



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)

RANDALL BENTLEY, CCIM, SIOR
President / Principal
rbentley@lee-associates.com
864.444.2842

ADAM D. PADGETT, SIOR
Executive VP / Principal
apadgett@lee-associates.com
864.704.1040

JORDAN SKELLIE, SIOR
Senior Associate / Principal
jskellie@lee-associates.com
864.704.1040

320 E. Main Street, Suite 430, Spartanburg, SC 29302 | LeeGreenville.com | 864.704.1040

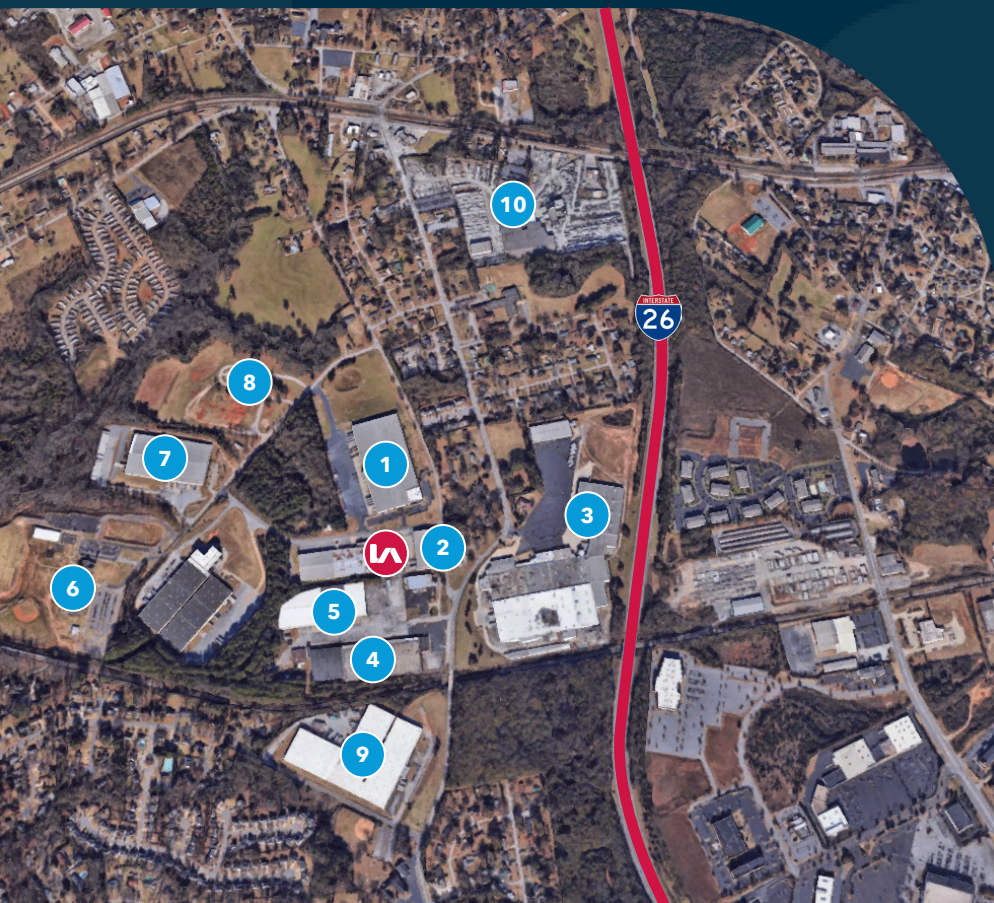
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PROPERTY OVERVIEW



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

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

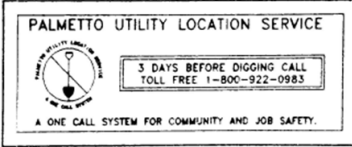


- 1 Southeastern Paper Group
- 2 Builders FirstSource
- 3 Tietex International
- 4 RDI USA, Inc.
- 5 RDI USA, Inc.
- 6 Oakbrook Preparatory School
- 7 Tietex / Universal Packaging
- 8 Fairforest Middle School
- 9 Revman International
- 10 Tindall Corporation

SITE PLAN



CAUTION PLAT-146 PG 11



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 CONSTRUCTION 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 PM 4:06
R.M.S.
SPARTANBURG, S.C.

