



Matt Roos

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±7,200 SF RETAIL/FLEX BUILDING FOR SALE

Sale Price: Call for Pricing

442 S Church Street Spartanburg, SC 29306

- Recently renovated (2023)
- Versatile open-concept floorplan
- Contemporary design with natural light
- On major downtown corridor in area seconds from \$700M in capital investments
- Conditioned building with storage/warehousing
- New concrete parking



YEAR RENOVATED CONTEMPORARY COMPLETE RENO-VATION (2023)

HVAC FULLY CONDI-TIONED BUILDING



DOWNTOWN ACCESS

SECONDS FROM DOWN-TOWN SPARTANBURG ON MAJOR CORRIDOR



STORAGE

OPEN CONCEPT AND POTENTIAL WAREHOUSE STORAGE

PROPERTY OVERVIEW

PROPERTY NAME	442 S. Church Street
ТҮРЕ	Retail/Commercial/Flex
TOTAL AVAILABLE SF	±7,200
TOTAL BUILDING SF	±7,200
TAX MAP #	7-16-02-187.00
COUNTY	Spartanburg
CITY LIMITS	Yes, City of Spartanburg
YEAR BUILT	1986
CONSTRUCTION TYPE	Metal/Masonry/Stone
ROOF	Metal
CEILING HEIGHT	9'6" - 12'
DRIVE-IN DOORS	One (1) Drive-In Door (10' x 10')
COLUMN SPACING	Clear Span
LIGHTING	LED
PARKING	27 Spaces
GAS	Piedmont Natural Gas
WATER	Spartanburg Water
POWER	3 Phase 120/240V, 225 Amps
HVAC	Fully Conditioned



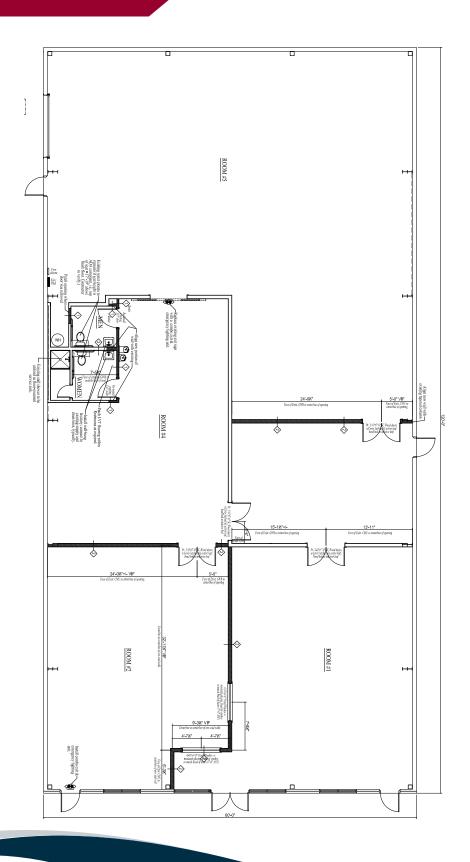








FLOOR PLAN









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GREENVILLE OFFICE

201 W. McBee Ave, Suite 400 Greenville, SC 29601

SPARTANBURG OFFICE

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

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LEARN MORE GIVE ME A CALL



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