



FOR LEASE

WESTBROOK COURT FLEX PARK

Spartanburg, South Carolina

±3,000 SF - 6,000 SF OF WAREHOUSE SPACE

LYONS

INDUSTRIAL PROPERTIES

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- 3,000 SF - 6,000 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.
- Lease rate: Please call for pricing

SNAPSHOT

Address:	409 Westbrook Ct Spartanburg, SC
Tax ID:	6-13-03-001.04, 6-13-03-001.05
Type:	Industrial
County:	Spartanburg County
Available Space:	± 3,000 - 6,000 SF
Lease Rate:	Call for pricing

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- 1** 409 Westbrook Court
- 3,000 SF
 - 2 Drive-in Doors
 - 12-14' Clear Height
 - TMS: 6-13-03-001.05

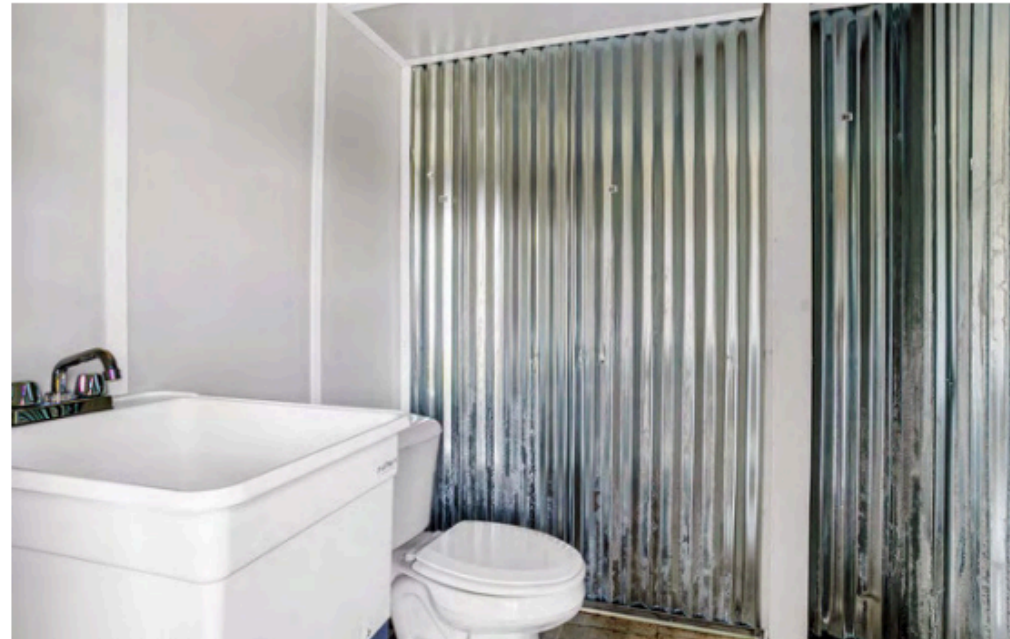
- 2** 411 Westbrook Court
- 3,000 SF
 - 2 Drive-in Doors
 - 1 Loading Platform
 - 12-14' Clear Height
 - TMS: 6-13-03-001.04

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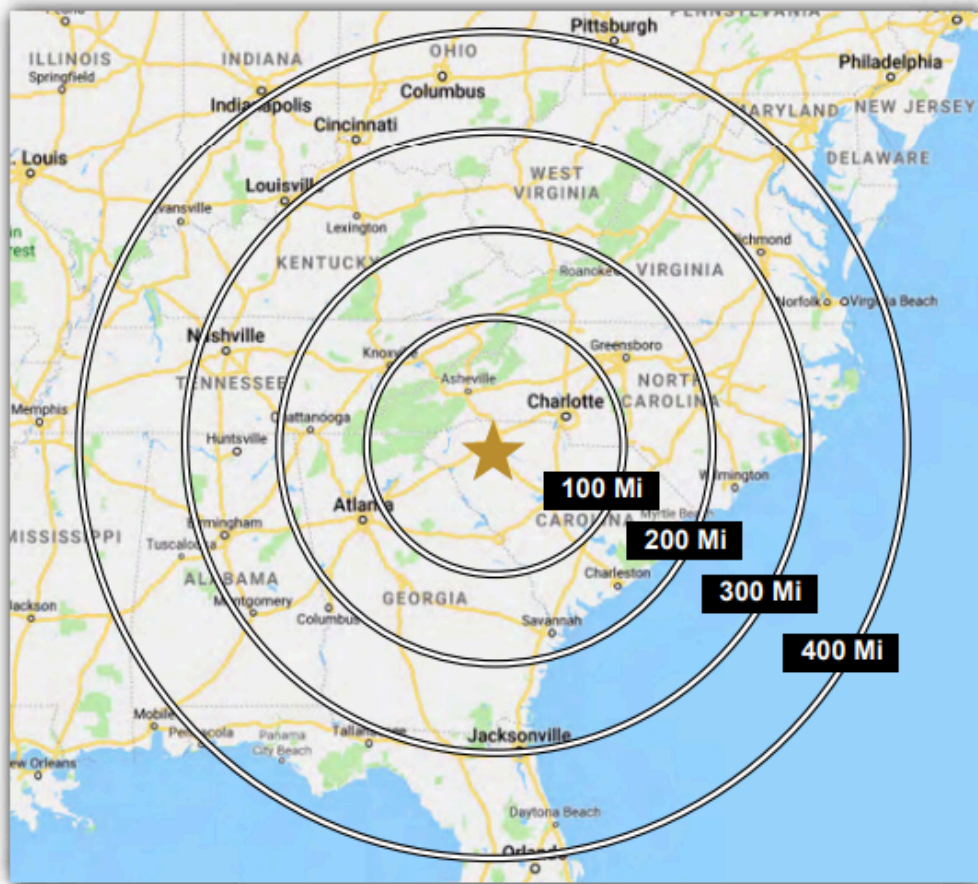
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DRIVE TIMES TO U.S. MAJOR CITIES

