

AVAILABLE FOR LEASE

±8 Acre Industrial Outdoor Storage (IOS) Space Off I-26

00 National Ave Spartanburg, SC 29303 | Bridgeway Commerce Center



Anna Friddle
Senior Associate
864-420-8541

anna@freedomcommercialre.com

Charlie Pruette
Broker-In-Charge
864-275-7876

charlie@freedomcommercialre.com

Haley Stephens
Senior Associate
864-419-5966

haley@freedomcommercialre.com

Executive Summary

National Ave Spartanburg, SC 29303



Property & Location Highlights

- **Parking Capabilities:** ±100 Trailers
- ±3 minutes to I-26
- ±13 minutes to Boiling Springs, SC
- ±15 minutes to Spartanburg, SC
- ±17 minutes to GSP Airport
- ±30 minutes to Greenville, SC

Offering Summary

Available Space: _____ ±8 Acres

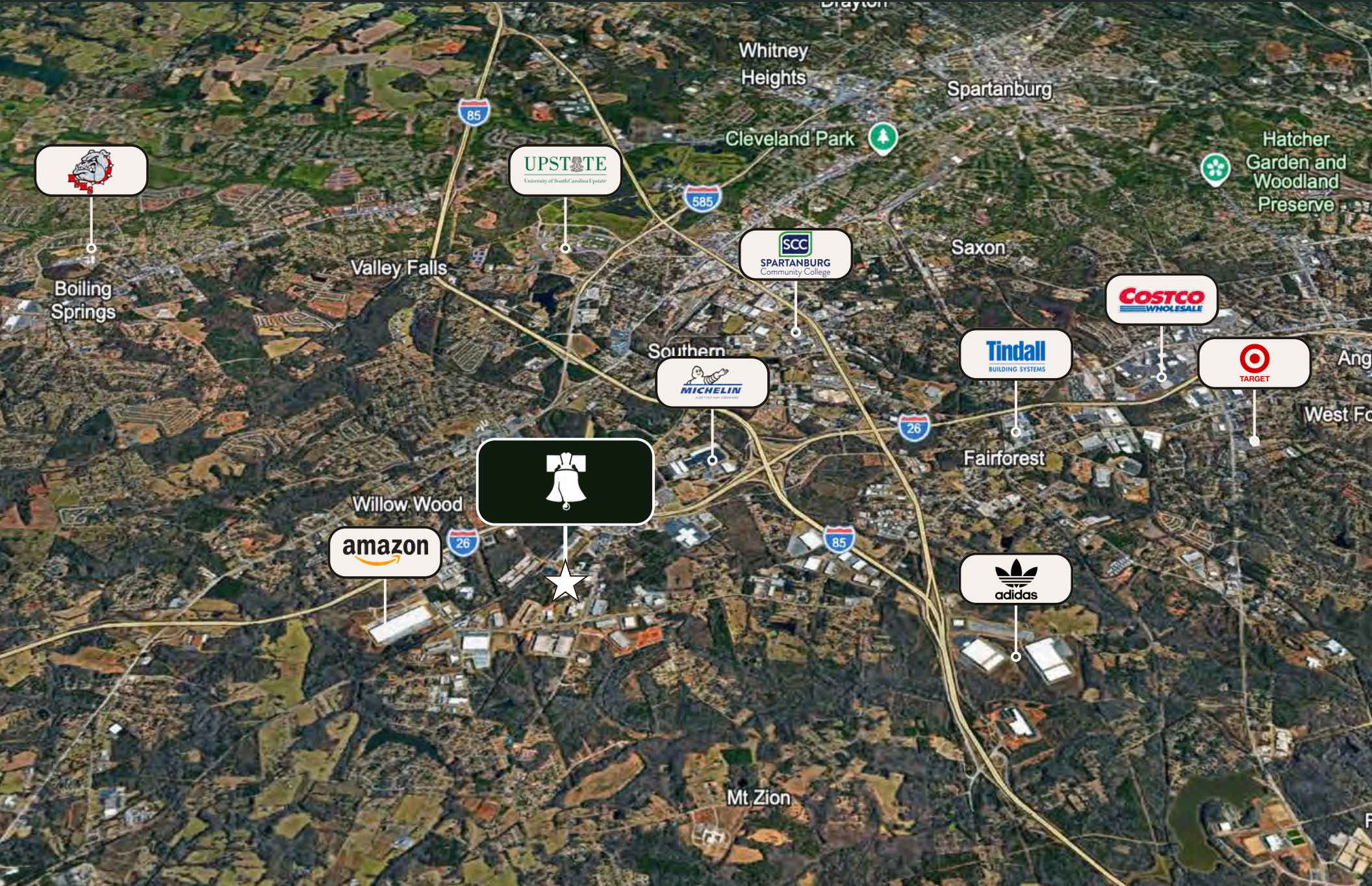
Lease Information: _____ \$3,000/acre, Ground Lease

