



FOR SALE OR LEASE

# 410 WESTBROOK COURT

Spartanburg, South Carolina

±27,000 SF OF WAREHOUSE SPACE

**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT  
CORFAC INTERNATIONAL



## EXECUTIVE SUMMARY

- 3,000 SF - 27,000 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.
- Up to 1 acre of IOS
- Lease rate: \$8.50 NNN
- Please call for Sale Price.

## SNAPSHOT

<b>Address:</b>	<b>410 Westbrook Court Spartanburg, SC</b>
<b>Tax ID:</b>	<b>61303002.02, 61303001.02, 61303002.02, 61303001.01, 61303001.01</b>
<b>County:</b>	<b>Spartanburg County</b>
<b>Property Type:</b>	<b>Industrial</b>
<b>Available Space:</b>	<b>± 27,000 SF</b>
<b>Lease Rate:</b>	<b>\$8.50/SF NNN</b>

*For more information, please contact:*

**Joe Lomady** • 864.787.3781 • [joe@lyonsindustrial.com](mailto:joe@lyonsindustrial.com)



- 1** 96 Malibu Drive
- 3,000 SF
  - 2 Drive-in Doors
  - 12' - 14' Clear Height

- 3** 411 Westbrook Court
- 3,000 SF
  - 2 Drive-in Doors
  - 1 Loading Platform
  - 12-14' Clear Height

- 5** 102 Malibu Drive
- 3,000 SF
  - 2 Drive-in Doors
  - 12-14' Clear Height

- 7** 400 Westbrook Court
- 6,000 SF
  - 2 Dock Doors
  - 1 Drive-in Door
  - 12-14 Clear Height

- 2** 98 Malibu Drive
- 3,000 SF
  - 2 Drive-in Doors
  - 12' - 14' Clear Height

- 4** 409 Westbrook Court
- 3,000 SF
  - 2 Drive-in Doors
  - 12-14 Clear Height

- 6** 410 Westbrook Court
- 3,000 SF
  - 1 Drive-in Door
  - 1 Dock Doors
  - 12-14' Clear Height

