

FOR LEASE

INDUSTRIAL WAREHOUSE OPPORTUNITY

RAIL-SERVED INDUSTRIAL DISTRIBUTION FACILITY

255 Franklin Street, Spartanburg, SC 29303

**±115,000 SF (DIVISIBLE)
AVAILABLE**



REVOLVE COMMERCIAL REAL ESTATE

**FOR MORE
INFORMATION
CONTACT:**

JON BOCKMAN

📞 425-417-5391

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PROPERTY OVERVIEW

RAIL-SERVED INDUSTRIAL DISTRIBUTION FACILITY FOR LEASE

255 Franklin Street, Spartanburg, SC 29303

An exceptional industrial warehouse opportunity located in the heart of Spartanburg's premier logistics corridor. The property offers a 115,000 SF rail-served distribution facility with excellent functionality for a wide range of users. The building can be demised to accommodate two tenants, providing flexibility for mid-size and large-scale operations.

- Total Size: ±115,000 SF (divisible)
- Ceiling Height: ±24' clear
- Loading: Dock-high loading on all sides of the building for efficient circulation
- Rail Service: Direct rail access at the rear of the property
- Power: Heavy power capacity suitable for manufacturing or distribution
- Site: Large truck court and ample trailer storage
- Zoning: Industrial — compatible with a variety of uses
- Access: Immediate access to I-85, I-26, and major regional freight corridors



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LOCATION HIGHLIGHTS

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Strategically positioned in Spartanburg's industrial hub, the site benefits from proximity to:

BMW Manufacturing (±15 minutes)

Inland Port Greer (±20 minutes)

Greenville-Spartanburg International Airport (±25 minutes)

Charlotte and Atlanta logistics networks via I-85

This prime Spartanburg location provides excellent regional connectivity and direct access to the Southeast's growing supply chain infrastructure. Ideal for distribution, manufacturing, or logistics users requiring a central, rail-served facility.



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AVAILABILITY

RAIL-SERVED INDUSTRIAL DISTRIBUTION FACILITY FOR LEASE

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- **Total Space: ±115,000 SF (divisible)**
- **Possession: Immediate**
- **Lease Rate: Contact broker for details**



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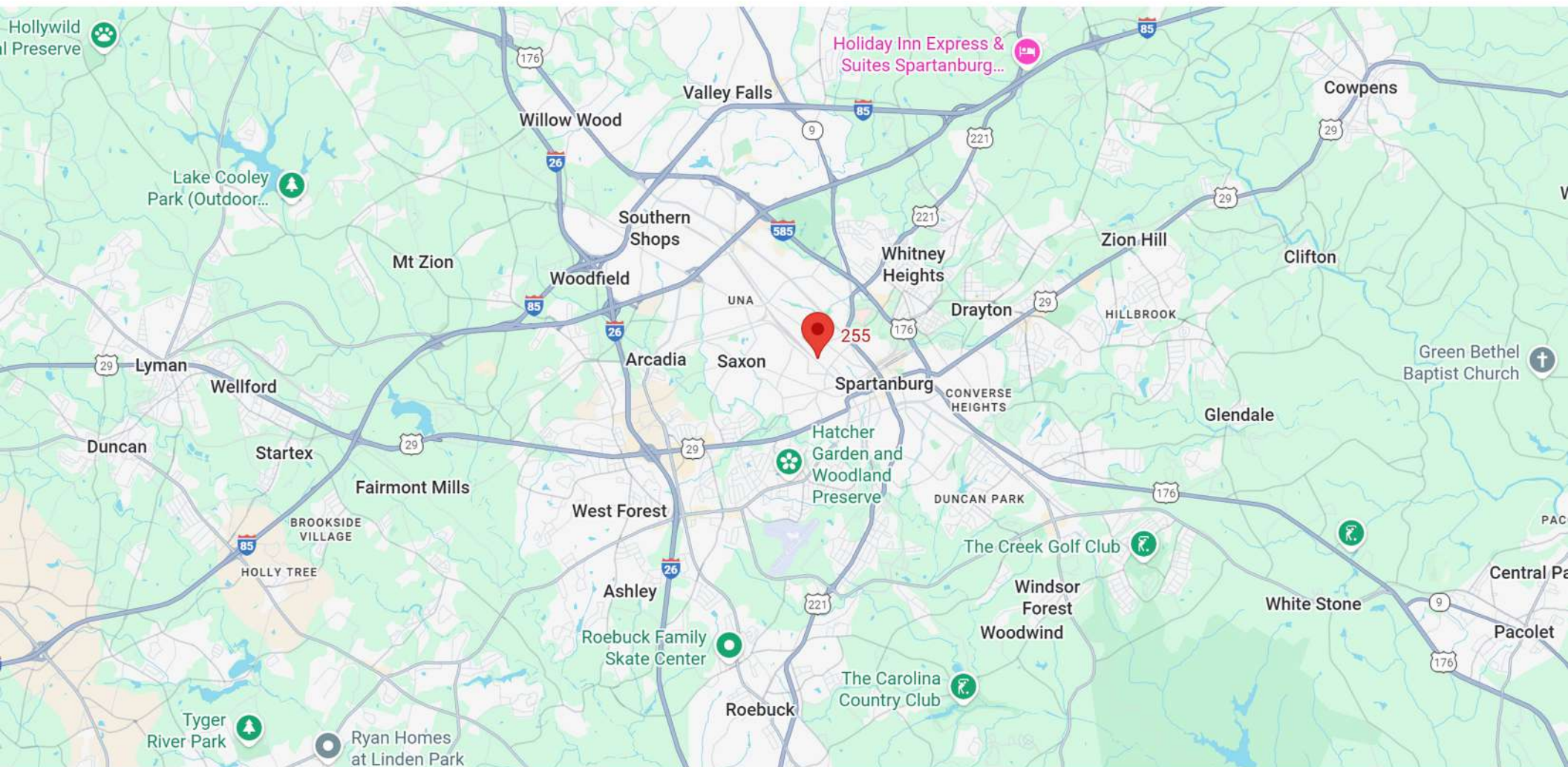
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MAP

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