

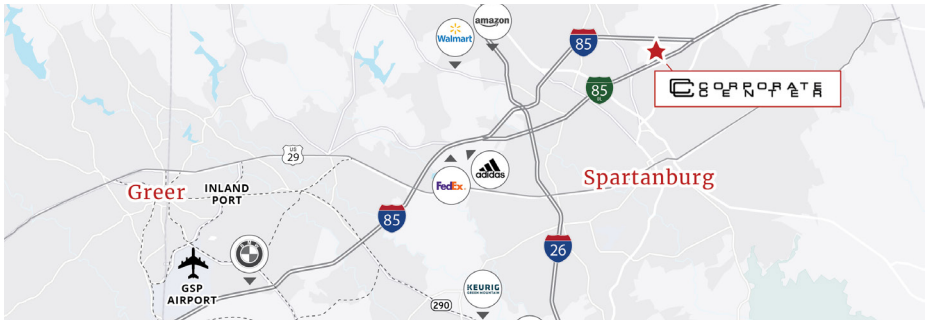

**FOR LEASE** | 107 CORPORATE DRIVE, SPARTANBURG, SC

# ±7,000-SF Flex Space for Lease | Office and/or Lab-Ready

***Note: this is industrially oriented and not suitable for retail; appropriate for office or lab use.**

107 Corporate Center is a standalone building in park-like setting previously used for chemical preparation and hydroponics. The property is ideally located off Business 85 between Charlotte, NC and Atlanta, GA.

- Fully conditioned space
- Staging area
- 15' - 20' clear height
- Office buildout option
- Option to modify space
- **Suite C:** ±7,000 SF




Contact us:
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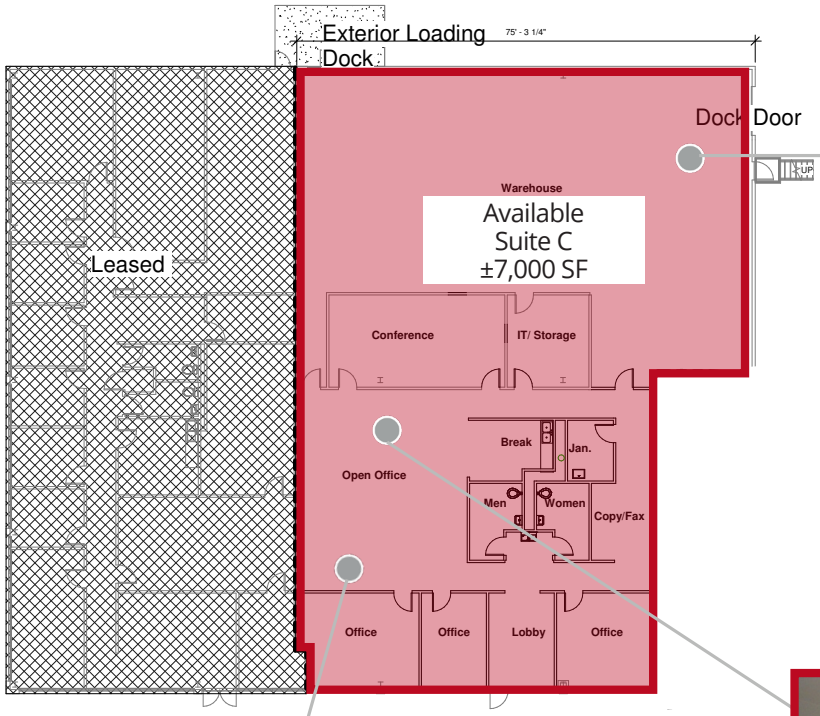
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# Spec Floor Plan

