

Industrial Flex Opportunity with Convenient Access to I-85 Corridor

100 Malibu Drive Spartanburg, SC

INDUSTRIAL BUILDING | FOR LEASE

ASKING PRICE:

$12.50/SF

- Less than one mile from I-85 Business
- ±5,000-SF warehouse on ±0.46-acre Lot
- Available for immediate occupancy

For Lease | 100 Malibu Drive

Property Overview



At-a-Glance

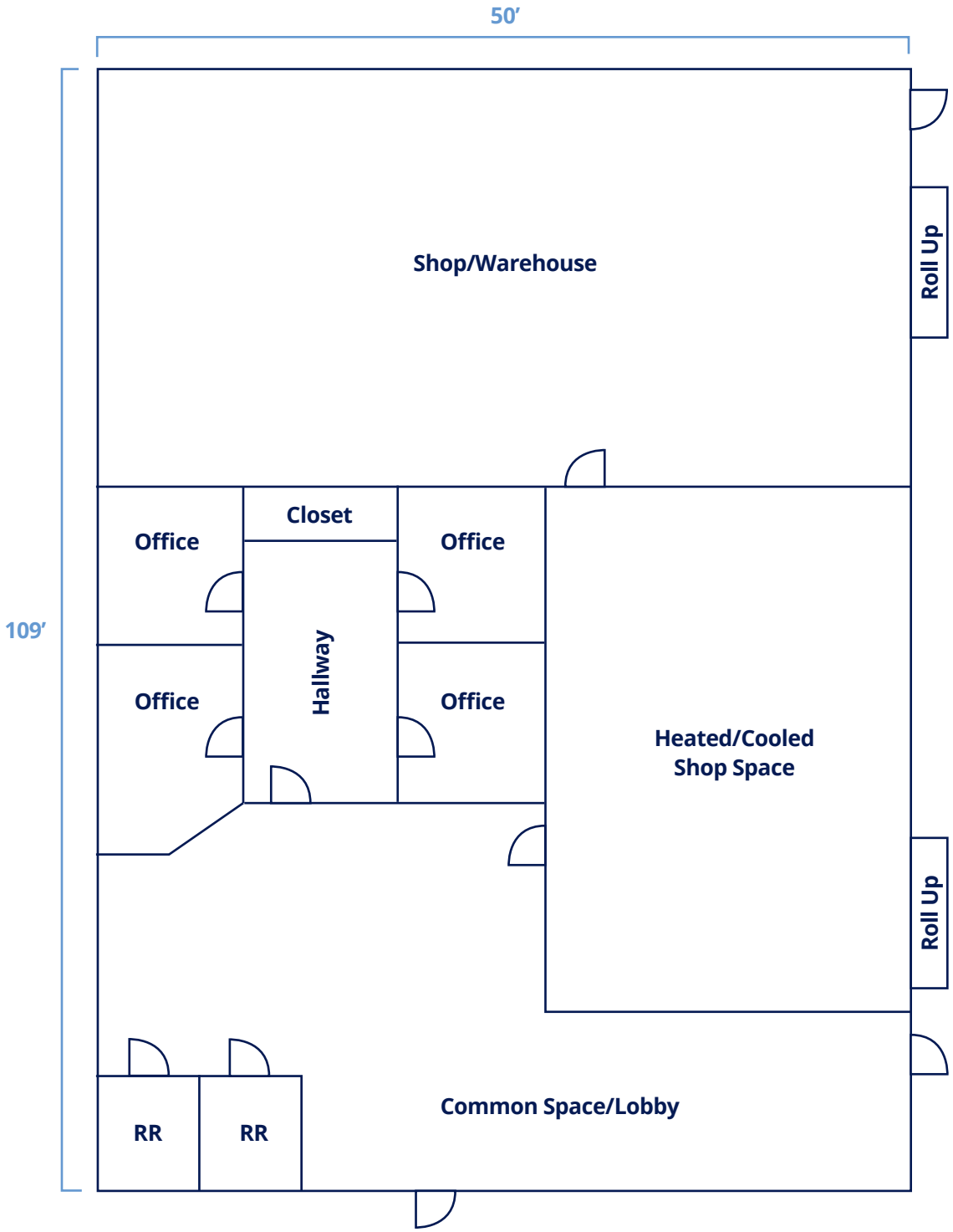
Available	±5,000 SF
Lot	±0.46 acres Available for outdoor storage
Building dimensions	50’ x 100’
Year built	1967
HVAC	100% in office and smaller shop space
Doors	Two (2) roll-up doors
Restrooms	Two (2) in office area
Utilities	Water, power and telecommunications available on-site
Lease rate	$12.50/SF

Flex Industrial Warehouse with Fenced and Paved Yard Now Available for Lease

100 Malibu Drive offers a well-positioned, Class B, flex industrial opportunity featuring a ±5,000-SF warehouse situated on a ±0.46-acre lot. The property includes a fully fenced and paved area surrounding the building, providing secure and functional space for potential tenants. Utilities including water, power and telecommunications are available on-site, allowing for seamless operational setup.

