



Available

FOR LEASE

±112,000 SF Remaining | Move-In Ready Industrial Manufacturing Space

185 Littlejohn Street | Spartanburg, SC

Colliers

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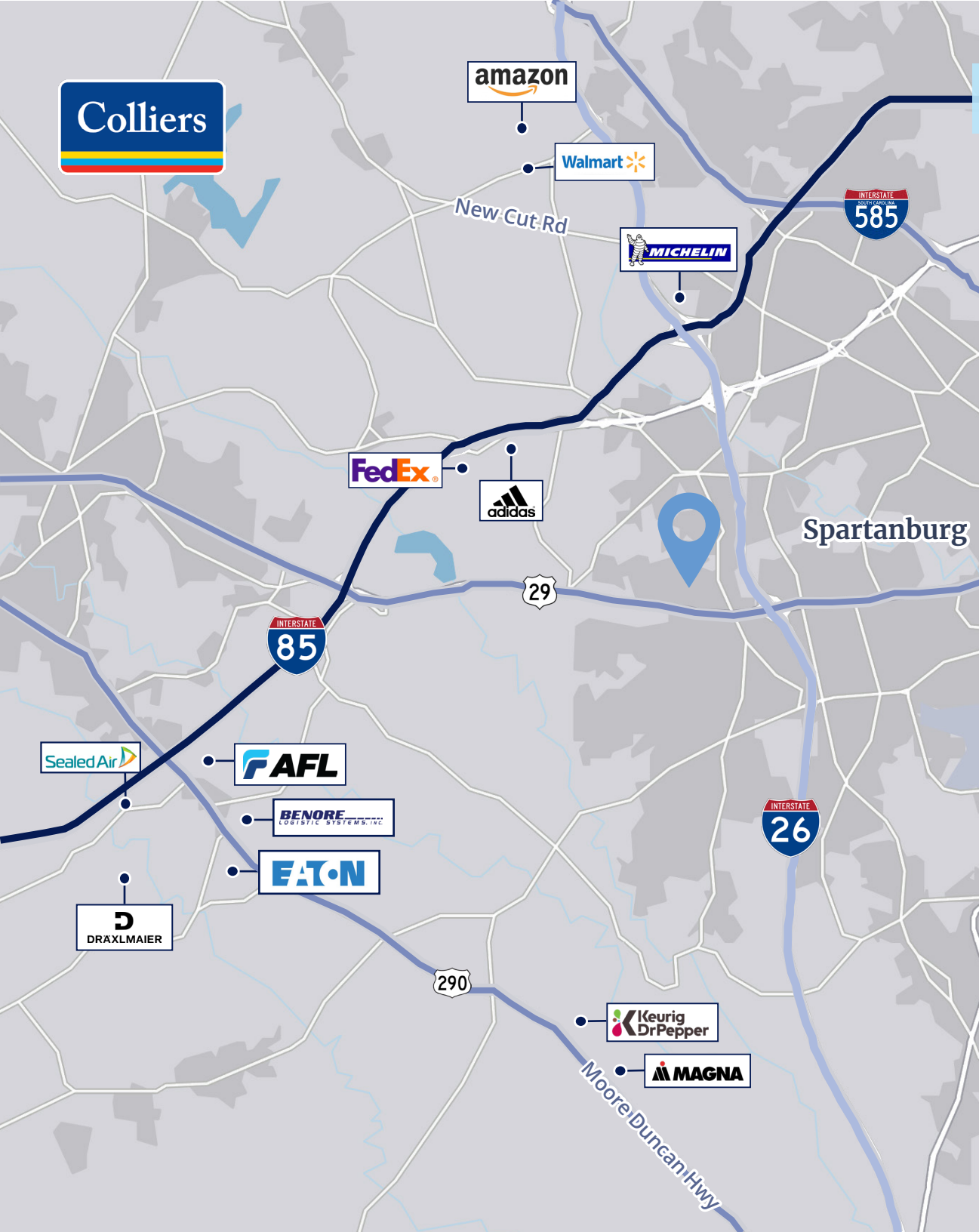
±112,000 SF
available for lease

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.

There is ±112,000 SF currently available for lease. The building sits on a 24.05-acre lot. The facility has 20 dock doors, 2 drive-in doors and is ready to meet all your business needs.

