

FOR LEASE

±8,700-74,490-SF Industrial Space With Excellent Visibility

729 S Church St | Spartanburg, SC 29306

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Property Details

729 S Church St, Spartanburg, SC 29306

Recently renovated and located just south of downtown Spartanburg, this industrial facility offers flexible leasing opportunities with convenient access to I-26, I-85 and the broader Upstate South Carolina market.

Available for single-tenant occupancy or subdivision, the property can accommodate a variety of industrial users while providing a strategic location in one of South Carolina's most active industrial corridors.

Recent Improvements

- TPO membrane roofing
- Exterior paint
- 3 Phase electric
- Updated office restrooms
- Conditioned office spaces
- Parking lot refinish (to be completed)

Location Map



Property Specifications

Rentable SF
±74,790 SF
(div to ±8,700 SF)

Lease Rate
Starting at
$5.75/sf

Clear Height
22" (Center)
15' 9" (Sides)

Dock Doors
4 Dock doors
3 Drive ins
Trailer parking

Lot Size
±6 Acres

Interstate Access
±4 Miles to I-26
±6 Miles to I-85

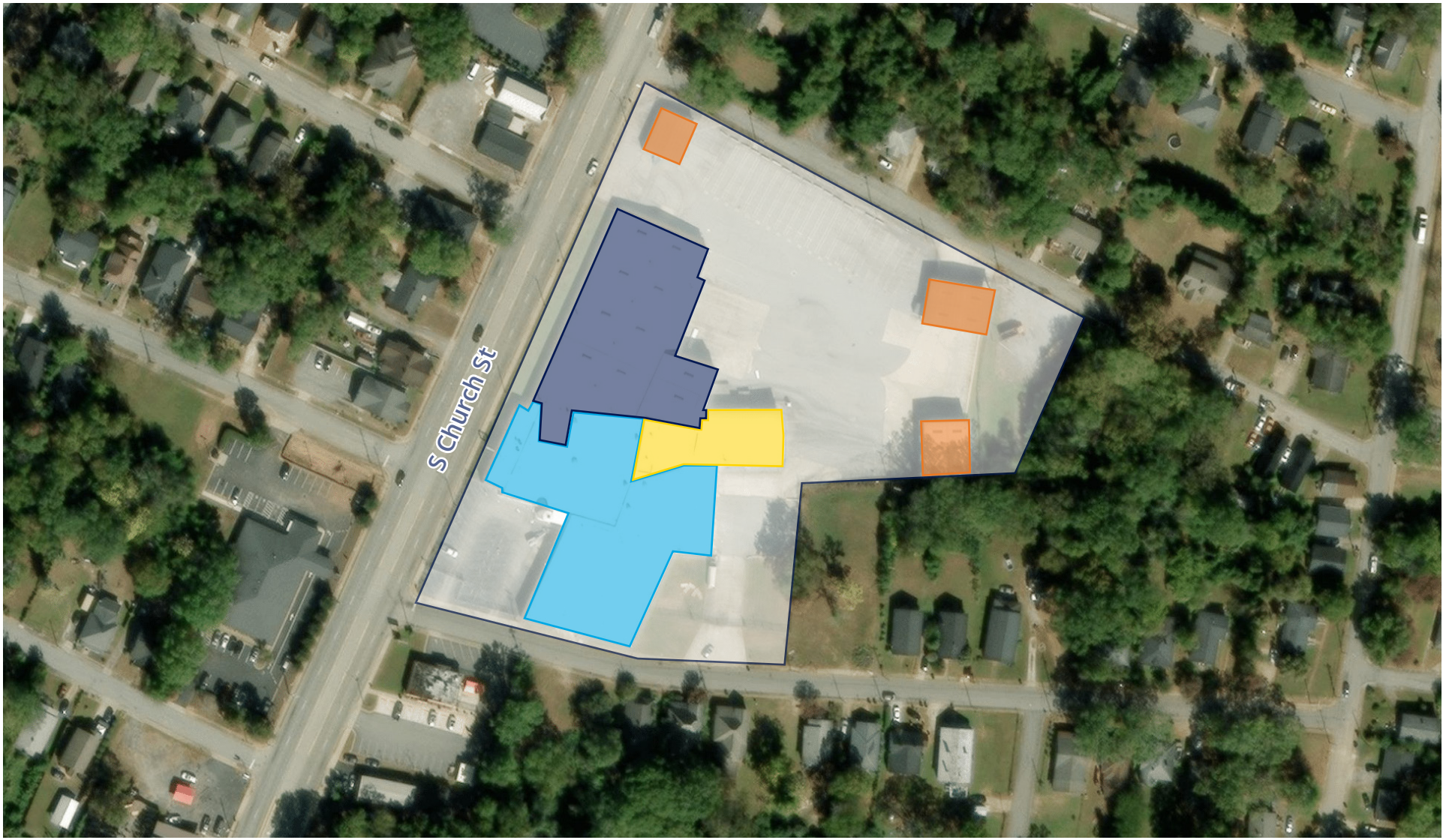
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Aerial Overview

The property contains ±74,490 SF and may be leased as a single-tenant facility or subdivided into two or three demised units, as illustrated in the aerial overview. Ancillary buildings may be included/excluded at tenants election, subject to landlord approval.



