.2 Miles to Business I-85
- ±5 Miles to Downtown Spartanburg
- ±20 Miles to GSP Airport
- ±70 Miles to Charlotte, NC

## Offering Summary

|                             |                     |
|-----------------------------|---------------------|
| <b>Building Size:</b>       | <b>±37,100 SF</b>   |
| <b>Available For Lease:</b> | <b>±26,850</b>      |
| <b>Lease Rate:</b>          | <b>\$7/SF (NNN)</b> |
| <b>Sale Price:</b>          | <b>\$2,700,000</b>  |

*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent.*





# Lease Availability

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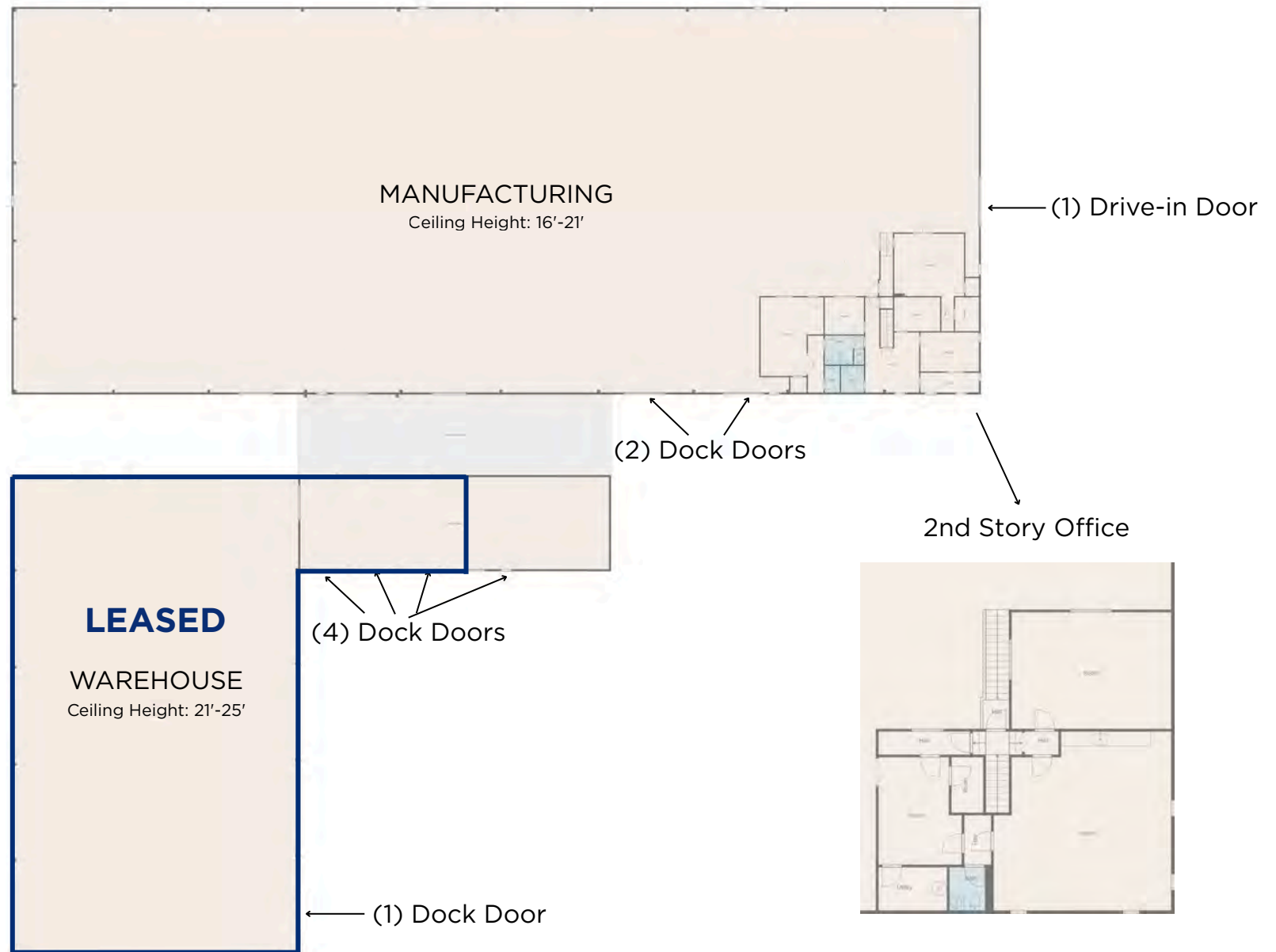
## Available For Lease:

- ±26,850 SF
  - Office: ±3,100 SF
  - Warehouse: ±23,750 SF
- Ceiling Height: 16' -21'
- Power: 277V/480V, 3-Phase 600a
- Dock Doors: (3)
- Drive in Door: (1)

**Lease Rate: \$7/SF (NNN)**

# Floor Plan

725 Bryant Rd | Spartanburg, SC









# Property Photos





# Property Photos





# Location Map

Spartanburg, SC

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# Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.



# Contact Information

Reedy Commercial

# REEDY

## WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.

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