

## WAREHOUSE E

FOR LEASE

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# ±60,000-SF Warehouse Space Available **For Lease**

1375 Hayne St, Warehouse E | Spartanburg, SC

One of five warehouses on Hayne Street in Spartanburg is available for lease. Warehouse E, totaling ±60,000 SF, is currently undergoing an **upfit** that is expected to be complete by 4/30/2026. Upfit improvements include upgraded lighting, improved paving/parking and new dock equipment.

The warehouse is centrally located to both the westside of Spartanburg and Downtown and has convenient access to both Interstates 85 and 26. Industrial users within a 10-minute drive of this facility include Amazon, Walmart DS (Excel Logistics), Michelin, Milliken, Adidas, FedEx Ground and Magna.

**Lease Rate: \$4.95 / SF NNN**

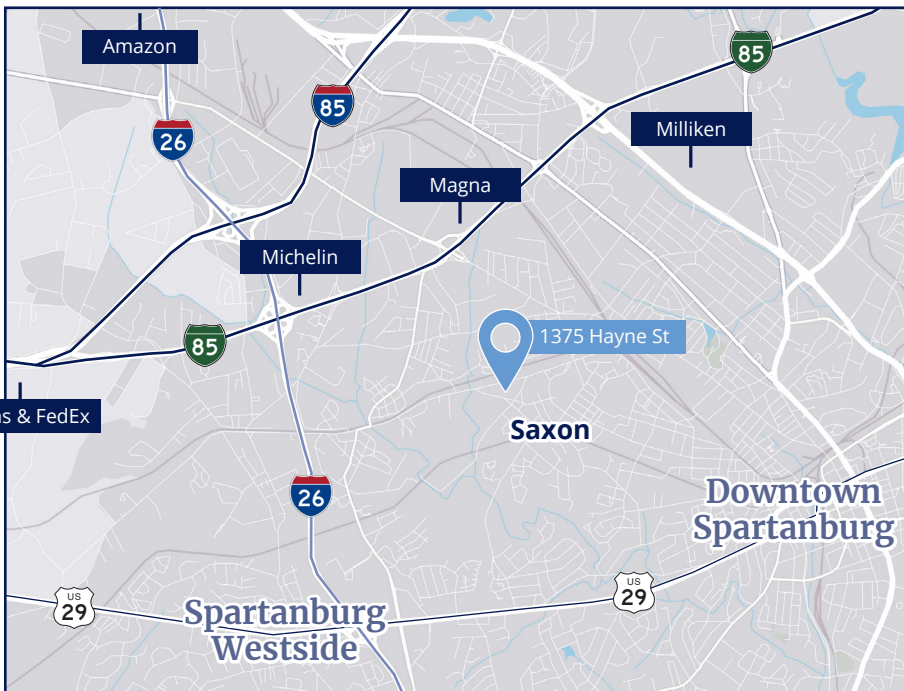
## PROPERTY PHOTOS



# Property Details

|                      |                                                                            |
|----------------------|----------------------------------------------------------------------------|
| <b>Address:</b>      | 1375 Hayne St, Warehouse E                                                 |
| <b>Location:</b>     | Spartanburg, SC 29301                                                      |
| <b>Size:</b>         | ±60,000 SF                                                                 |
| <b>Clear Height:</b> | 25'                                                                        |
| <b>Access:</b>       | Centrally located in Spartanburg with access to both Interstates 85 and 26 |
| <b>Price:</b>        | \$4.95 / SF NNN                                                            |
| <b>Security:</b>     | Fully fenced                                                               |
| <b>Utilities:</b>    | Gas, electric, water and sewer                                             |
| <b>Lighting:</b>     | Upgraded LED lighting                                                      |
| <b>Dock Doors:</b>   | Four (4) dock doors<br>One (1) drive-in door                               |
| <b>Parking:</b>      | On-site                                                                    |
| <b>Amenities:</b>    | Interior offices with AC and breakroom                                     |
| <b>Upfit</b>         | Currently undergoing renovations, estimated to be completed 4/30/2026      |

## Location Map



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