Layout Options

Option 1

- ±26,400 SF
- Open warehouse
- Office space
- One (1) roll up door
- Four (4) loading docks with trailer parking
- One (1) garage door
- 20’ 4” Clear height (center)
- 15’ 9” Clear height (sides)

Option 2

- ±39,190 SF
- Office space
- Two (2) garage doors
- 16’ 6” Clear height

Option 3

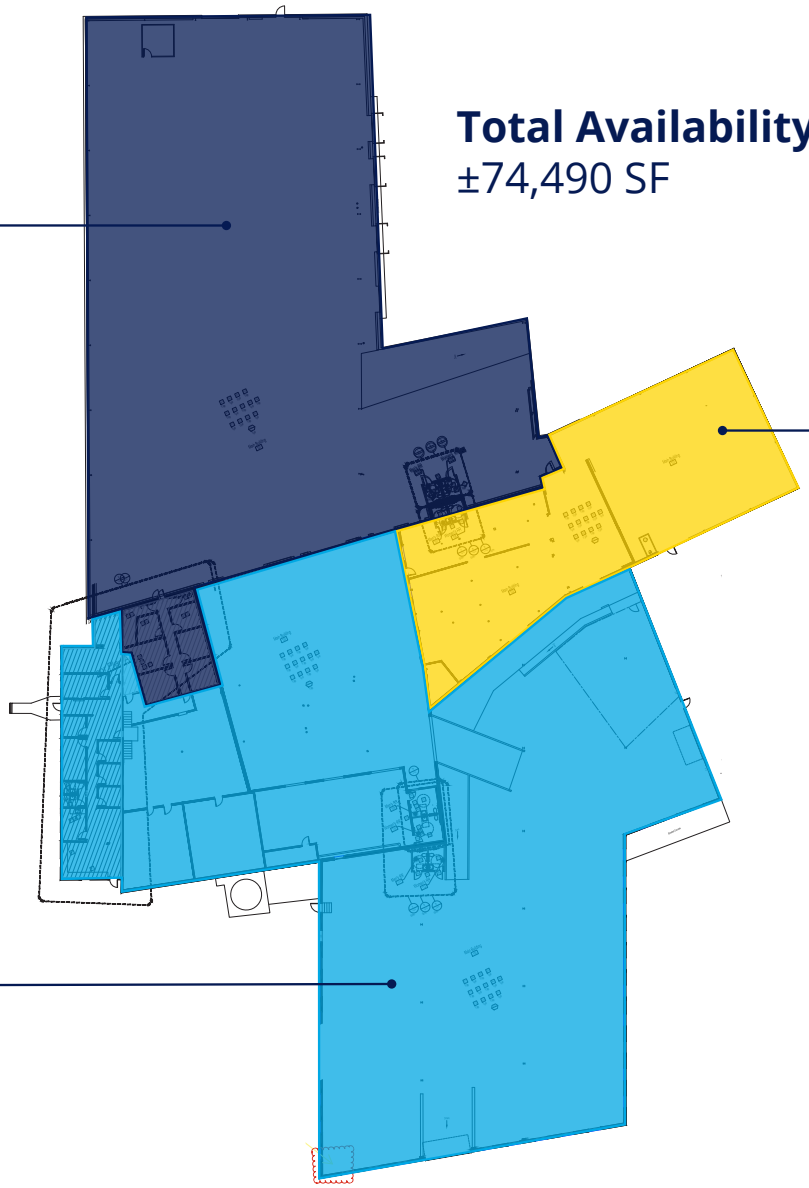
- ±8,700 SF
- Warehouse
- 8’ 6” Clear height (interior section)
- 22’ Clear height (center)
- 14’ Clear height (sides)



Option 1 Option 2 Option 3

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Floor Plan



Total Availability
±74,490 SF

Option 2
±39,190 SF

Option 3
±8,700 SF

Option 1
±26,400 SF

Property Photos









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Property Photos









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