



FOR LEASE

±12,500-SF Industrial Space with Convenient Access to I-26 & I-85

113 Ian Ct, Spartanburg, SC 29306

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Property Details

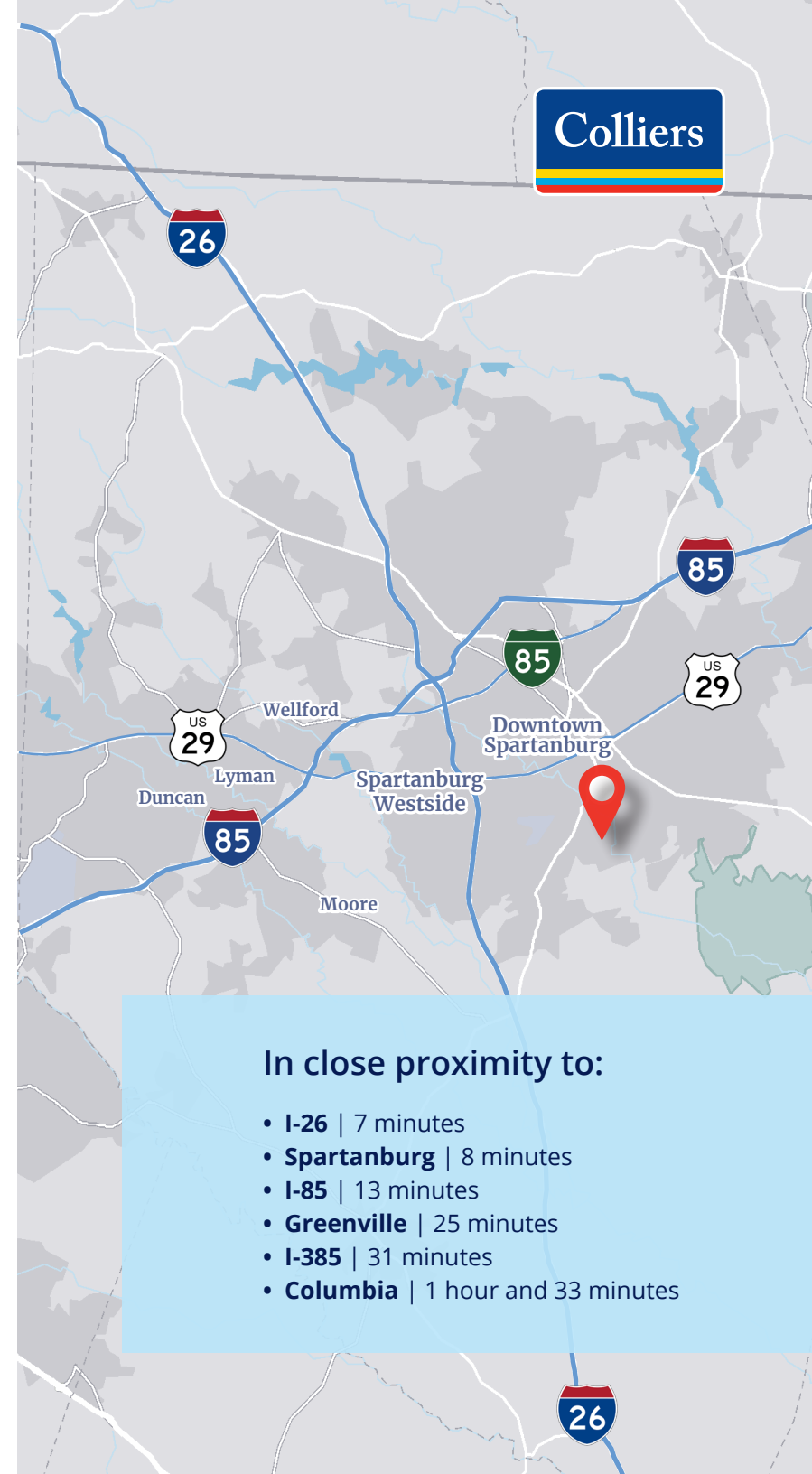
Address	113 Ian Court Spartanburg, SC
County	Spartanburg County
TMS #	6-26-00-014.04
Area	±1.95 acres
Warehouse space	±8,500 SF
Office space	±4,000 SF
Year Built	2004
Utilities	All available on-site
Dock doors	1
Drive-in doors	3
Power	3p 800amp

