



FOR SALE

±23,515-SF Flexible Office Warehouse Space For Sale, Downtown Spartanburg

236 Union Street
Spartanburg, SC 29302

- Both flexible office and warehouse spaces available within the facility
- Multiple employee/customer access points from front *and* rear of building
- Loading dock and roll-up door at corner of warehouse
- **Asking price:** \$2M



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Property Overview

236 Union Street in Spartanburg includes a ±23,515-square-foot facility with flexible office and warehouse space. Formally used as a receiving and distribution center with employee offices and common spaces, this building has plenty of space for a variety of users and can be customized to buyer's preferences.

Externally, the building has multiple employee/customer entrances in the front and rear of the building, as well as a loading dock and roll-up door at the far left corner of the warehouse. There is plentiful on-site parking.

Inside, the space includes a lobby, multiple common spaces, open classrooms, large offices, smaller private offices, a kitchen/breakroom area and restrooms. There is a clear divide between office and warehouse space.

The property is less than a half mile from downtown Spartanburg, situated at the signalized corner of East Henry and Union Streets. The Mary Black Rail Train runs parallel to the property, allowing for excellent road and foot traffic.

Demographics



Daytime Population

±21,662 (1-mile radius)
±79,266 (3-mile radius)

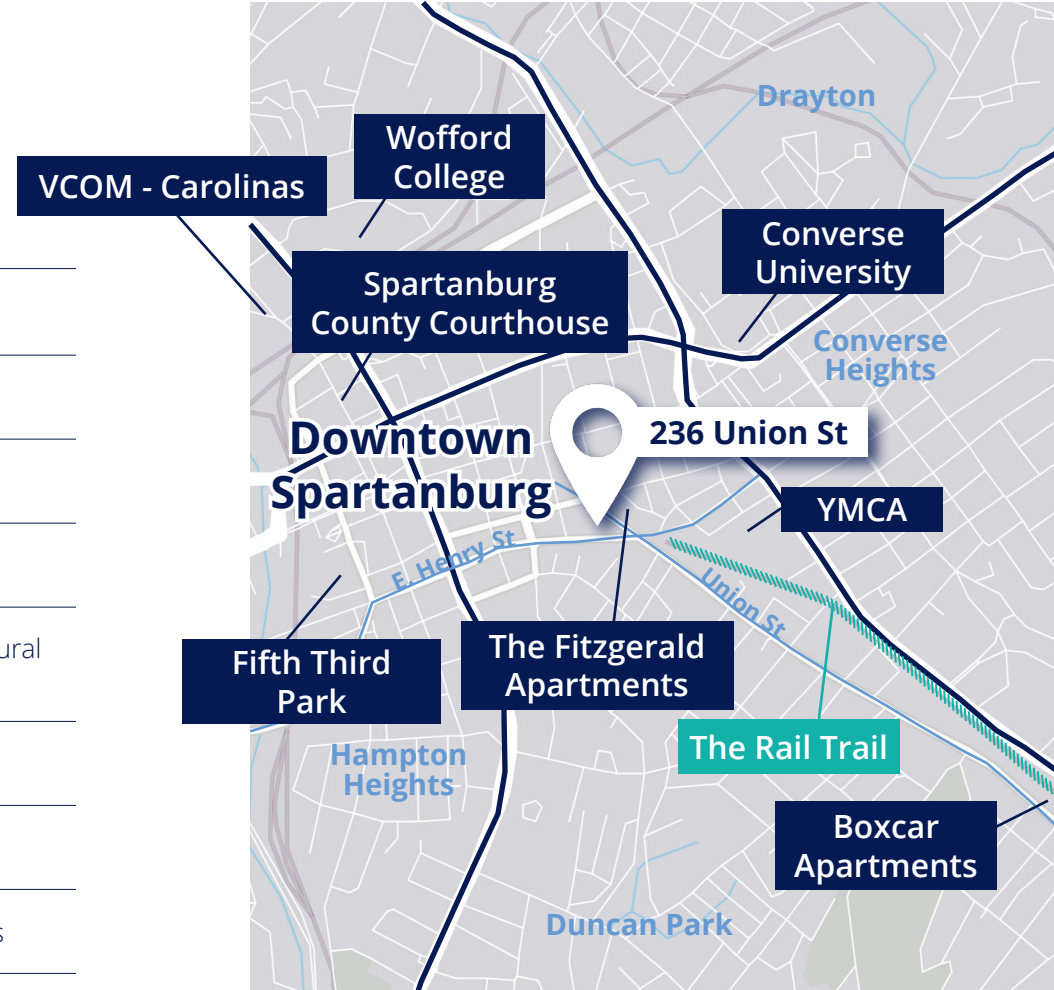


Vehicles Per Day

±8,300 via E. Henry St
±10,200 via Union St

Property Specifications

Address	236 Union Street Spartanburg, SC 29302
Total Availability	±23,515 SF
Lot	±1.2 acres
Office Space	±12,917 SF
Warehouse	±10,598 SF
Utilities	All public and available on-site (water, sewer, natural gas, power and telecommunications)
Year Built/Renovated	1958 / 2008
Parking	On-site
Construction	Concrete block on slab, steel frame & metal walls
Roof	Flat, rubberized membrane (TPO)
Fire Protection	3-hour firewall between office and warehouse
Amenities	Lobby, kitchen/breakroom, multiple offices, training/conference rooms, classrooms, multipurpose spaces, open areas, monument signage, restrooms
HVAC	100% heated, A/C in office space
Ideal User	Flexible space for a variety of tenants (Ex. end user, developer, etc.)
Asking Price	\$2,000,000



Location Highlights

- Less than a half mile from downtown Spartanburg
- Convenient access to dining, shopping, hospitality and recreational activities in the downtown area
- Proximal to major roadways, including Union Street (Hwy 56), Hwy 29, Hwy 176 and Hwy 221

