

AVAILABLE FOR LEASE

±94,000 SF Office/Industrial Space with Heavy Power Off I-26

212 National Ave Spartanburg, SC 29303 | Bridgeway Commerce Center



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Executive Summary

212 National Ave Spartanburg, SC 29303



Property Highlights

- **Clear Height:** ±18' with expansion capabilities
- **Office Space:** ±10,000 SF
- **Dock Doors:** 5
- **Drive-In Doors:** 3
- **Zoning:** Unzoned
- **Parking:** ±60 Spaces
- **Power:** 6,000 amp 480V (dedicated substation on site)
- **HVAC:** air conditioned office, gas heated warehouse
- Natural Well-Water

Location Highlights

- ±3 minutes to I-26
- ±13 minutes to Boiling Springs, SC
- ±15 minutes to Spartanburg, SC
- ±17 minutes to GSP Airport
- ±23 minutes to the Inland Port
- ±30 minutes to Greenville, SC

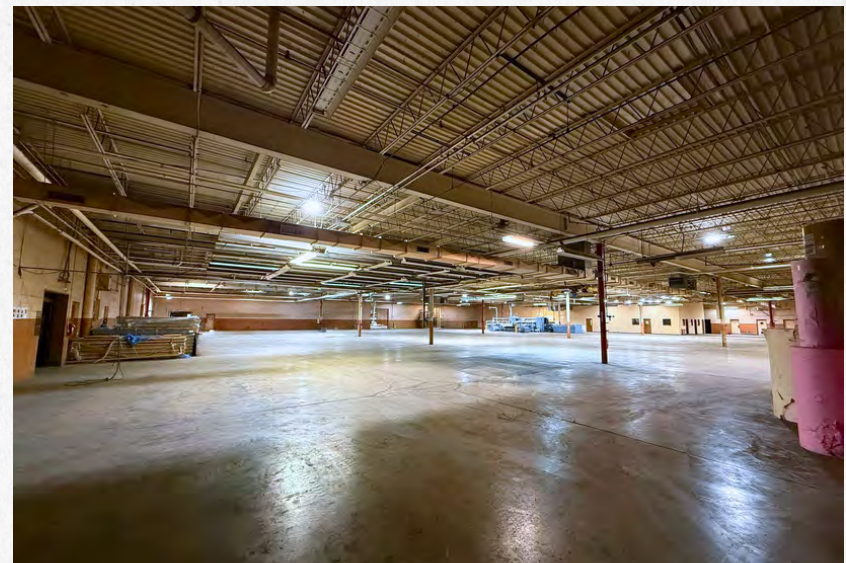
Offering Summary

Building Size: ±94,000 SF

Land Acreage: ±7.29 Acres

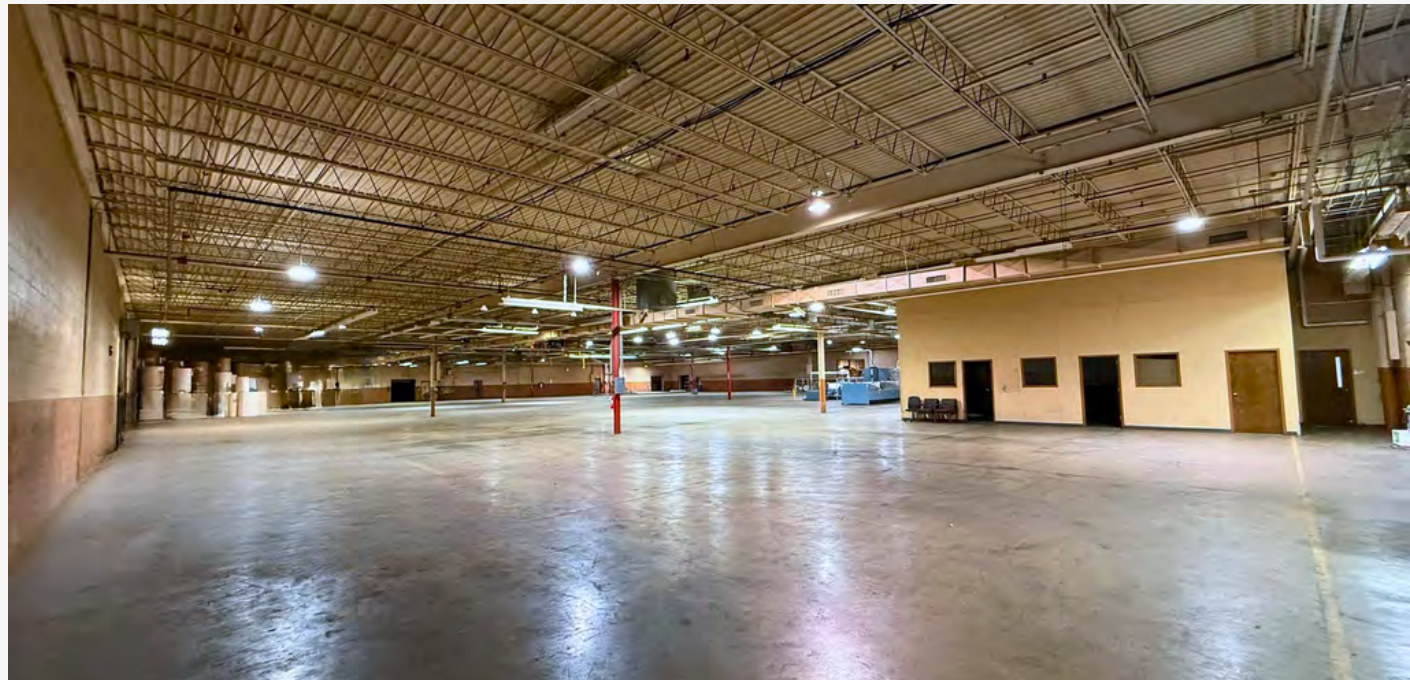
Lease Information: \$4.50/SF (NNN, Term Negotiable)