This property is available for immediate occupancy and is has strong regional connectivity to major transportation corridors, located less than one mile from I-85 Business and approximately five miles from I-85. This connectivity enables efficient distribution and travel to key regional markets including Spartanburg, Greenville, Charlotte and Atlanta.

Building Floor Plan



Property Images



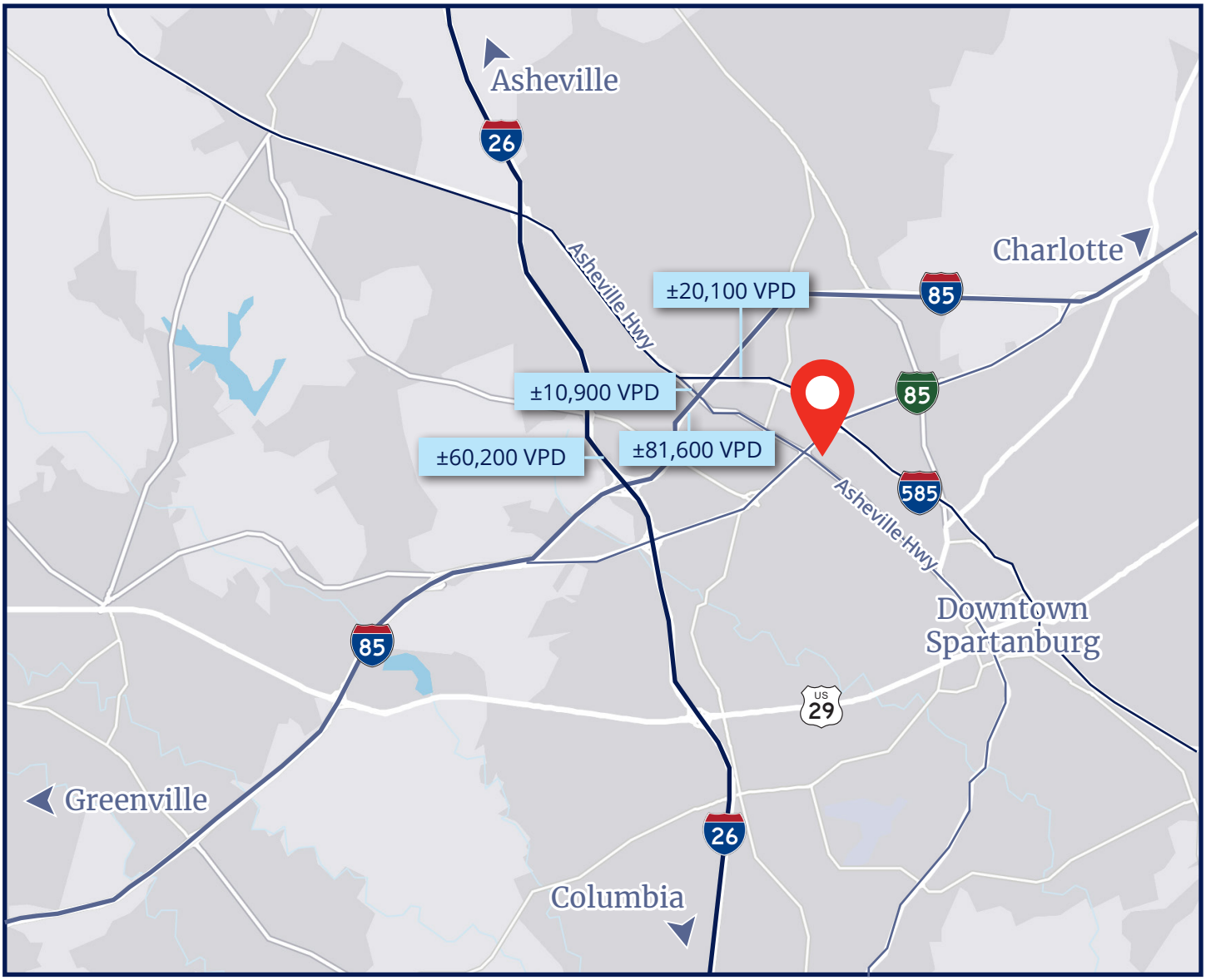








Location Details



Demographics

(within 10 miles)

±237,840
2025 total population

$88,059
Average household income

±260,569
Total daytime population

±42,554
2025 total households

For Lease | 100 Malibu Drive

Contact



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