

FOR LEASE

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

1201 Union Street, Spartanburg, SC

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Spartanburg, SC 29306
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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)

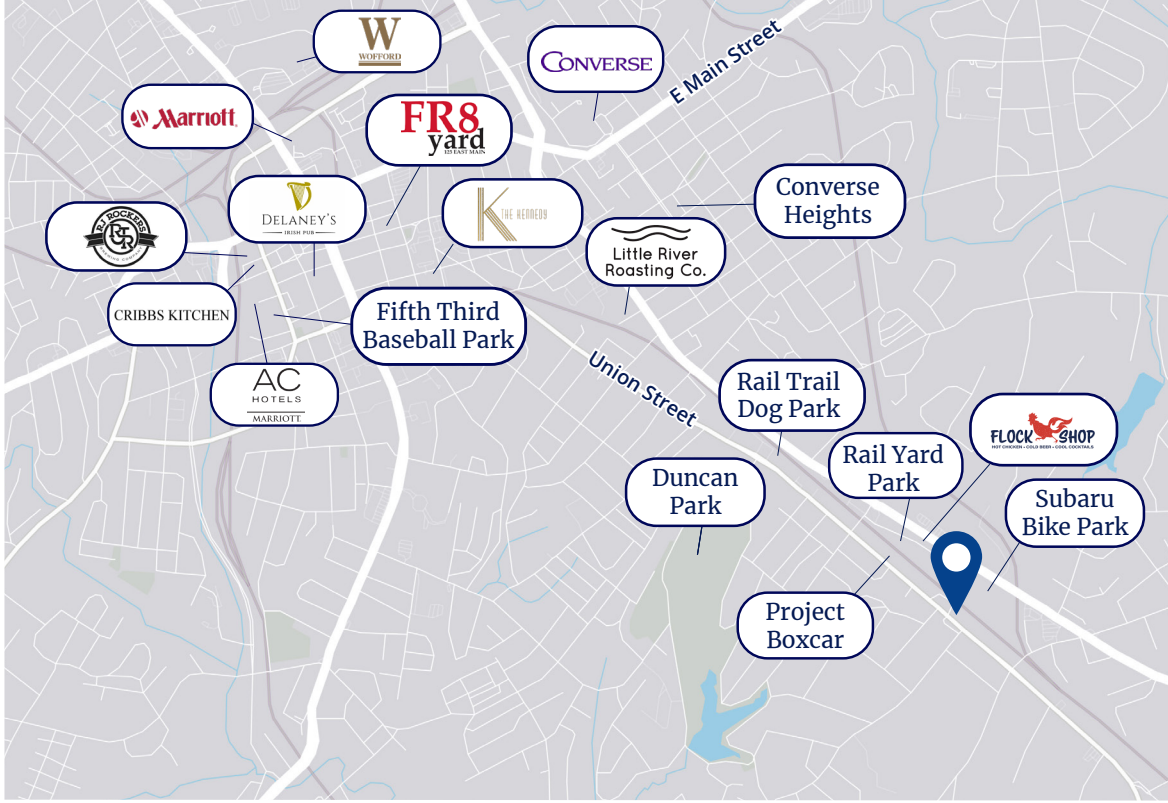