Highlights

- ±12,500 SF available total:
±10,000-SF building plus ±2,500-SF warehouse storage
- ±8,500-SF warehouse and ±4,000-SF office space
- Easy access to both I-26 and I-85
- Provides ideal accessibility to both the Spartanburg and Greenville markets
- Surrounded by an already established industrial park
- Access via Southport Rd which sees over 16,000 VPD

Lease Rate

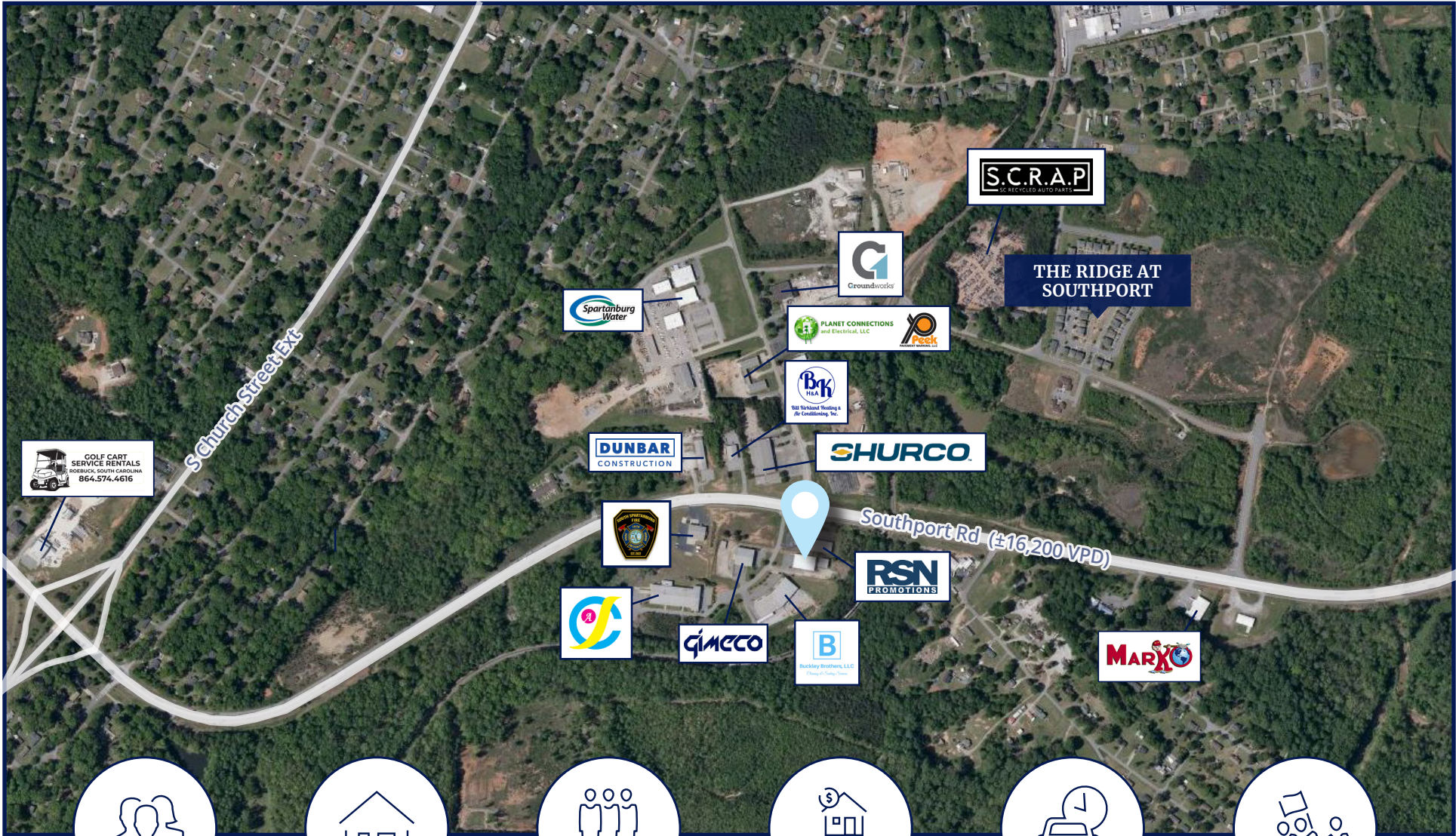
\$9.00/SF NNN



In close proximity to:

