



185 Littlejohn Street
Spartanburg, SC

Colliers

For Lease

185 Littlejohn St, Spartanburg, SC

±113,840 SF

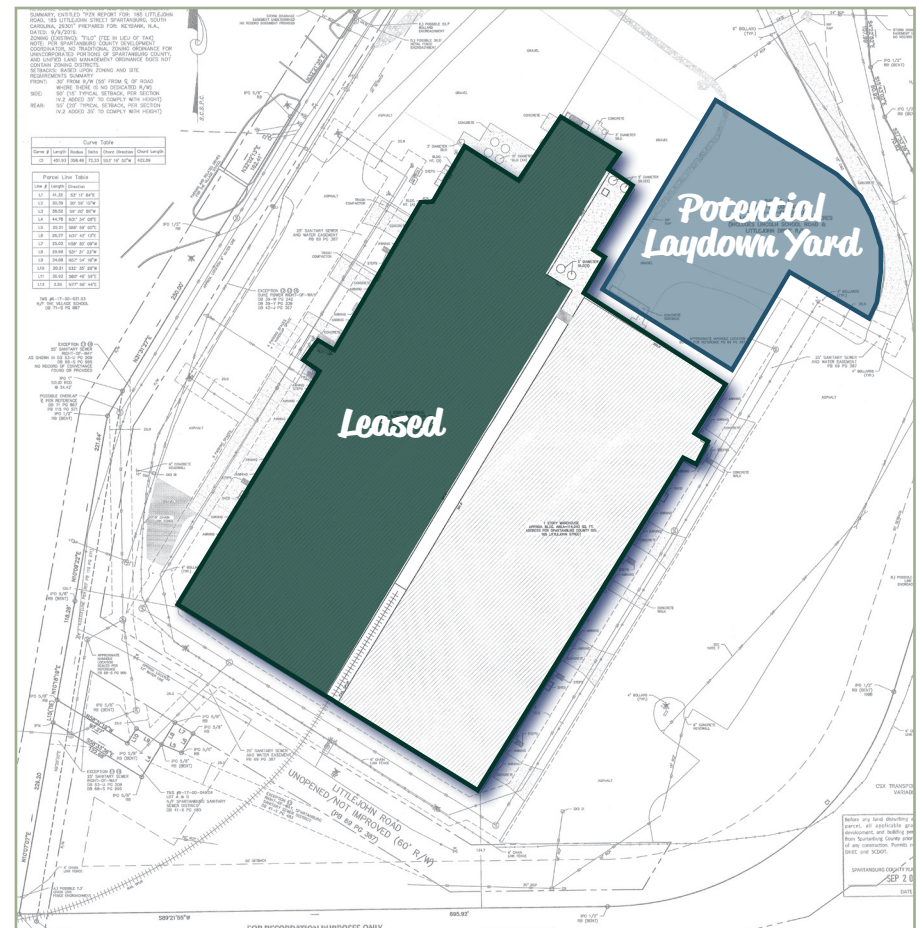
Lease Rate: Contact Broker

Property Overview

Explore this industrial facility at 185 Littlejohn Street in Spartanburg. This move-in ready space offers great accessibility, situated near I-85 and I-26 for convenient transportation and logistics. Ideal for businesses seeking a versatile and strategic location, this property provides the perfect setting for efficient operations.

This building includes $\pm 274,341$ SF with $\pm 113,840$ SF currently available for lease. The building sits on a ± 24.05 -acre lot, has 20 dock doors, two drive-in doors and is ready to meet all your business needs.

Address	185 Littlejohn St, Spartanburg, SC
Size	$\pm 274,341$ SF total
Available	$\pm 113,840$ SF
Office	$\pm 2,500$ SF
Clear Height	22' - 26'6" clear leasable section: 24' clear
Lease Rate	Contact broker
Docks	9 dock doors, 1 drive-in door
Power	1,600 amps, 480V 3-phase power
Parking	Ample parking and trailer storage
Lighting	LED
HVAC	100% in office only, new infrared heat
Laydown	Potential for additional laydown acreage



Exterior Photos

Warehouse Exterior and Aerial Photos



Interior Photos

Warehouse Interior Photos

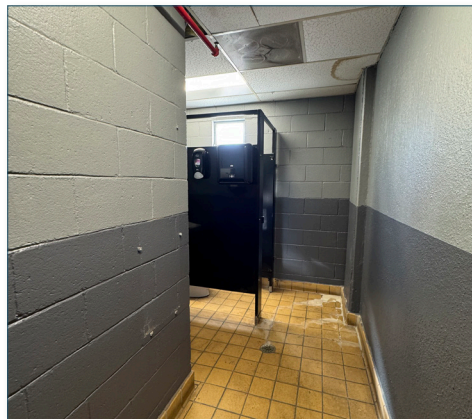




The property is slated for a comprehensive set of improvements under new ownership. These planned upgrades will modernize the facility and further position it as a desirable industrial property for future tenants looking to grow within the Spartanburg market.