Exterior Photos

Signalized Intersection



Primary Entrance



Warehouse Entrance



Rear View & Loading Dock



Interior Photos

Warehouse



Main Lobby



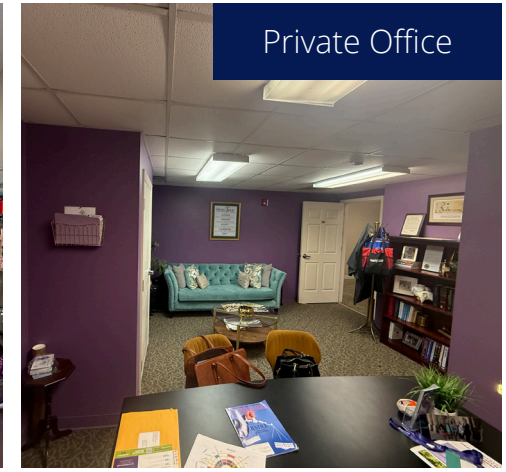
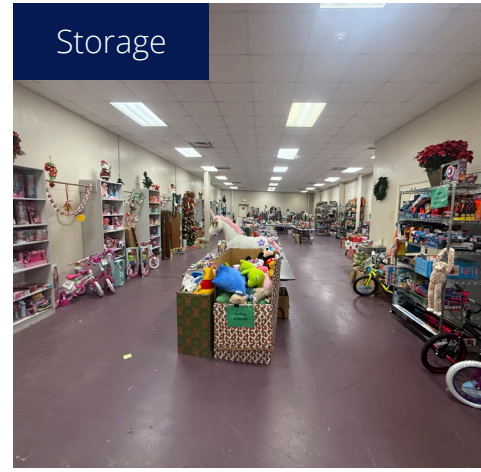
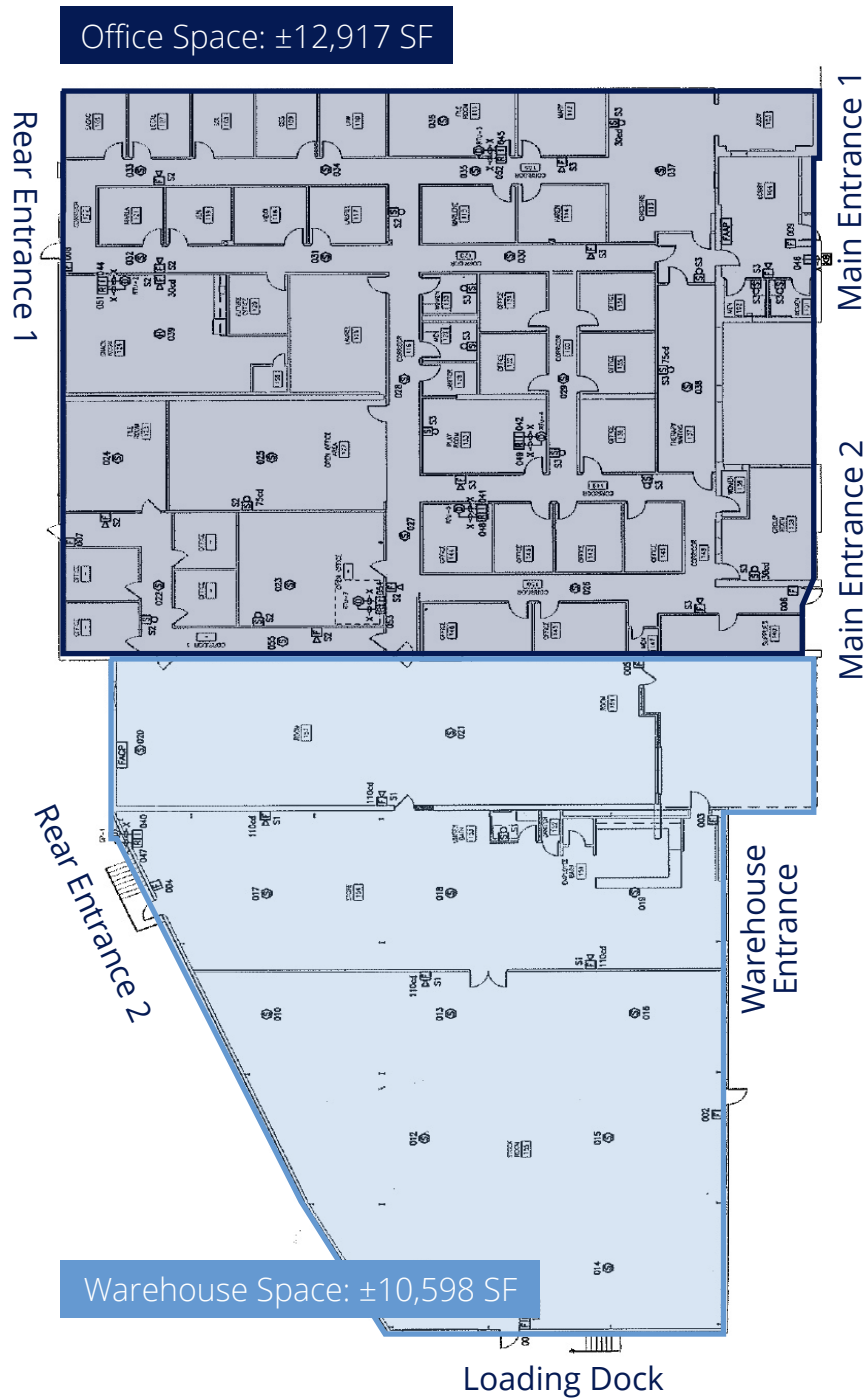
Kitchen/Breakroom



Large Common Areas



Floor Plan & Additional Images



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