



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**±116,413 SF OF INDUSTRIAL SPACE AVAILABLE FOR LEASE**

## 117 LITTLEJOHN STREET SPARTANBURG, SC 29301

### LEASE RATE: CALL FOR PRICING

- (12) 8' x 10' Dock Doors with EOD Levelers
- (1) Drive-in Door (8' x 8')
- Ceiling Height: 18' 1" - 25' 7"
- 25' x 50' Column Spacing
- Easement for CSX Rail Spur Behind Building
- New Paint in 2021



#### INTERSTATE ACCESS

±1.2 MILES FROM I-26 & ±2 MILES FROM I-85



#### BUILDING SIZE

±116,413 SF



#### AVAILABLE SPACE

±8,419 SF OFFICE / ±107,994 SF WAREHOUSE



#### LIGHTING

LED



#### SPRINKLER

100% WET SPRINKLED (MODERATE HAZARD)

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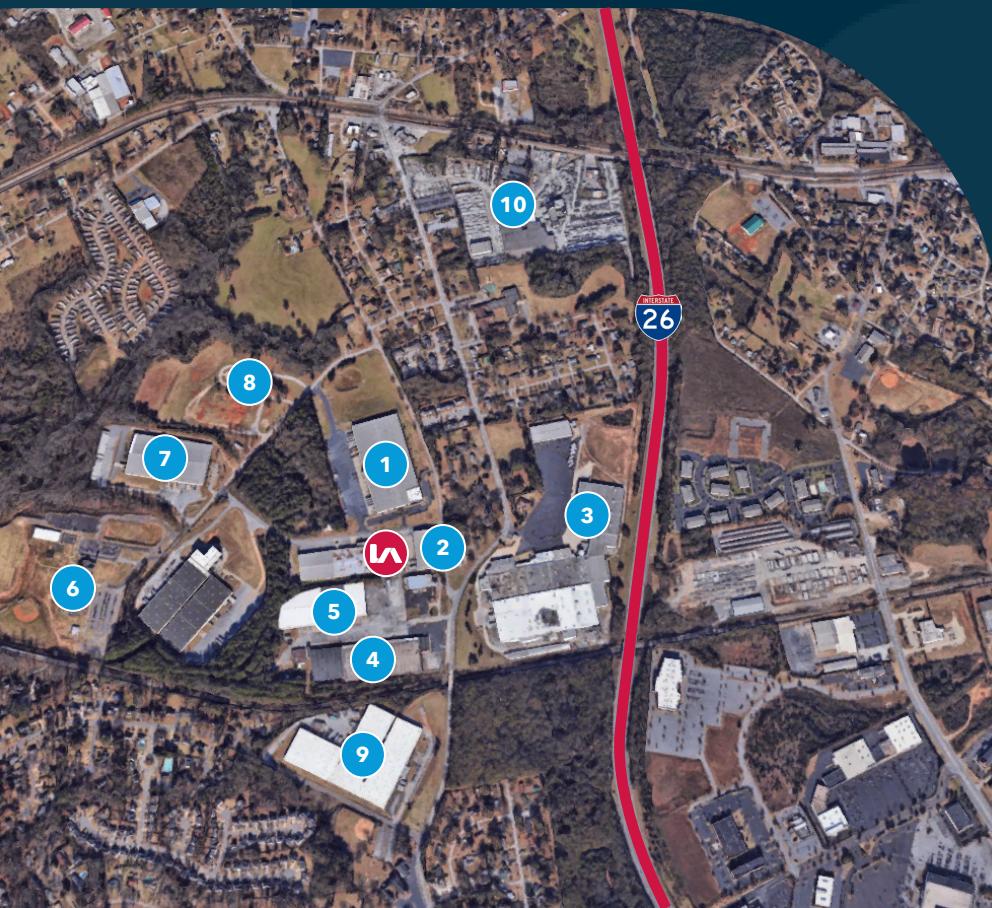
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# PROPERTY OVERVIEW



