



FOR LEASE

Two-Building Industrial Property with Access to I-85 & I-26

113 Ian Ct, Spartanburg, SC 29306

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Property Details

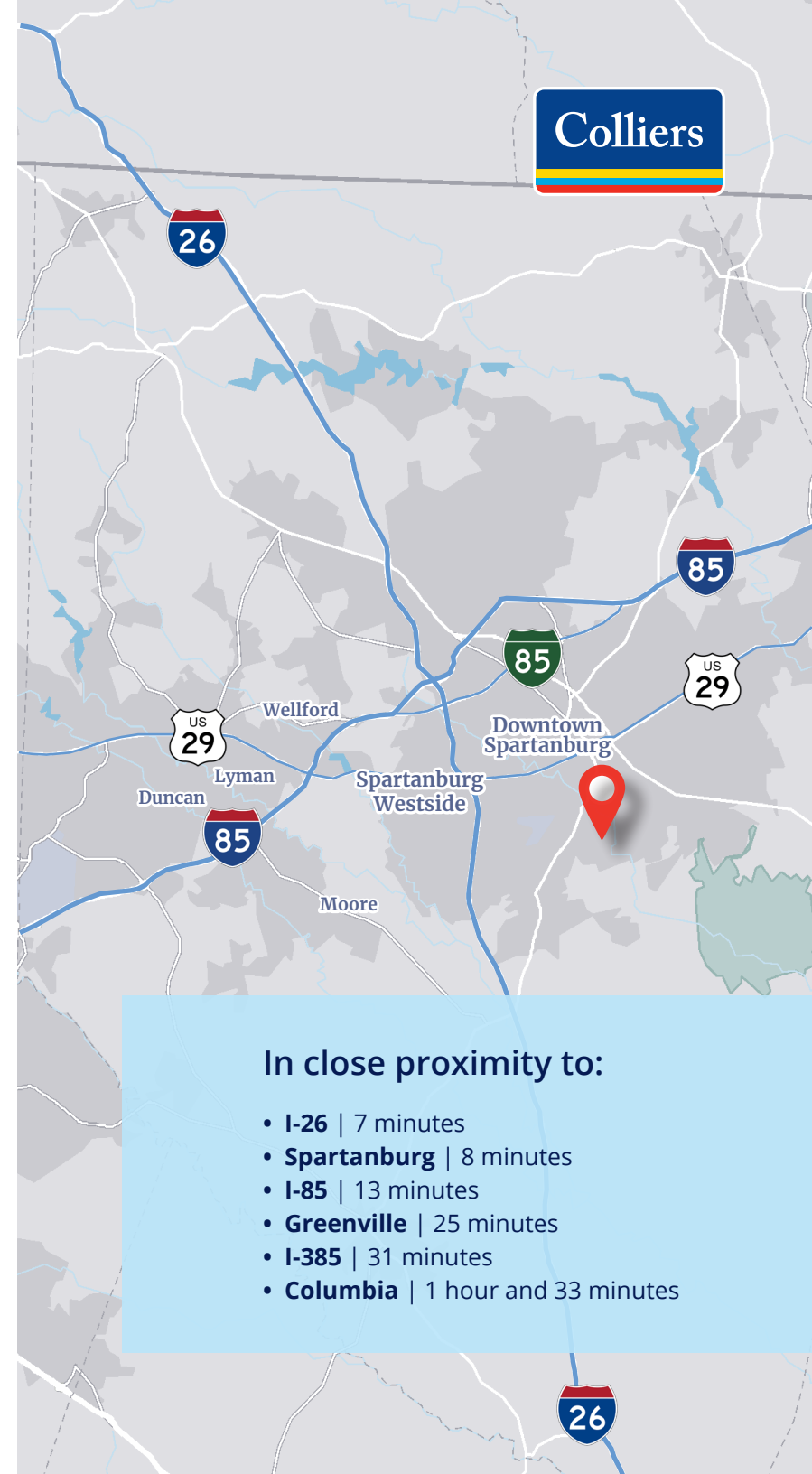
Address	113 Ian Court, Spartanburg, SC
County	Spartanburg County
TMS #	6-26-00-014.04
Area	±1.95 acres
Front Building	±6,000-SF Warehouse, ±4,000-SF Office Two (2) Drive-in Doors, One (1) Dock Door
Rear Building	±2,500-SF Warehouse One (1) Drive-in Door
Year Built	2004
Utilities	All available on-site
Power	3p 800amp