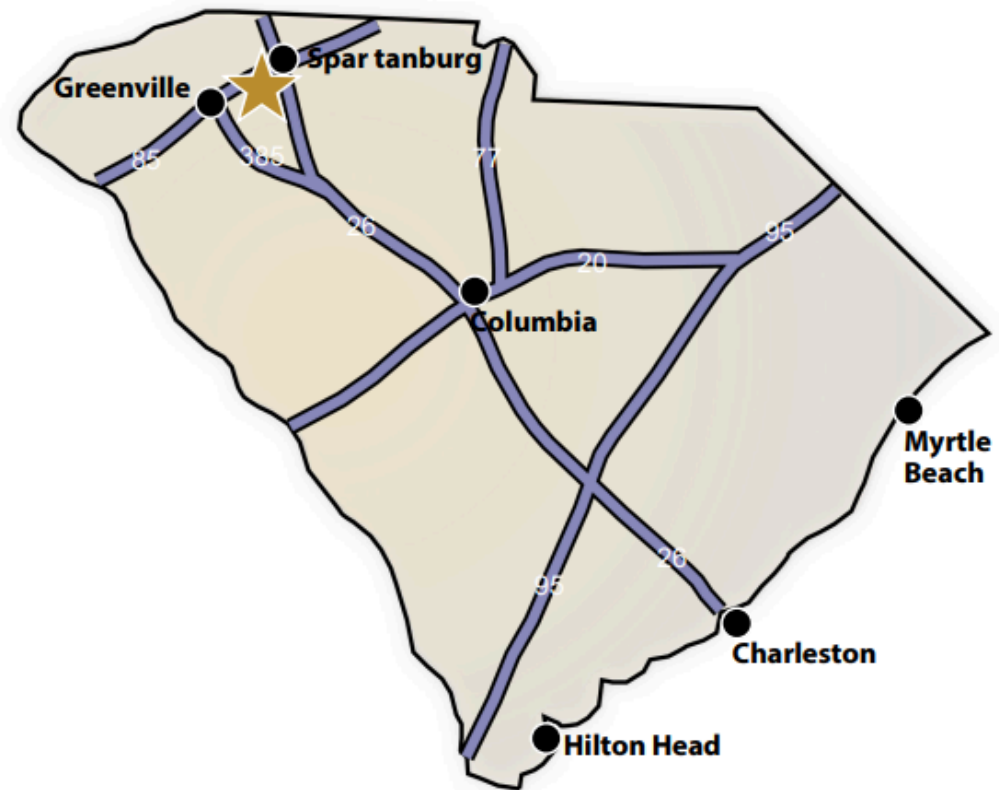
Charlotte, NC	1 Hr 45 Min
Atlanta, GA	2 Hr 33 Min
Raleigh, NC	3 Hr 41 Min
Nashville, TN	5 Hr 26 min
Jacksonville, FL	5 Hr 35 Min
Richmond, VA	5 Hr 29 Min
Louisville, KY	6 Hr 31 Min

Cincinnati, OH	6 Hr 37 Min
Washington DC	7 Hr 16 Min
Mobile, AL	7 Hr 21 Min
Orlando, FL	7 Hr 33 Min
Columbus, OH	7 Hr 59 Min
Pittsburgh, PA	8 Hr 12 Min
Indianapolis, IN	8 Hr 19 Min

DRIVE TIMES IN SOUTH CAROLINA

I-585	2 Min
I-26	5 Min
I-85	7 Min
I-20	1 Hr 24 Min
I-77	1 Hr 27 Min
I-95	2 Hr 15 Min

Spartanburg	13 Min
Greenville	25 Min
Columbia	1 Hr 33 Min
Charleston	3 Hr 11 Min
Hilton Head	3 Hr 48 Min
Myrtle Beach	3 Hr 59 Min



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