<b>TAX MAP #</b>	6-17-00-041.03
<b>PROJECT SIZE (TOTAL)</b>	±116,413 SF
<b>WAREHOUSE</b>	±107,994 SF
<b>OFFICE</b>	±8,419 SF
<b># OF OFFICES</b>	See Floor Plan
<b># OF RESTROOMS</b>	See Floor Plan
<b>CONSTRUCTION</b>	Pre-Engineered Metal
<b>CONDITION</b>	Good
<b>ZONING</b>	None
<b>CITY LIMITS</b>	No
<b>CEILING HEIGHT</b>	18' 1" - 25' 7"

<b>ROOF</b>	Metal
<b>SIGNAGE</b>	On Building
<b>FLOORS</b>	6" Concrete Reinforced 3,500 psi
<b>LIGHTING</b>	LED
<b>LOADING</b>	(12) Docks (8' x 10') & (1) GLD 8' x 8'
<b>PARKING</b>	40 Spaces
<b>TRUCK COURT</b>	Yes
<b>GAS</b>	Piedmont Natural Gas
<b>WATER</b>	Spartanburg Water System (8")
<b>SEWER</b>	Spartanburg Sanitary Sewer District (8")
<b>POWER</b>	Duke Energy



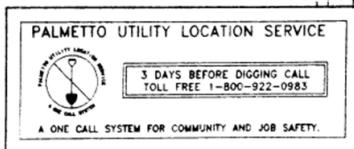
- 1 Southeastern Paper Group
- 2 Builders FirstSource
- 3 Tietex International
- 4 RDI USA, Inc.
- 5 RDI USA, Inc.
- 6 Oakbrook Preparatory School
- 7 Tietex / Universal Packaging
- 8 Fairforest Middle School
- 9 Revman International
- 10 Tindall Corporation

# SITE PLAN



- CAUTION -

PLAT-146 PG 1



THE UTILITIES ARE SHOWN ON THIS PLAN IN APPROXIMATE LOCATIONS ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN HEREON OR FOR ANY LOCATIONS NOT SHOWN HEREON. IN THE EVENT OF ANY ADDITIONAL CONTRACTS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RECORDED  
99 OCT 18 PH 4:06  
R.M.C.  
SPARTANBURG, S.C.

MONTGOMERY INDUSTRIES  
DEED BOOK 35K, PAGE 291  
DEED BOOK 42X, PAGE 280

STREET

LITTLEJOHN

BLACKSTOCK WAREHOUSE, LLC  
DEED BOOK 50W, PAGE 456  
DEED BOOK 43C, PAGE 846



S14°05'00"E

278.90'

24.7'

1.4'

524.28'

575.81' 10W

80 FT. SPUR TRACK EASEMENT  
(SPUR RACK HAS BEEN REMOVED)

DEED BOOK 26H, PAGE 60  
DEED BOOK 26H, PAGE 63

ONE STORY  
METAL BUILDING

BLACKSTOCK WAREHOUSE, LLC

DEED BOOK 42K, PAGE 216  
DEED BOOK 42M, PAGE 582  
DEED BOOK 45R, PAGE 323  
DEED BOOK 51C, PAGES 294-298  
DEED BOOK 51H, PAGE 960  
DEED BOOK 45S, PAGE 169  
PLAT BOOK 80, PAGE 918

DUKE POWER BLANKET EASEMENTS:

DEED BOOK 12Z, PAGE 285  
DEED BOOK 12Z, PAGE 287  
DEED BOOK 18Z, PAGE 477  
DEED BOOK 42J, PAGE 366

MONTGOMERY INDUSTRIES  
DEED BOOK 35K, PAGE 291  
DEED BOOK 42X, PAGE 280

AREA = 5.573 ACRES  
SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS

# LEARN MORE. GIVE US A CALL.



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## WISE GUIDANCE, LOYAL TO YOU

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