

AVAILABLE FOR LEASE

±3,000 SF Warehouse Space
400 Westbrook Ct Suite B Spartanburg, SC 29303



Taylor Martin
Senior Associate
taylor@freedomcommercialre.com
864.504.0074

Executive Summary

400 Westbrook Ct Spartanburg, SC 29303



Property Highlights

- $\pm 3,000$ SF warehouse space with ± 350 SF Office
- 1 dock high door
- ± 12 ft clear height
- Spartanburg County
- New LED lighting installed
- Recently renovated interior

Location Highlights

- ± 2 minutes to I-585 / US-176 (Pine Street access ramp, Exit 5A)
- ± 5 minutes to I-85 (mainline) via I-585
- ± 6 minutes to Downtown Spartanburg / Morgan Square
- ± 10 minutes to I-26 (Exit 22) at Blackstock Road
- ± 20 minutes to Inland Port Greer (rail-served Norfolk Southern intermodal facility)
- ± 20 minutes to BMW Manufacturing (Greer plant)
- ± 25 minutes to GSP International Airport

Lease Availability

Building Size: $\pm 3,000$ SF

Lease Rate: \$3,250/month (MG)

All property information is approximate and subject to verification by Tenant and/or Tenant's Representation.



Retail Map

Spartanburg, SC



Demographics

Spartanburg, SC



365,086

MSA Population

41,000

Manufacturing Jobs
(MSA, 2025)

22.7%

Workforce in
Manufacturing

21.3%

Workforce in
Trade/Transport/Utilities

2.7%

County Population
Growth (2023-2024)

30,644

Jobs within 29303 ZIP

5,985

Annual HS & College
Grads (County)

~20 min

To Inland Port Greer

Confidentiality & Disclaimer

Freedom Commercial, LLC



The information contained herein is not a substitute for a thorough due diligence investigation. Freedom Commercial has not made any investigation and makes no warranty or representation with respect to the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering material has been obtained from sources we believe reliable; however, Freedom Commercial has not verified, and will not verify, any of the information contained herein, nor has Freedom Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify all the information set forth herein. Interested parties shall be responsible for their costs and expenses of investigating the subject property.



CONTACT INFORMATION

Freedom Commercial Real Estate



Taylor Martin

Senior Associate

taylor@freedomcommercialre.com

864.504.0074