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



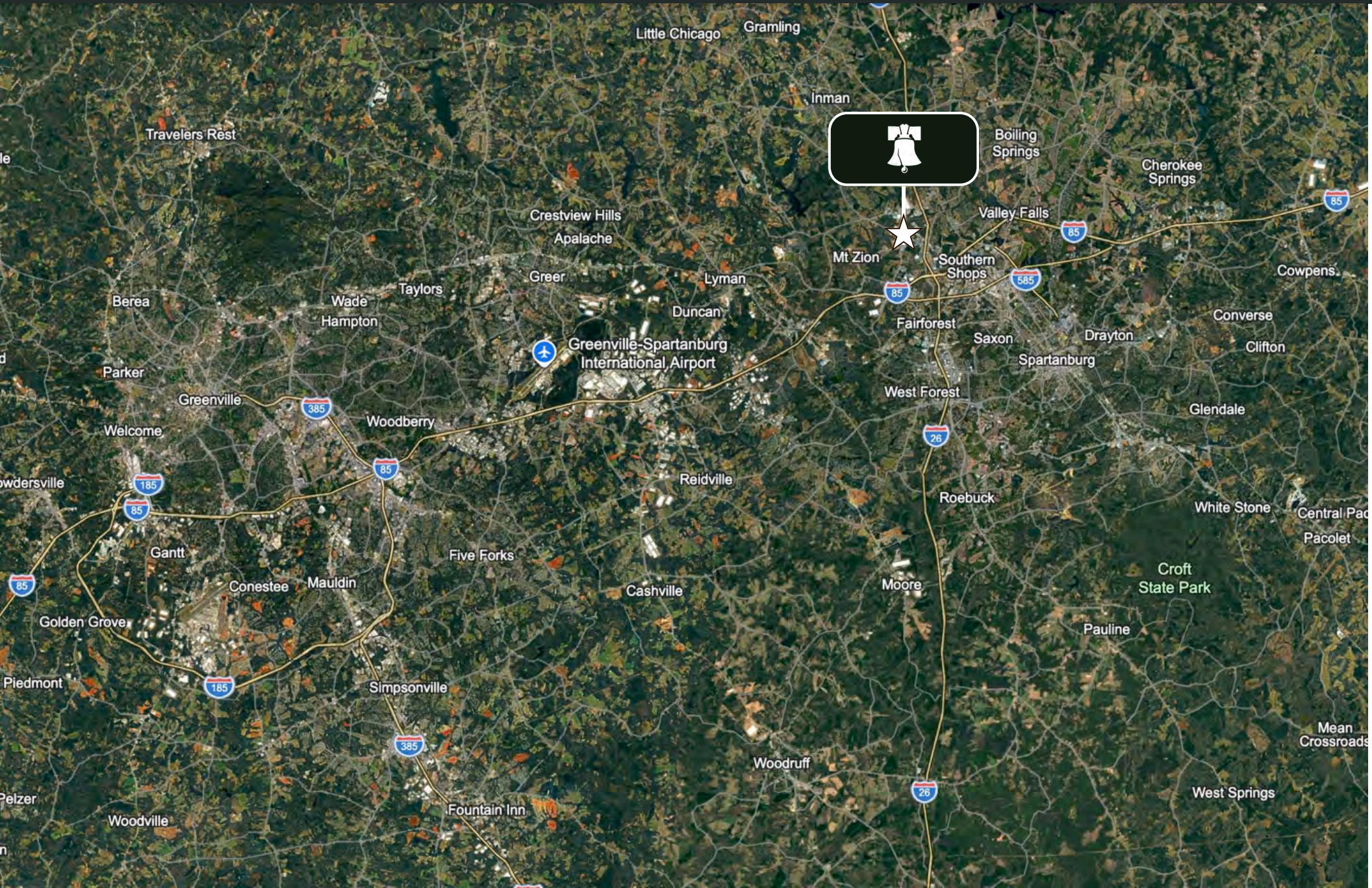
Aerial Map

Spartanburg, SC



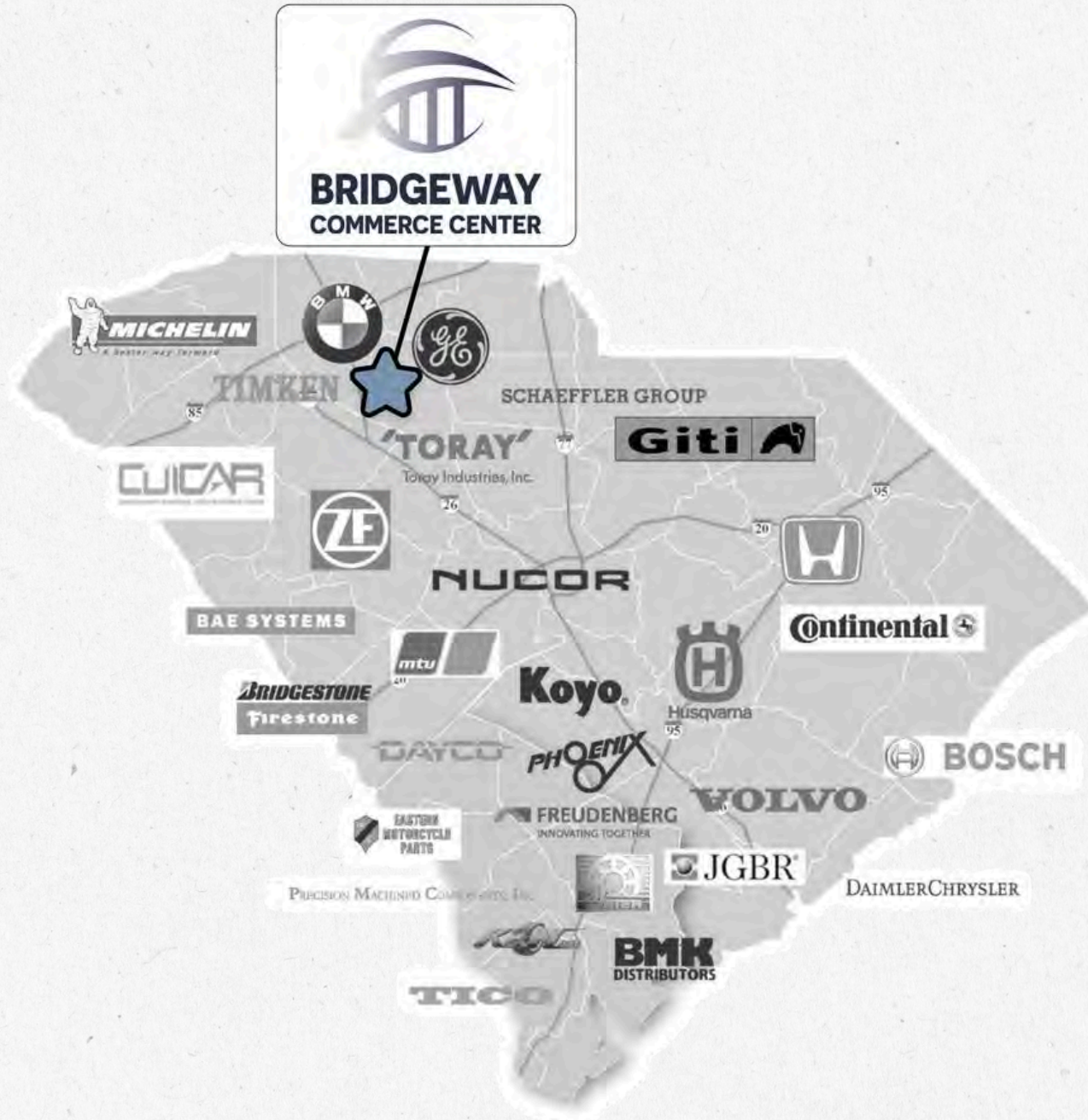
Municipality Map

±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

Freedom Commercial, LLC
303 Fairview St. Fountain Inn, SC 29664



Anna Friddle
Senior Associate
864-420-8541

anna@freedomcommercialre.com

Charlie Pruette
Broker-In-Charge
864-275-7876

charlie@freedomcommercialre.com

Haley Stephens
Senior Associate
864-419-5966

haley@freedomcommercialre.com