All property information is approximate and subject to verification by Tenant and/or Tenant's Agent.
TI Allowance provided by Landlord, please contact Broker for details.



Interior Photos

212 National Ave Spartanburg, SC 29303



Interior Photos

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Parcel Overview

212 National Ave Spartanburg, SC 29303
Spartanburg County Tax ID: 2-54-00-008.03



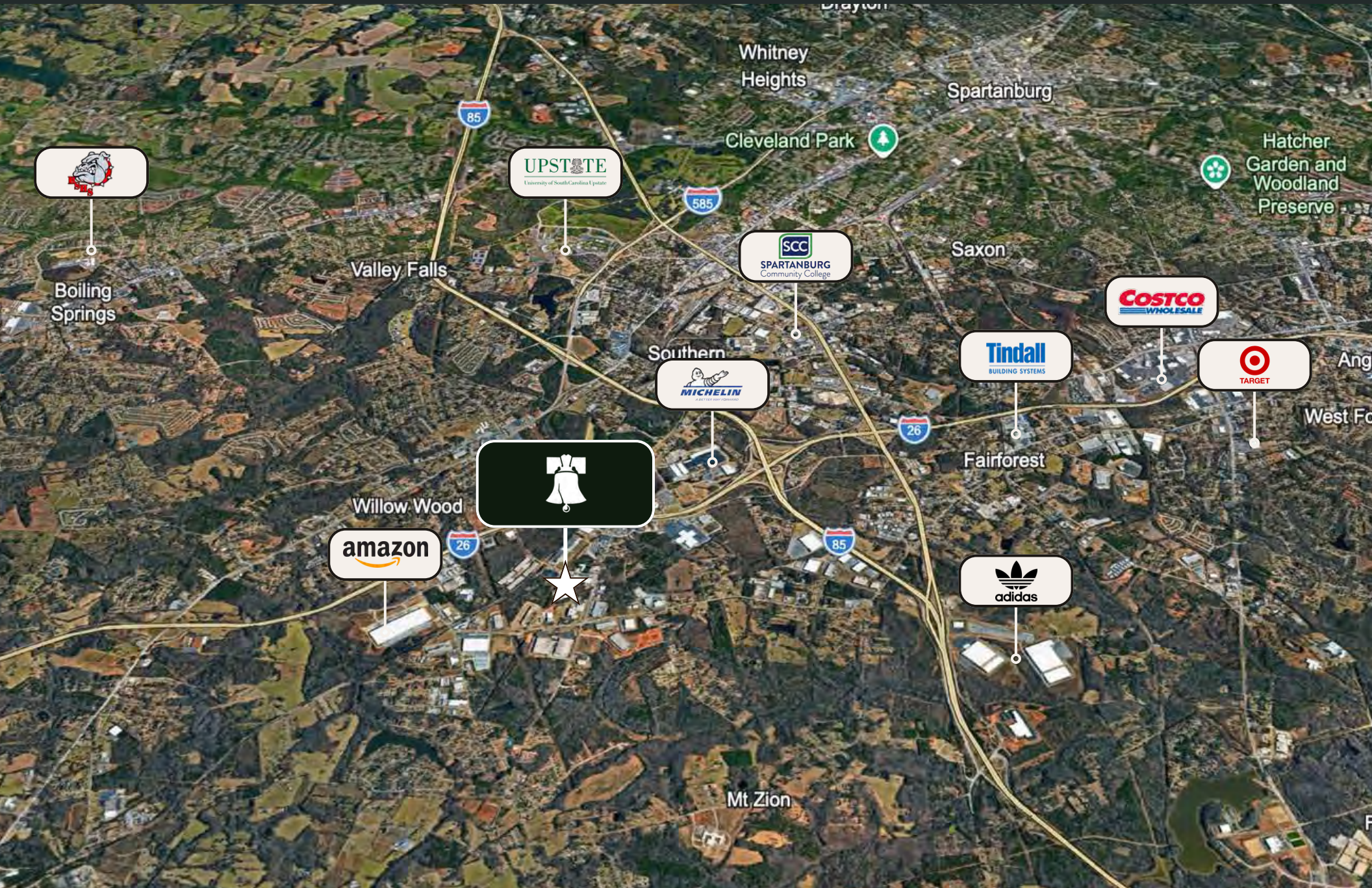
Your Neighbors

Spartanburg, SC



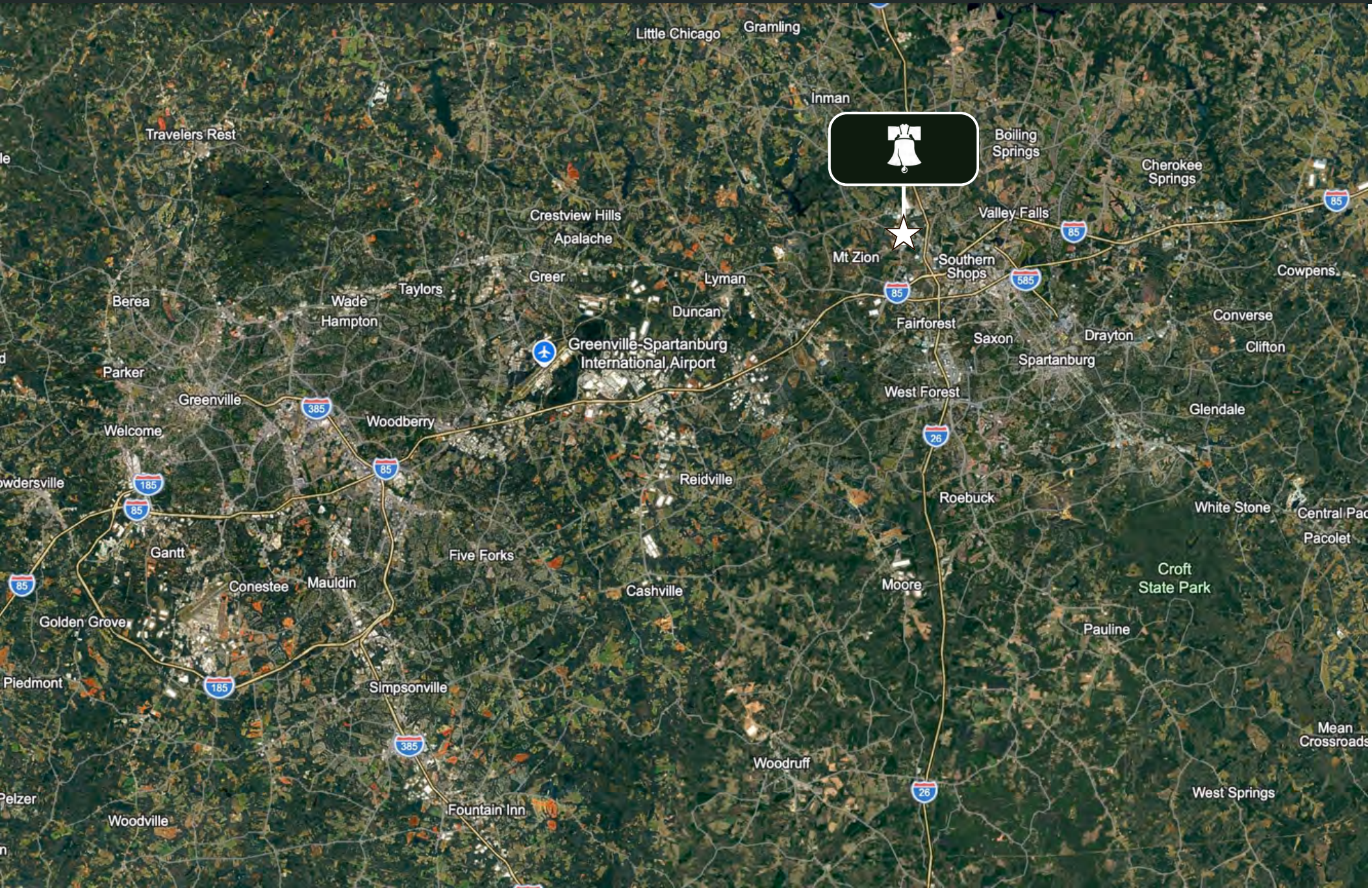
Aerial Map

Spartanburg, SC



Municipality Map

±15 Minutes to Spartanburg, ±30 Minutes to Greenville