±2.3 miles from Downtown Spartanburg

#1 small metro for economic growth

Lease Rate

$8.50 per square foot

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Interior Photos

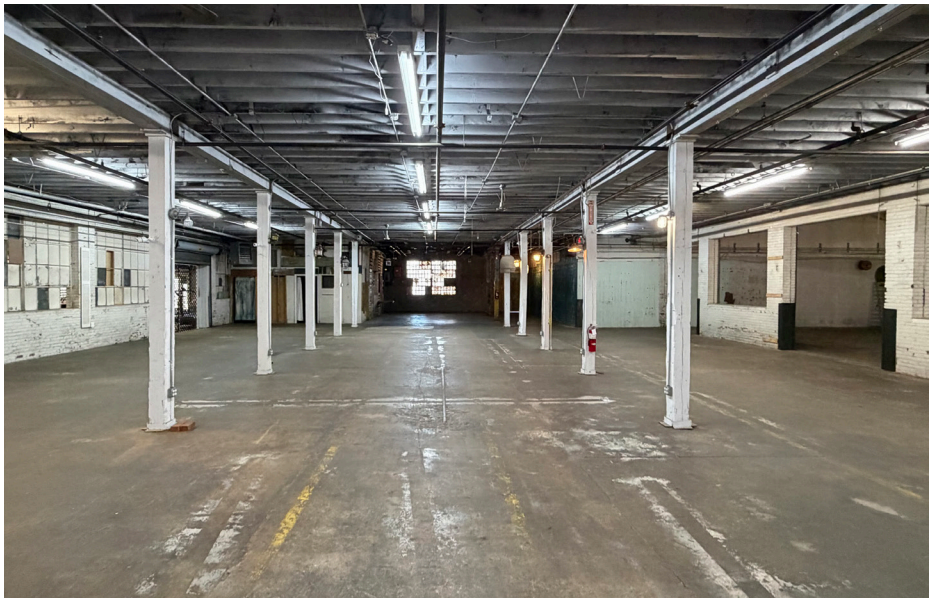




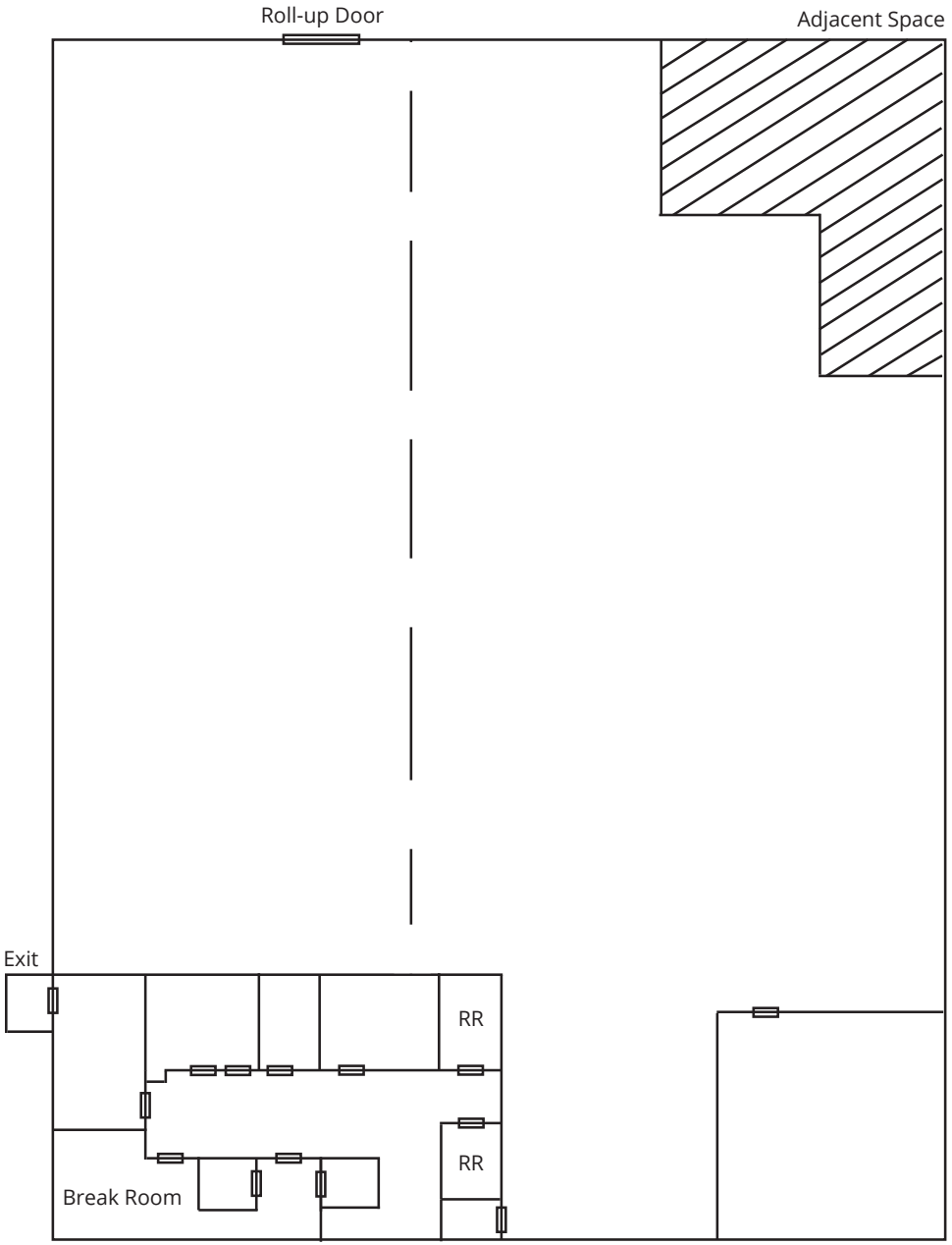




Space Layout







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