



FLEX/INDUSTRIAL OR RETAIL BUILDING ON PRIMARY CORRIDOR FOR SALE OR LEASE

Call For Pricing

2251 South Pine Street
Spartanburg, SC 29302



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Associate

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- Versatile Configuration with Fenced Outdoor Storage
- High Visibility
- Near Significant New Multi-family and Commercial Developments
- Flexible Zoning, Spartanburg County
- Available Immediately



DOCK DOORS
4 GRADE LEVEL
DOORS WITH DOCK
POSITION



TRAFFIC COUNT
OVER 24,100 AADT
(PINE STREET)



YEAR RENOVATED
RENOVATED 2022



SPECIAL FEATURE
FENCED OUTDOOR
STORAGE

864.704.1040
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PROPERTY OVERVIEW

PROPERTY NAME	2251 South Pine Street, Spartanburg, SC 29302
TYPE	Flex / Industrial
TOTAL AVAILABLE SF	±5,600 SF
TOTAL BUILDING SF	±5,600 SF
TAX MAP #	7-17-10-062.00
COUNTY	Spartanburg
CITY LIMITS	No
ZONING	N/A
YEAR BUILT	1972
CONSTRUCTION TYPE	Metal

ROOF	Metal
WAREHOUSE SF	±4,500
OFFICE SF	±1,100
DOCK DOORS	Dock Position
DRIVE-IN DOORS	Four (4)
COLUMN SPACING	Clear Span
LIGHTING	Flourescent
UTILITIES	Spartanburg Water, Duke
SPECIAL FEATURE	Fenced Outdoor Storage
SIGNAGE	Monument - Existing

PROPERTY SUMMARY

The property at 2251 South Pine Street in Spartanburg, SC, offers an exceptional opportunity for businesses seeking flexible space in a prime location. This versatile building, encompassing approximately 5,600 square feet, is well-suited for either industrial or retail use. With its high visibility along a major corridor, it benefits from a robust daily traffic count exceeding 24,100 vehicles, making it an ideal choice for attracting customers and facilitating operations.

The property features four grade-level doors, including a dock position, enhancing accessibility for logistics and distribution. Recently renovated in 2022, the facility includes approximately 4,500 square feet of warehouse space and 1,100 square feet of office space, designed to accommodate various operational needs. A significant advantage is the fenced outdoor storage area, providing additional utility for businesses requiring extra space.

Located near significant new multi-family and commercial developments, this property is positioned to capitalize on the growth in Spartanburg County. The flexible zoning further enhances its attractiveness, allowing potential tenants and buyers to tailor the space to their specific requirements. Immediate availability makes this property a compelling choice for businesses looking to establish or expand their operations in a thriving area. For pricing details and to explore this opportunity further, interested parties are encouraged to contact Matt Roos at Lee & Associates Greenville/Spartanburg.



LOCATION OVERVIEW



- 1 Proposed Multi-Family Development
- 2 Highway 176 - 24,100 AADT
- 3 Ingles Supermarket
- 4 Downtown Spartanburg
- 5 Mary Black Foundation Rail Trail
- 6 Future Rail Trail Expansion
- 7 New Multi-Family Development (180 Units)

PROPERTY PHOTOS





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