SC Manufacturers

State Map

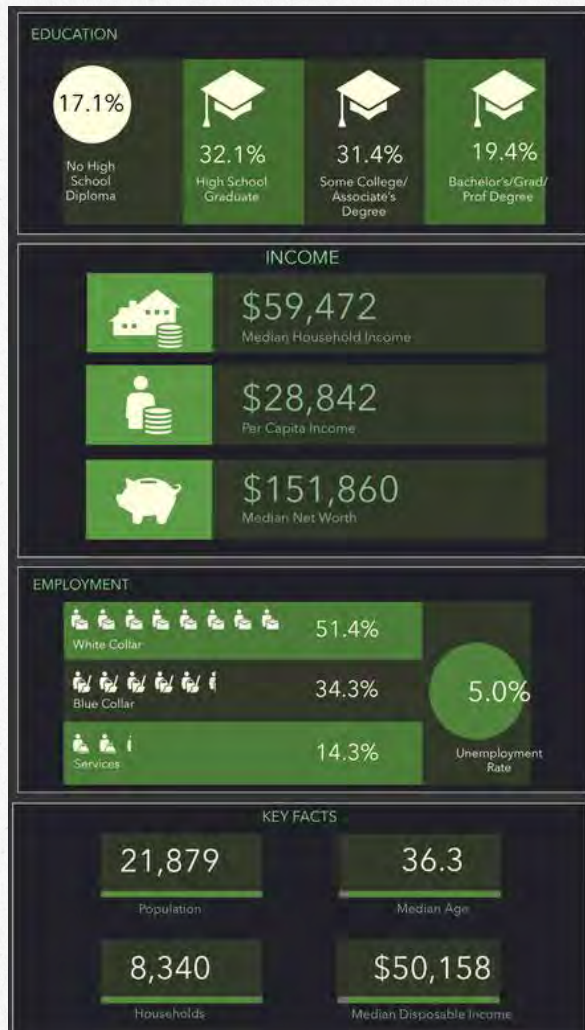


Demographics

Spartanburg, SC



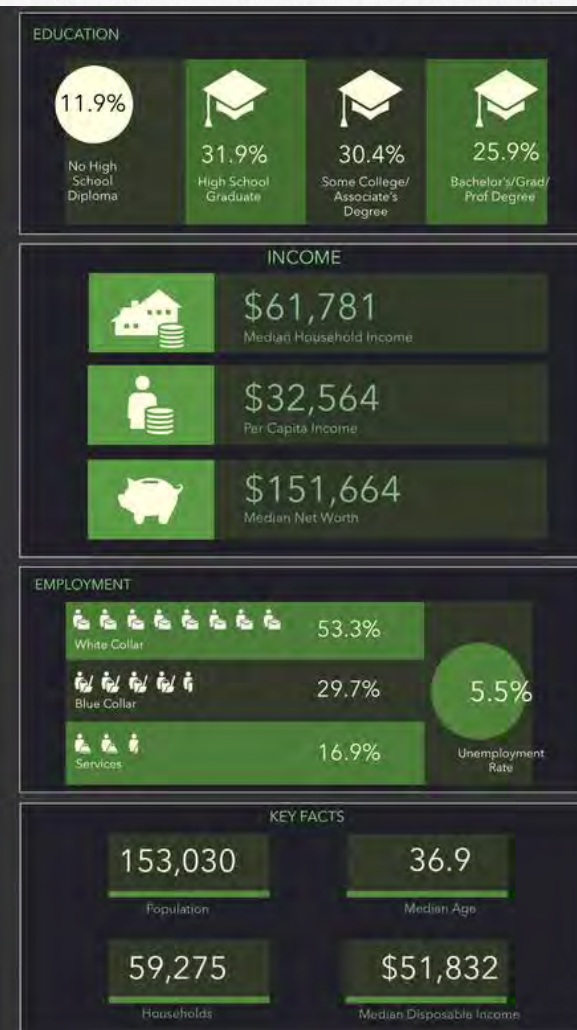
3 Miles



5 Miles



7 Miles



Source: ArcGIS Business Analyst

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

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