- **I-26** | 7 minutes
- **Spartanburg** | 8 minutes
- **I-85** | 13 minutes
- **Greenville** | 25 minutes
- **I-385** | 31 minutes
- **Columbia** | 1 hour and 33 minutes

Surrounding Businesses



±89,382
Total Population
Within 5 miles



±36,774
Total Households
Within 5 miles



38
Median Age
Within 5 miles



\$82,223
Avg HH Income
Within 5 miles



±3,781
Total businesses
within 5 miles

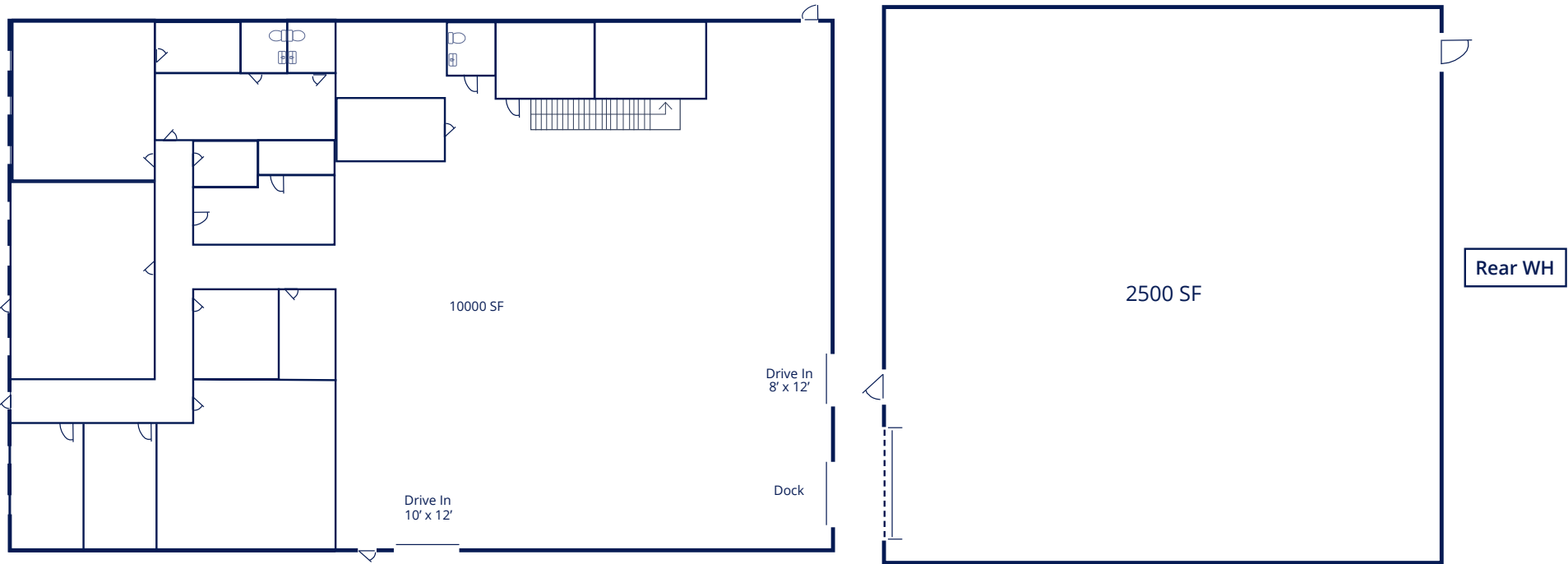


93%
Employed Civilian
Population within 5 miles

Drone Photography



Floor Plans



Call to Learn More



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