- 8** 106 Malibu Drive
- 3,000 SF
  - 3 Drive-in Doors
  - 12-14' Clear Height

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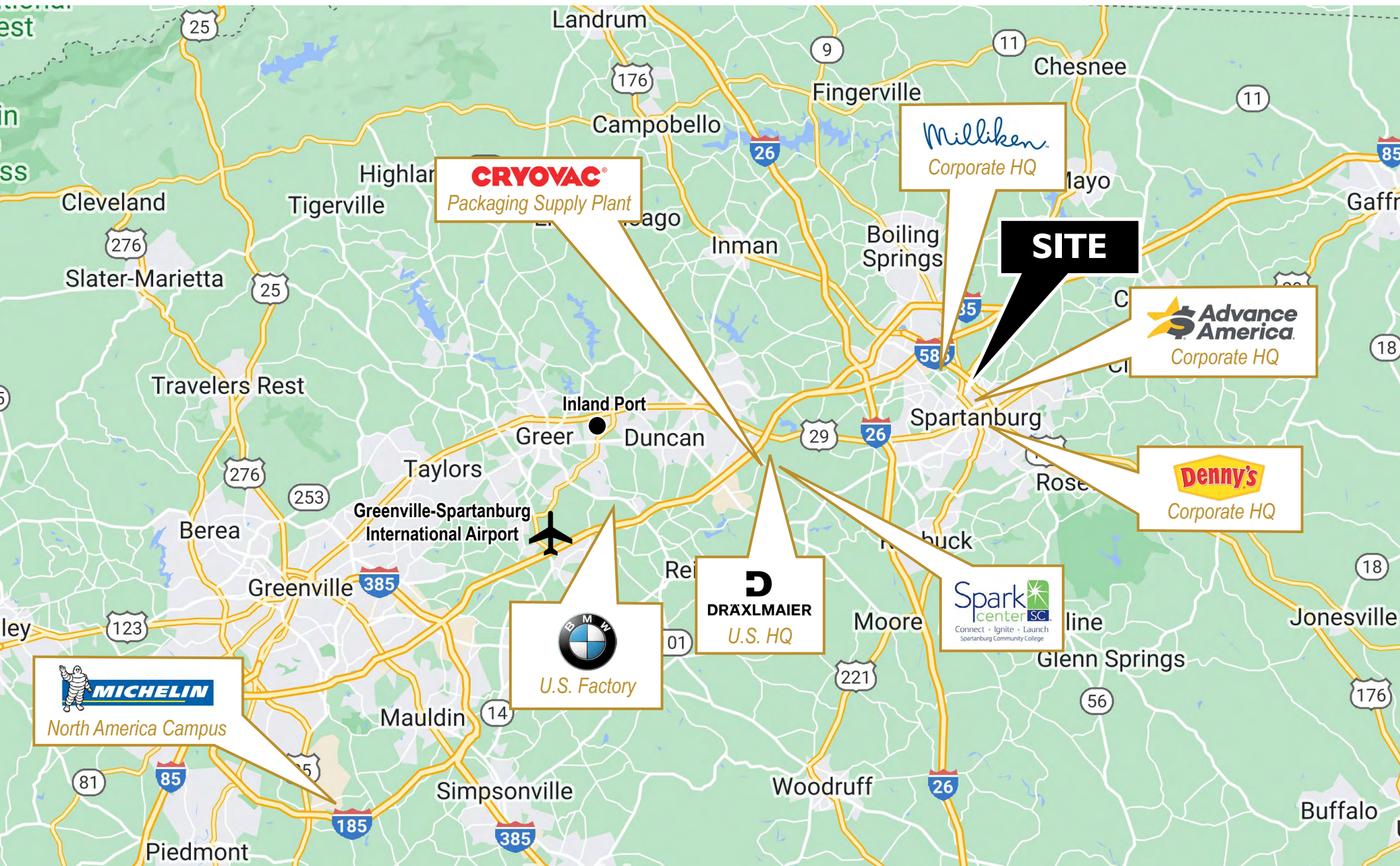
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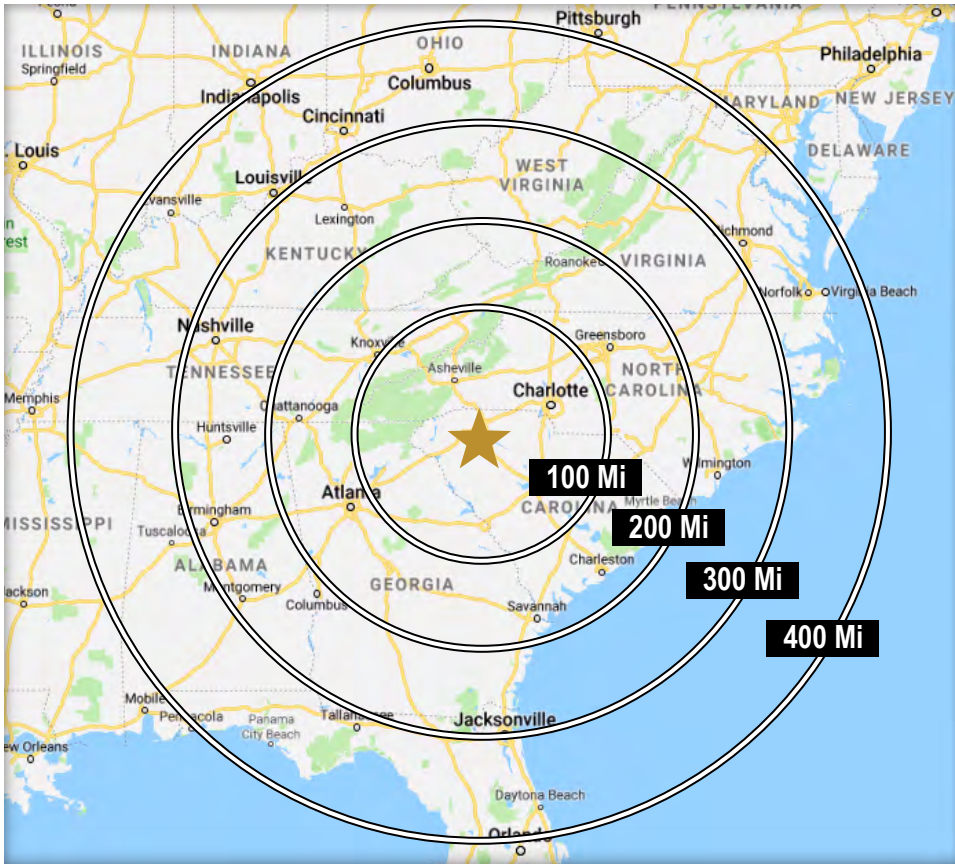
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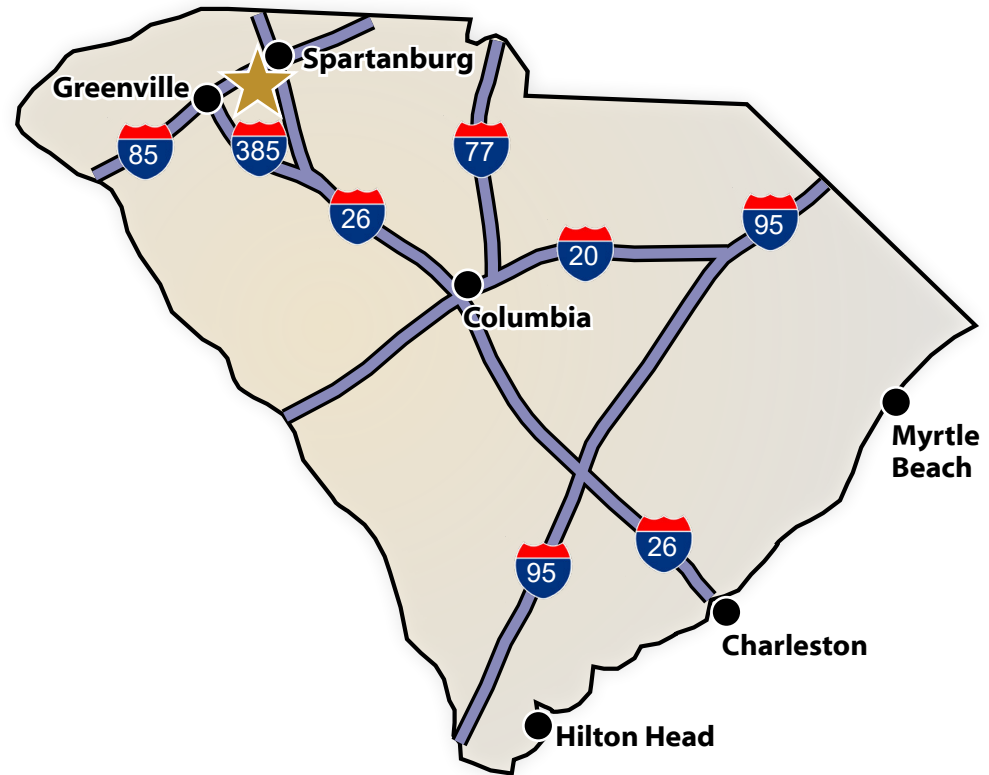


### DRIVE TIMES IN SOUTH CAROLINA

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

### 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



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