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PROPERTY LOCATION



Easy access
to The Greer Inland
Port



Convenient access
to major interstates



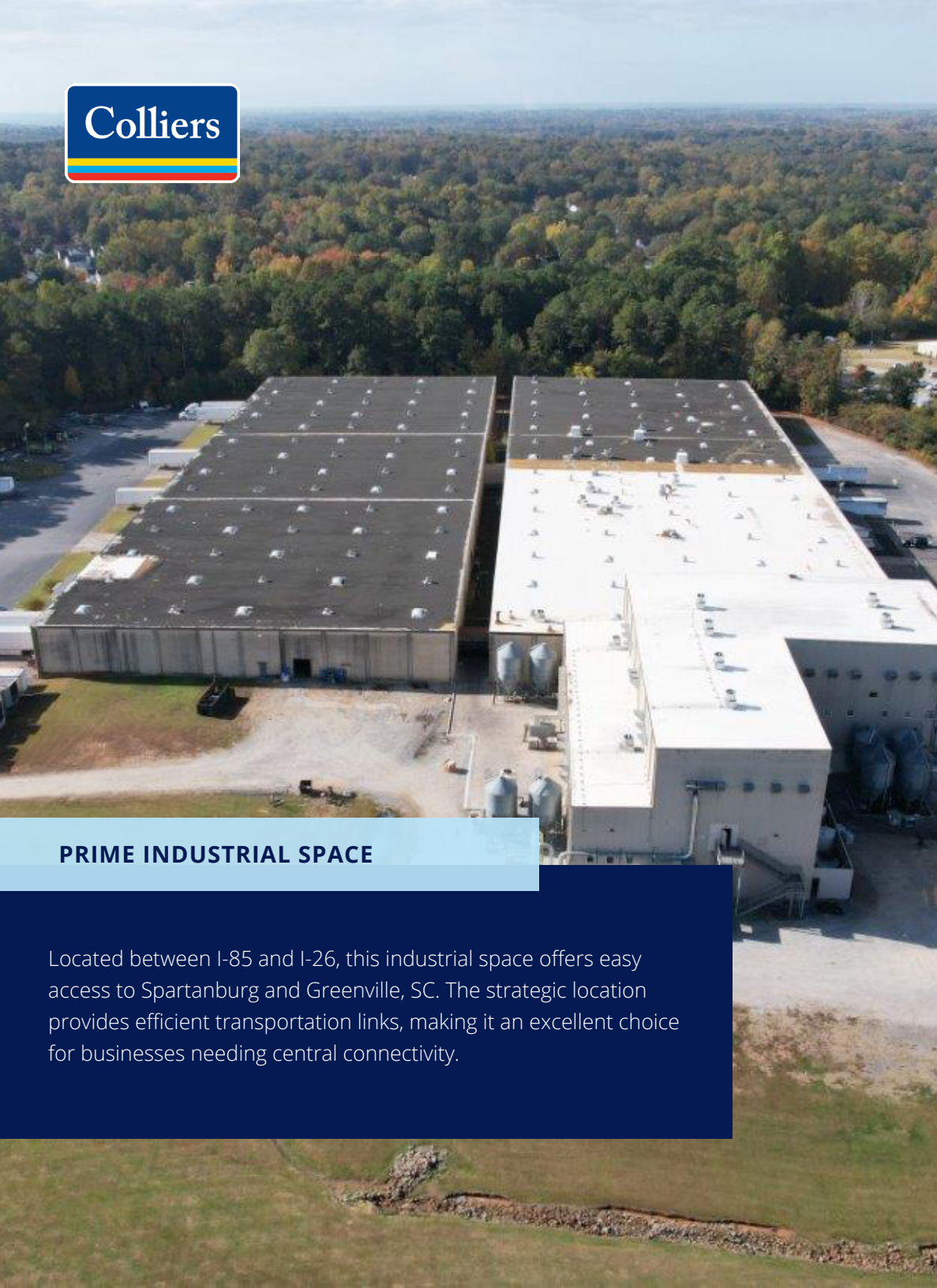
100 million within
a 1 day drive



±8,200 Vehicles
Per Day

Key Distances

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



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PRIME INDUSTRIAL SPACE

Located between I-85 and I-26, this industrial space offers easy access to Spartanburg and Greenville, SC. The strategic location provides efficient transportation links, making it an excellent choice for businesses needing central connectivity.

Technical Specifications

- ±112,000 SF remains
- ±2,500 SF of office space
- 22'- 26'6" clear | leasable section 24' clear
- 10 dock doors
- 2 drive-in doors
- 8,000 amps, 480V 3-phase power
- 35 trailer parking spaces
- 60 auto parking spaces
- LED lighting
- HVAC equipped office space

Lease Rate

\$4.50 SF/NNN

Space Available

±112,000 SF

Use Types

Manufacturing

Site Plan

±112,000 SF available for lease

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	451.83	208.48	72.33	S57°18'30"W	422.59

