

Build-to-suit opportunity for lease

1095 Simuel Road | Spartanburg, SC



For more
information

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Overview

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- Two (2) standalone, 'small bay' buildings and one (1) warehouse

	Building 1 & 2	Building 3
Size	±12,000 sf	±30,000 sf
Rate/sf/year	\$12.00	\$14.75
Ceiling	24' clear	20' clear

- Build-to-suit
- Brand new, class A construction
- Dock-high doors and drive-in doors available
- Can accommodate tenant specific needs
- Ideal for light industrial, manufacturing, distribution, etc...
- Trailer parking/laydown yard
- Sunbelt Rentals and Foundation Building Materials are occupiers on site



June 2025



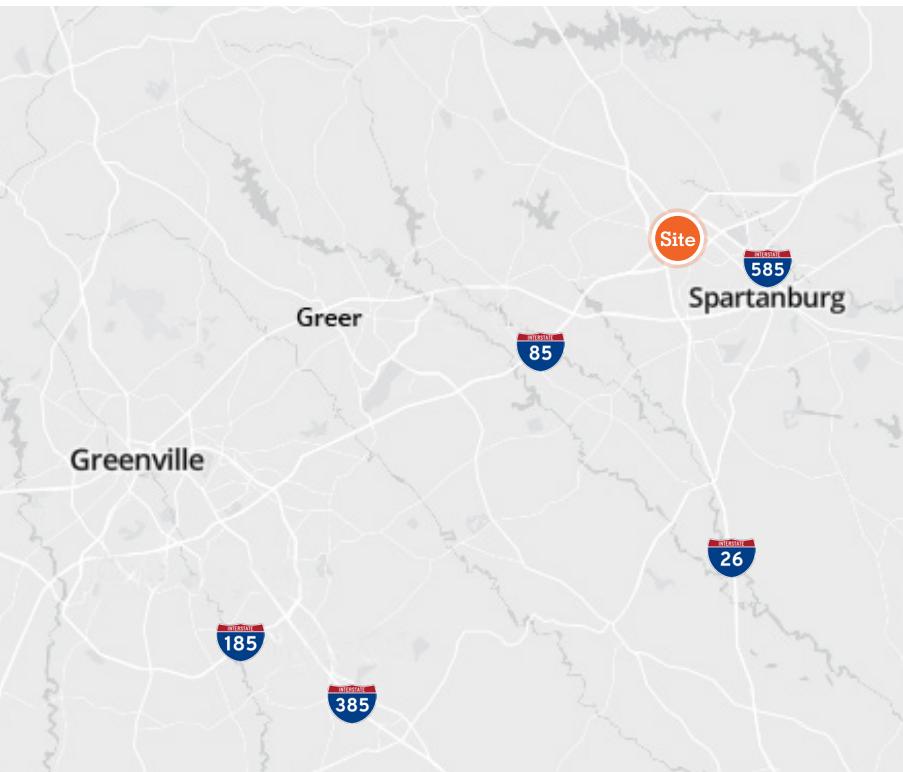
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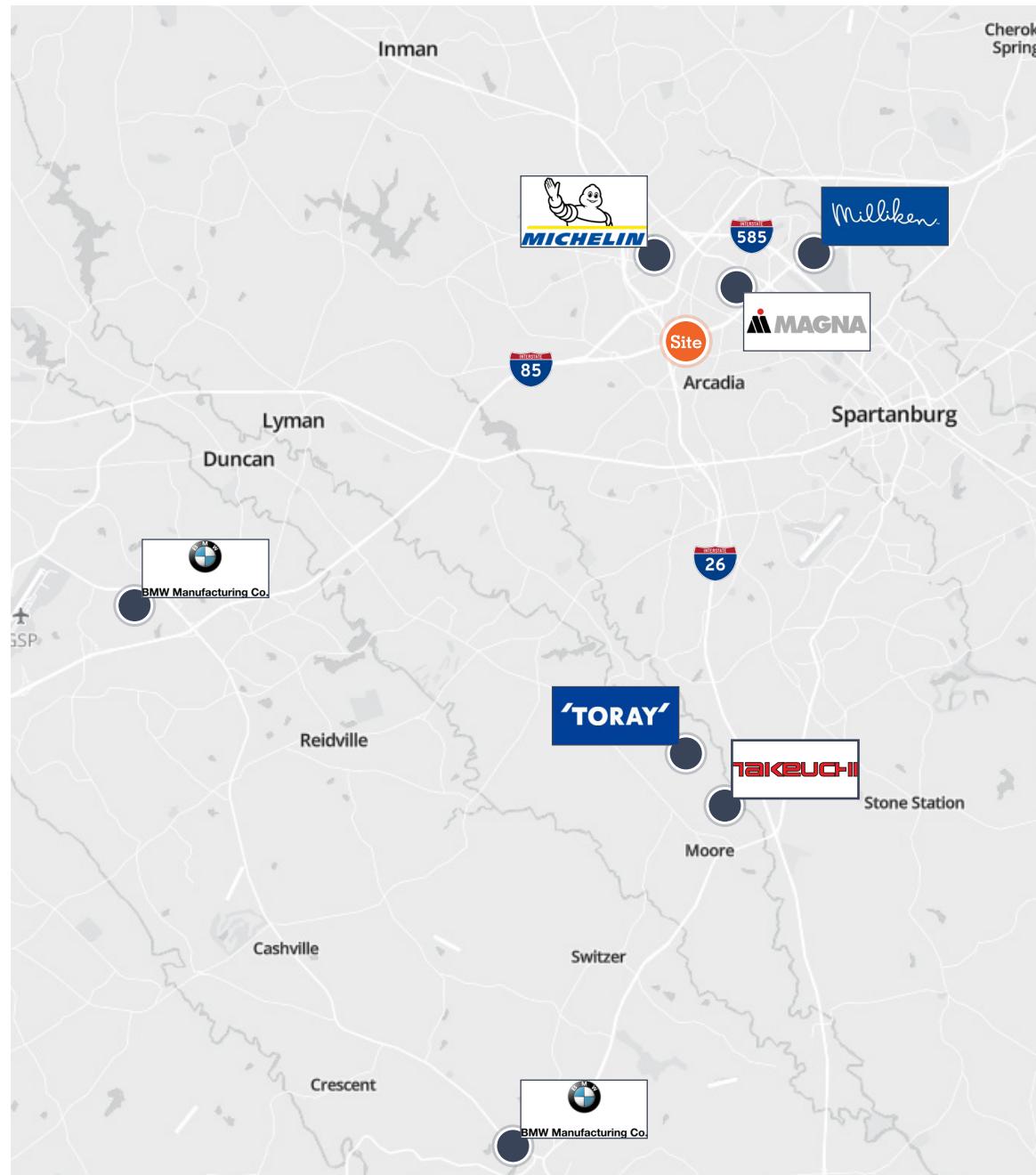
Location

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Drive times

I-85 @ I-26	<5 minutes
Spartanburg	12 minutes
Greer Inland Port	22 minutes
Greenville	40 minutes



Site plan

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