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

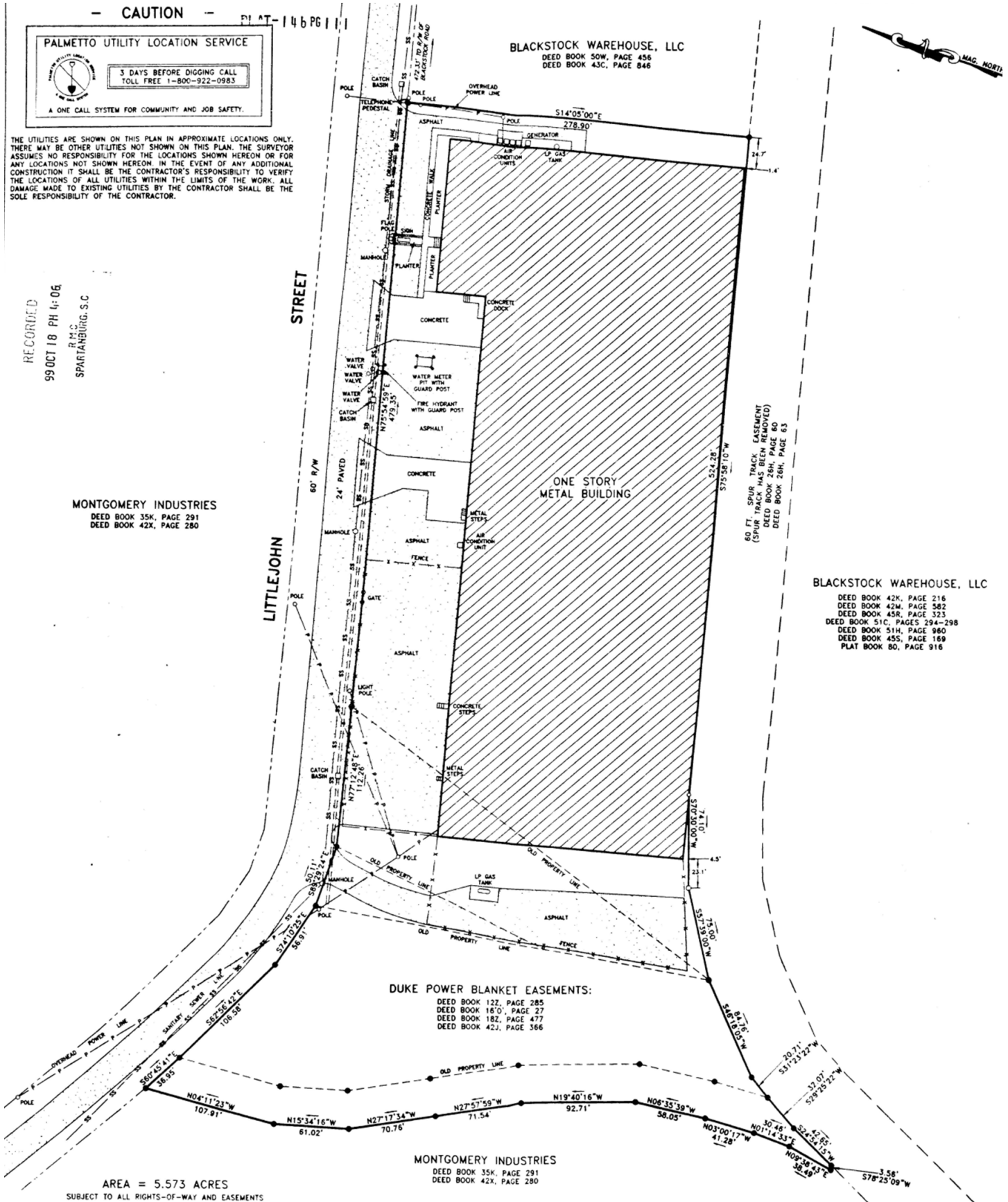
BLACKSTOCK WAREHOUSE, LLC
DEED BOOK 50W, PAGE 456
DEED BOOK 43C, PAGE 846

BLACKSTOCK WAREHOUSE, LLC
DEED BOOK 42K, PAGE 216
DEED BOOK 42W, PAGE 382
DEED BOOK 45R, PAGE 323
DEED BOOK 51C, PAGES 294-298
DEED BOOK 51H, PAGE 980
DEED BOOK 45S, PAGE 169
PLAT BOOK 80, PAGE 916

DUKE POWER BLANKET EASEMENTS:
DEED BOOK 122, PAGE 285
DEED BOOK 16'0, PAGE 27
DEED BOOK 182, PAGE 477
DEED BOOK 42J, PAGE 366

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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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GREENVILLE OFFICE

101 W. Court Street, Suite A
Greenville, SC 29601

SPARTANBURG OFFICE

320 E. Main Street, Suite 430
Spartanburg, SC 29302



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