Line #	Length	Direction
L1	61.32	S2°11'04"E
L2	30.39	S0°58'15"W
L3	18.50	S0°25'30"W
L4	44.78	N30°34'08"E
L5	23.21	S48°58'00"E
L6	28.27	N30°47'13"E
L7	25.63	N08°30'50"W
L8	29.98	S20°30'23"W
L9	34.88	N57°54'18"W
L10	23.21	S32°38'20"W
L11	26.92	S60°48'08"E
L12	3.56	N77°58'44"E

TMS #6-17-00-021.03
N/T THE VILLAGE SCHOOL
DB 71-5 PG 867

EXCEPTION ③
25' SANITARY SEWER
AS SHOWN IN DB 71-5 PG 867
DB 88-5 PG 893
NO RECORD OF CONFORMANCE
FOUND OR PROVIDED

POSSIBLE OVERLAP
E. PER REFERENCE
DB 71 PG 867
DB 115 PG 871
IPD 1/2"
RB (BENT)

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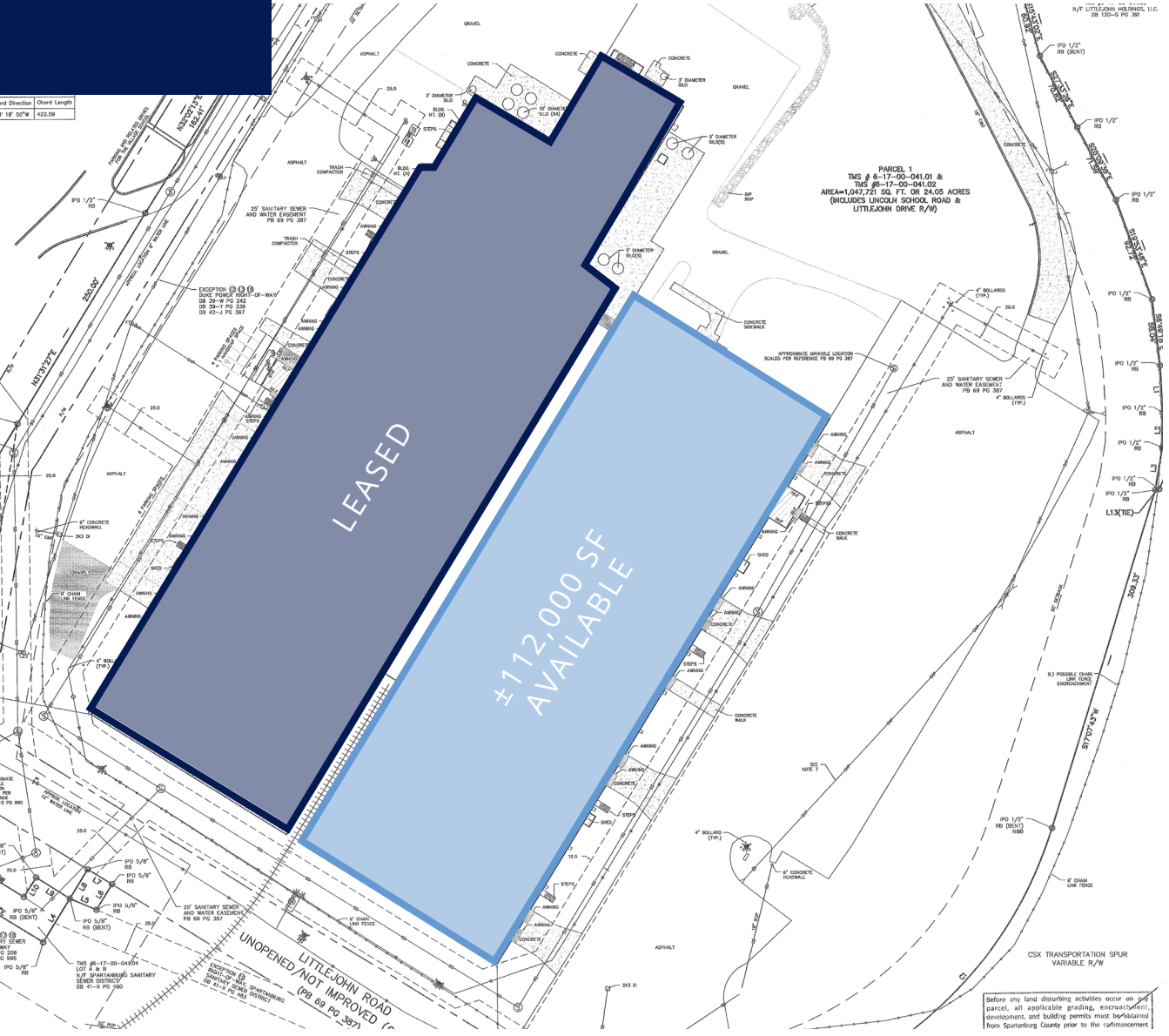
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