

office building
now available!



C O R P O R A T E
C E N T E R

SPARTANBURG, SOUTH CAROLINA

53,000 sq. ft. of Class A Office Space with I-85 Frontage
101 Corporate Drive – Will Subdivide

Building Type:	Steel-framed, precast concrete facade, standing seam roof, 6" concrete slab, insulated glass-front facade, truck docks at rear.
Architectural:	Design/build services included.
Flex Space:	Built to tenant specifications.
Ceiling Heights:	Clear height at front, 23'; clear height at rear, 20.
Column Spacing:	30' x 40'
Power:	Duke Power Company provides primary source of power. Standby generator installed.
Heat:	Electric heat pumps or gas-fired unit heaters individually installed.
Sprinkler:	100% sprinklered. Class III.
Water:	Supplied by Spartanburg Water & Sewer District; 12" water main on Frontage Road.
Sewer:	Serviced by Spartanburg Sanitary Sewer District directly to Corporate Drive entrance. 12" gravity flow sanitary sewer line serves the entire site.
Gas:	Provided by Piedmont Natural Gas Company.
Air Conditioning:	Fully air-conditioned.
Lighting:	Installed according to tenant specifications.
Alarm System:	Central sprinkler water flow alarm system.
Truck Loading:	Two truck docks at rear service court. 10', insulated overhead doors. Drive-in doors available.
Exterior Lighting:	Corporate Center Drive, parking lots.
Other:	Only office building with direct frontage on I-85 in Spartanburg County. Existing first-class upfit by New York Stock Exchange tenant. Visit www.corpctri85.com.

Marketed By:



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