

available



Office/Warehouse and 1.41 Acres For Sale or Lease Downtown Spartanburg, S.C.

- Location:** Located at 300 S. Daniel Morgan Ave., convenient to downtown Spartanburg, U.S. Hwy. 29 and U.S. Hwy. 296 (John B. White Sr. Blvd./Reidville Road).
- Building:** 25,025 sq. ft. total on 1.41 acres.
15,000 sq. ft. – Warehouse.
10,000 sq. ft. – Office.
- Construction:** Pre-engineered steel-frame metal building.
6" concrete floors.
Metal roof.
- Clear Height:** 22".
- Utilities:** Water, sewer and natural gas.
- Trucking Facilities:** 3 10x10 dock-high doors.
1 12x14 drive-in doors.
- Lighting:** Strip fluorescent.
- Sales Price:** \$549,900.
- Lease Rate:** \$2.88 per sq. ft. net net net..



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