Highlights

- Property includes two adjacent industrial buildings:
 - **Front Building:** ±4,000 SF of office space with ±6,000-SF warehouse
 - **Rear Building:** ±2,500-SF warehouse
- Proximal to both I-26 and I-85, providing ideal access 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

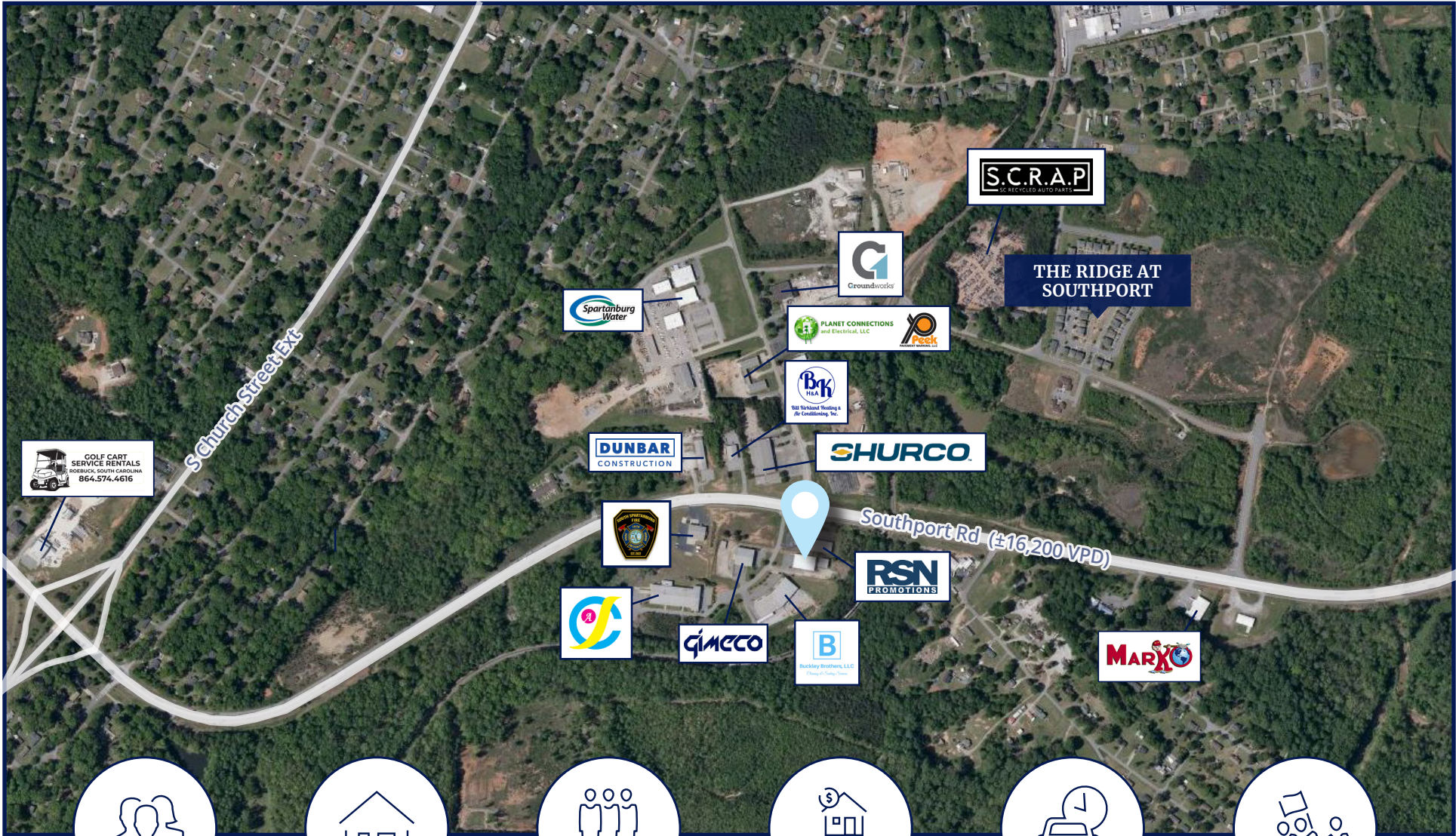
\$9.00/SF NNN



