

*185 Littlejohn Street*  
Spartanburg, SC

*For Lease*

185 Littlejohn St, Spartanburg, SC

±113,840 SF

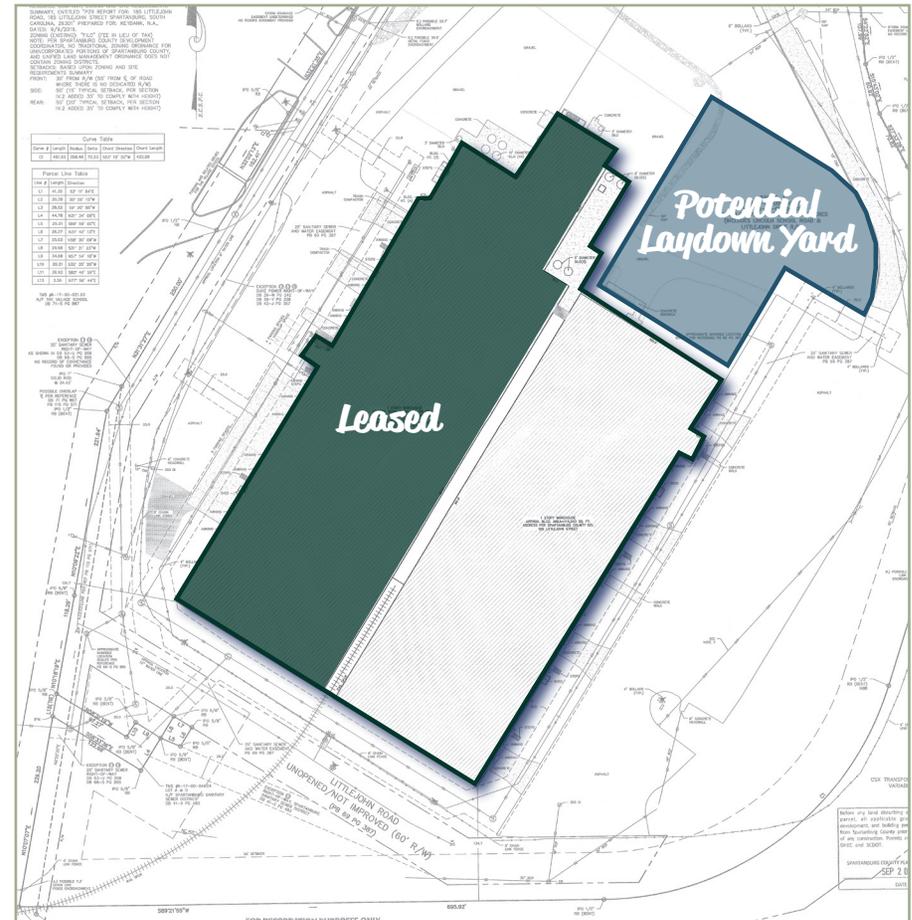
Lease Rate: Contact Broker

# Property Overview

Explore this industrial facility at 185 Littlejohn Street in Spartanburg. This move-in ready space offers great accessibility, situated near I-85 and I-26 for convenient transportation and logistics. Ideal for businesses seeking a versatile and strategic location, this property provides the perfect setting for efficient operations.

This building includes ±247,341 SF with ±113,840 SF currently available for lease. The building sits on a ±24.05-acre lot, has 20 dock doors, two drive-in doors and is ready to meet all your business needs.

<b>Address</b>	185 Littlejohn St, Spartanburg, SC
<b>Size</b>	±247,341 SF total
<b>Available</b>	±113,840 SF
<b>Office</b>	±2,500 SF
<b>Clear Height</b>	22' - 26'6" clear   leasable section: 24' clear
<b>Lease Rate</b>	Contact broker
<b>Docks</b>	9 dock doors, 1 drive-in door
<b>Power</b>	1,600 amps, 480V 3-phase power
<b>Parking</b>	Ample parking and trailer storage
<b>Lighting</b>	LED
<b>HVAC</b>	100% in office only, new infrared heat
<b>Laydown</b>	Potential for additional laydown acreage



# Exterior Photos

Warehouse Exterior and Aerial Photos



# Interior Photos

Warehouse Interior Photos

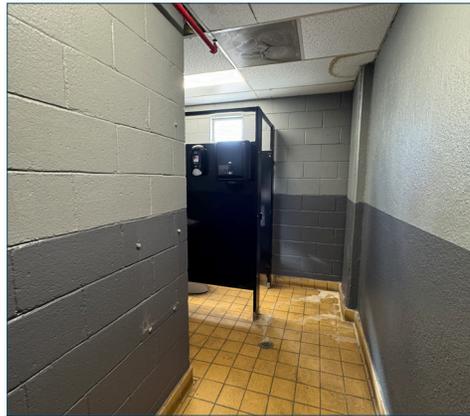


# Property Upgrades

The property is slated for a comprehensive set of improvements under new ownership. These planned upgrades will modernize the facility and further position it as a desirable industrial property for future tenants looking to grow within the Spartanburg market.

Building improvements at 185 Littlejohn Street include:

- Exterior pressure washing
- Interior and exterior painting
- Asphalt patching and sealcoating
- Upgraded drive-in and dock doors
- Office uplift
- Heavy power capacity (1,600 amps)
- Potential laydown yard



Office Photos



# Location Highlights



Key Distances	±3.9 miles		±77.4 miles	
	I-85	Charlotte, NC	Asheville, NC	
Business 85	±2.1 miles	Asheville, NC	±66.9 miles	
I-26	±2.4 miles	Columbia, SC	±93.5 miles	
Inland Port Greer	±13.9 miles	Charleston, SC	±203.0 miles	
Spartanburg	±5.6 miles	FedEx Freight	±11.3 miles	
Greenville	±26.7 miles	FedEx Ground	±3.9 miles	
GSP Int'l Airport	±15.1 miles	UPS Freight	±26.3 miles	
BMW	±12.7 miles			

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