Building improvements at 185 Littlejohn Street include:

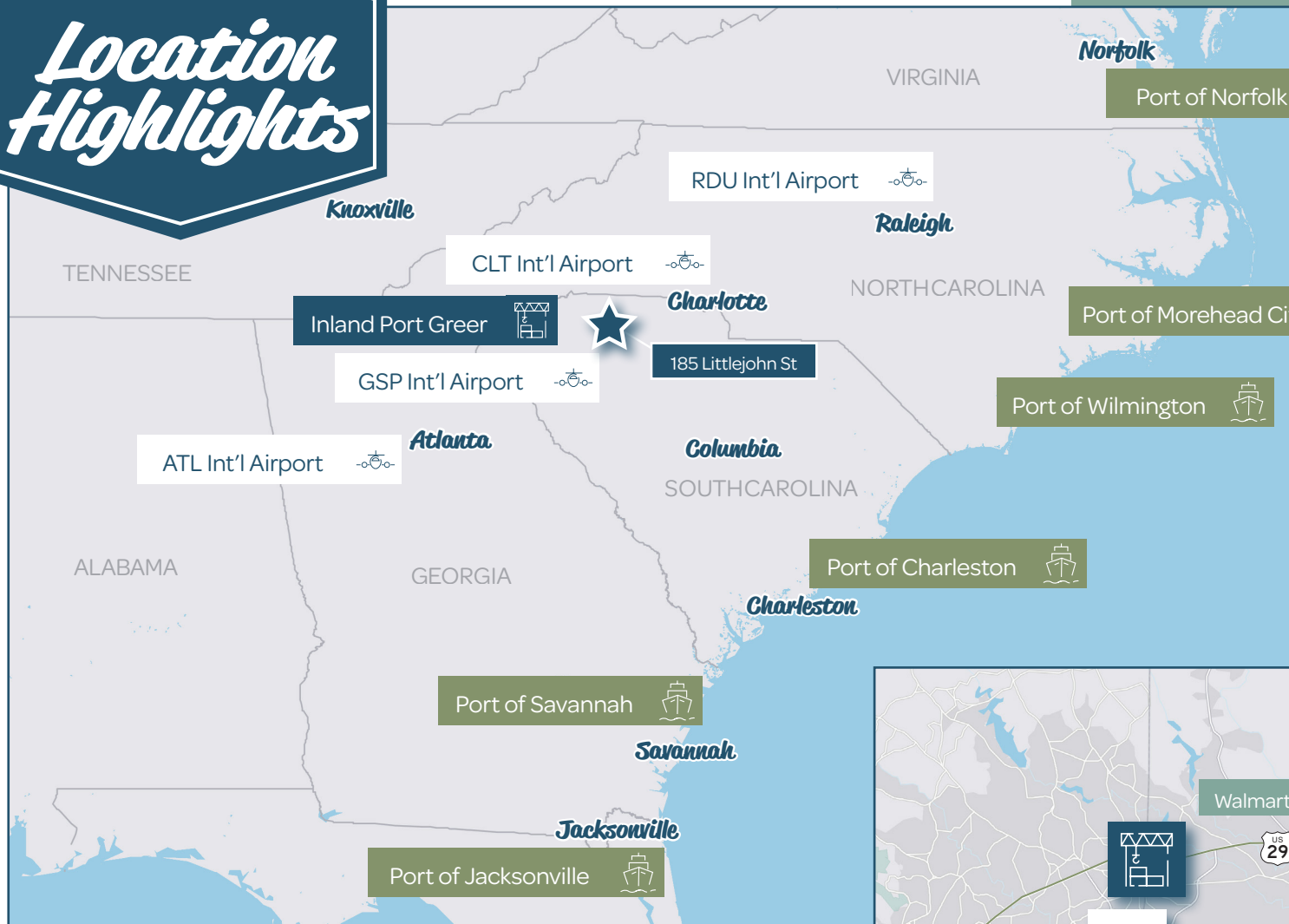
- Exterior pressure washing
- Interior and exterior painting
- Asphalt patching and sealcoating
- Upgraded drive-in and dock doors
- Office uplift
- Heavy power capacity (1,600 amps)
- Potential laydown yard



Office Photos



Location Highlights



Key Distances

I-85	±3.9 miles	Charlotte, NC	±77.4 miles
Business 85	±2.1 miles	Asheville, NC	±66.9 miles
I-26	±2.4 miles	Columbia, SC	±93.5 miles
Inland Port Greer	±13.9 miles	Charleston, SC	±203.0 miles
Spartanburg	±5.6 miles	FedEx Freight	±11.3 miles
Greenville	±26.7 miles	FedEx Ground	±3.9 miles
GSP Int'l Airport	±15.1 miles	UPS Freight	±26.3 miles
BMW	±12.7 miles		

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Contact

Drake Scott
Senior Brokerage Associate
864 527 5452
drake.scott@colliers.com

Dillon Swayngim, SIOR
Vice President
864 527 5456
dillon.swayngim@colliers.com



Colliers | SC
145 W. Main St, Suite 300
Spartanburg, SC 29306
864 297 4950