



FOR LEASE

±19,000-SF Mixed-Use Facility Available Just Outside Downtown Spartanburg

1201 Union Street, Spartanburg, SC

Available

Occupied

Greyson Furnas

Senior Brokerage Associate
+1 864 527 5454
greyson.furnas@colliers.com

Colliers | South Carolina
145 W Main Street, Ste 300
Spartanburg, SC 29306
+1 864 297 4950



Property Summary

1201 Union Street offers ±19,000 SF of flexible space for lease, ideally located just outside Downtown Spartanburg. Positioned at a signalized intersection with dual access points, the site allows for smooth ingress and egress for trucks and employee and customer vehicles.

The available space is located at the front of the building, with Motivus CrossFit occupying the rear. The property also features an adjacent concrete slab to the left of the building and additional parking on the right. With multiple dock doors and an open-concept layout, this facility offers a flexible, mixed-use environment that can be tailored to meet a variety of tenant needs.

Key Specifications

Amenities	9 offices, reception area and break room (integrated)
Available area	±19,000 SF
Lot size	±4.14 AC
Restrooms	2
Drive in doors	1
Building class	C



±16,600 VPD
via Union St.
(2024)



±84,150 total
population
within 5 miles
(2025)



±2.3 miles from
Downtown
Spartanburg

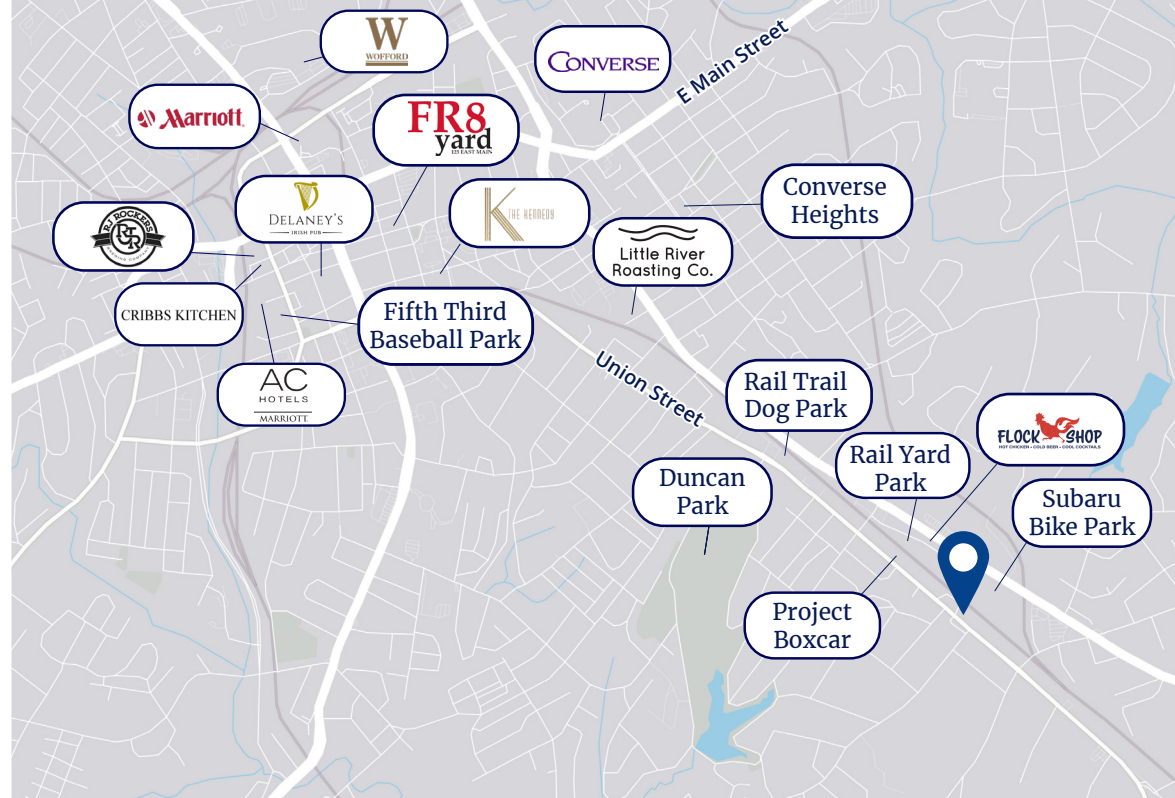


#1 small metro
for economic
growth

Lease Rate

\$8.50 per square foot

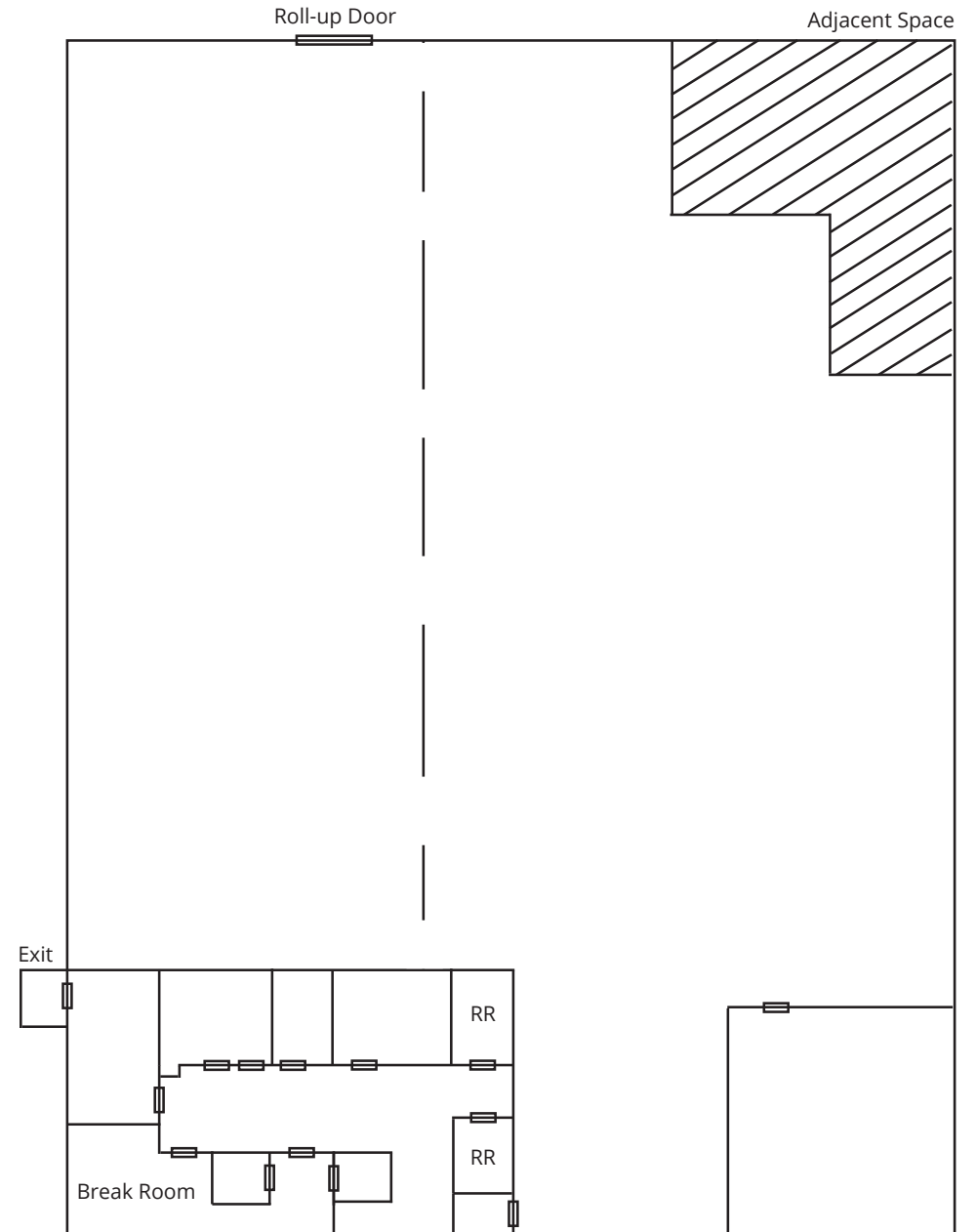
Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



Interior Photos



Space Layout



1201 Union St | Spartanburg, SC

Contact:

Greyson Furnas

Senior Brokerage Associate

+1 864 527 5454

greyson.furnas@colliers.com



Colliers | South Carolina
145 W Main Street, Ste 300
Spartanburg, SC 29306
+1 864 297 4950



This document/email has been prepared by Colliers | South Carolina for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.