*Space is in shell condition**

Exterior Loading Dock

## Suite C: 3,400 SF of office space











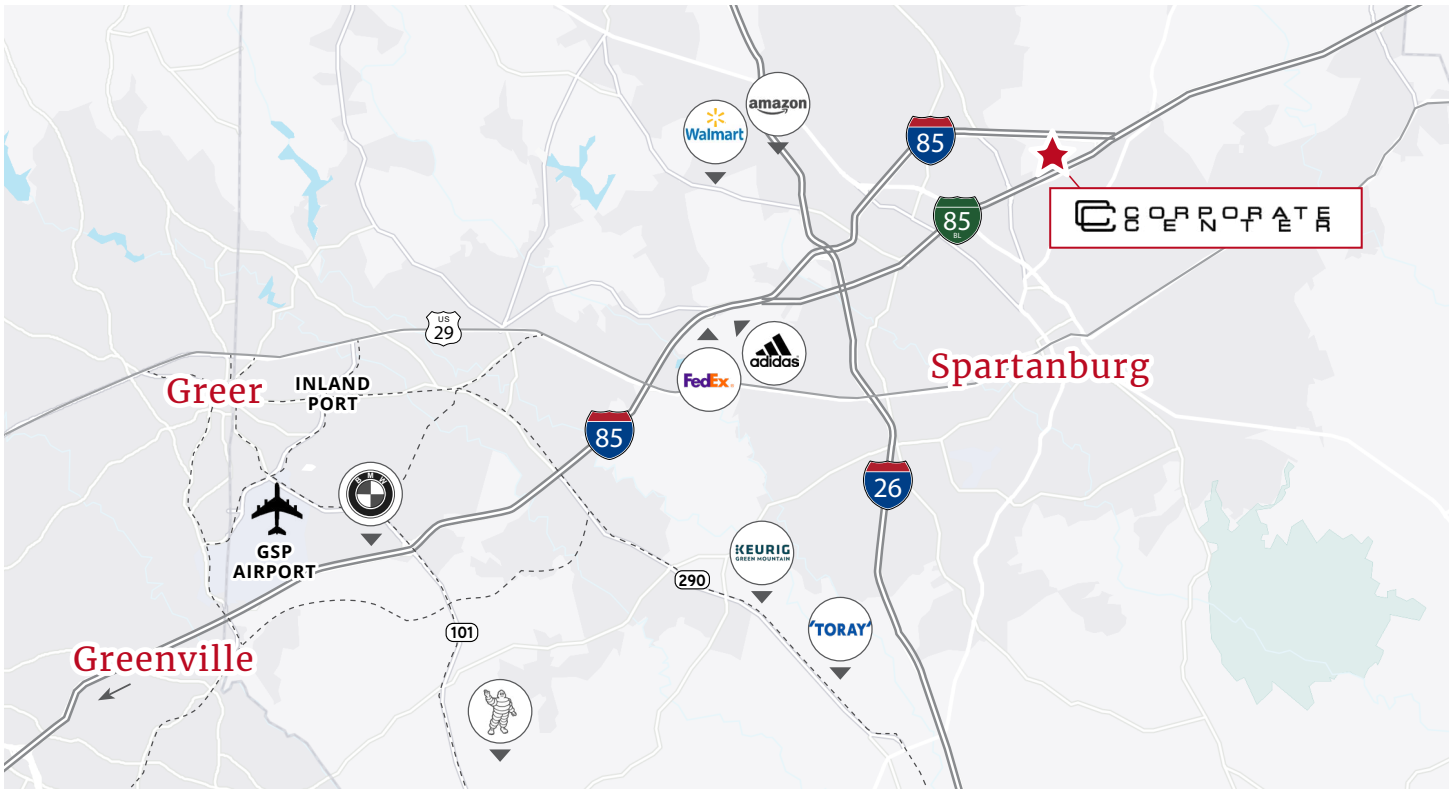


Ready for occupancy

## Property Profile

| | |
|---|---|
| Street Address: | 107 Corporate Drive |
| Location: | Spartanburg, SC |
| Site: | Suite C available |
| Users: | Appropriate for office or lab users |
| Warehouse: | 1 warehouse dock high door |
| Offices / Break area: | Dedicated per unit |
| | Buildout as needed |
| Warehouse area: | Height from 15’ to 20’ |
| | Sectioned for varied usage |
| | Fully conditioned space |

# Area Map




# Corporate Center Demographics (2025)

**±95,411** Population
in a 5-mile radius

**4,008** Total
businesses in 5-mile radius

**36,100** VPD via
Business 85

**±99,862** Projected
2029 population


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