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



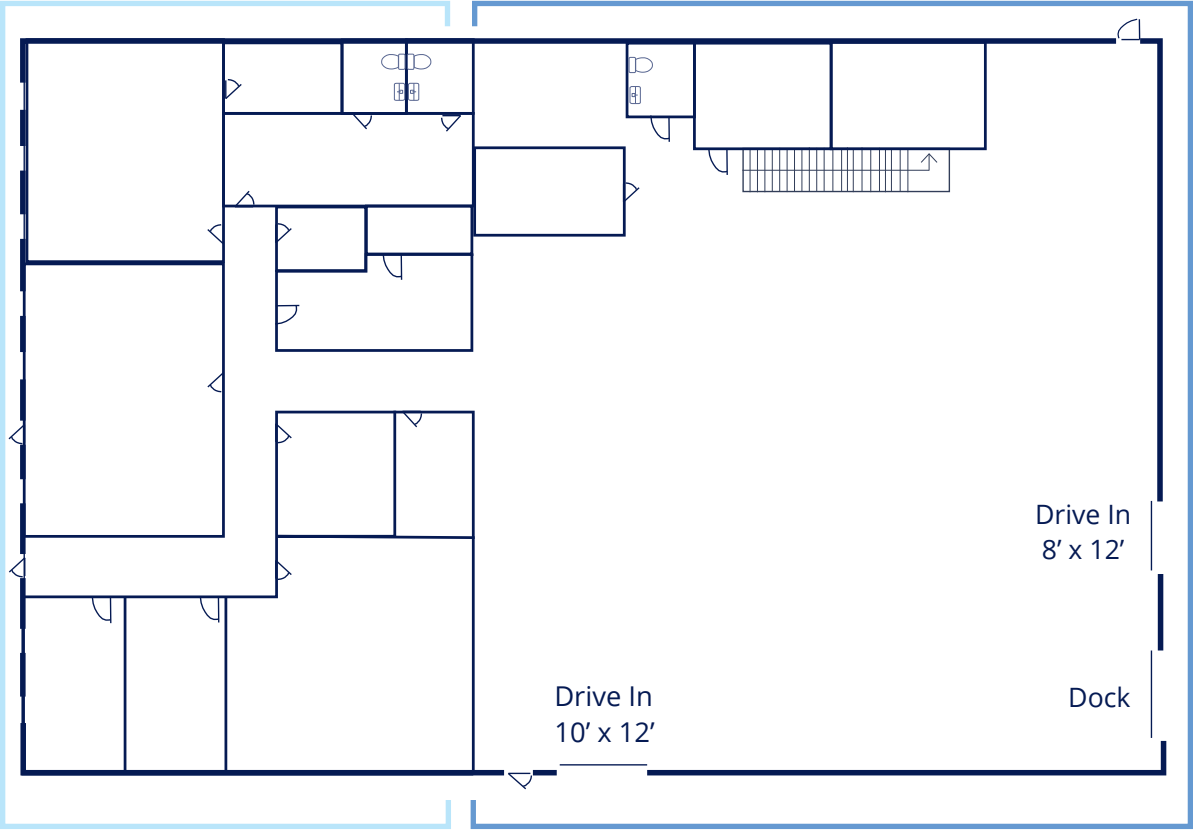
93%
Employed Civilian
Population within 5 miles

Drone Photography

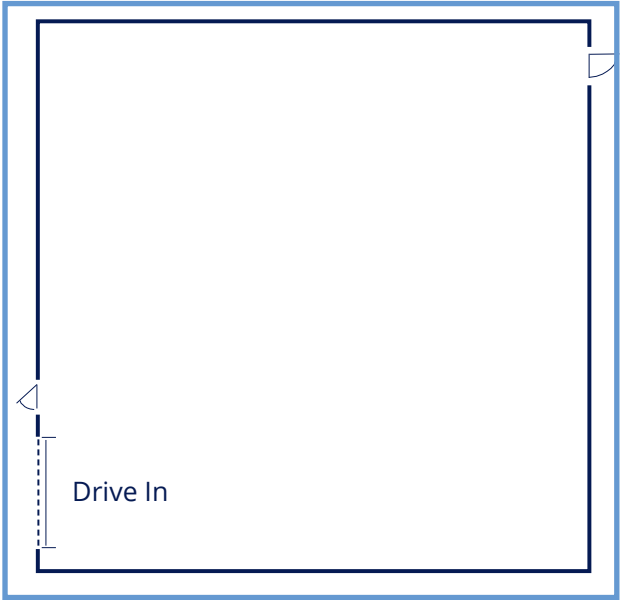


Floor Plans

Front Building ±10,000 SF



Rear Building ±2,500 SF



±2,500 SF Warehouse Space

Call to Learn More



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