

FOR LEASE

±87,600 SF | INDUSTRIAL

105 – 115 LITTLEJOHN STREET, SPARTANBURG, SC 29301



LISTING DATA

BUILDING SIZE: ±54,000 SF & 33,600 SF

AVAILABLE SPACE: ±33,600–87,600 SF

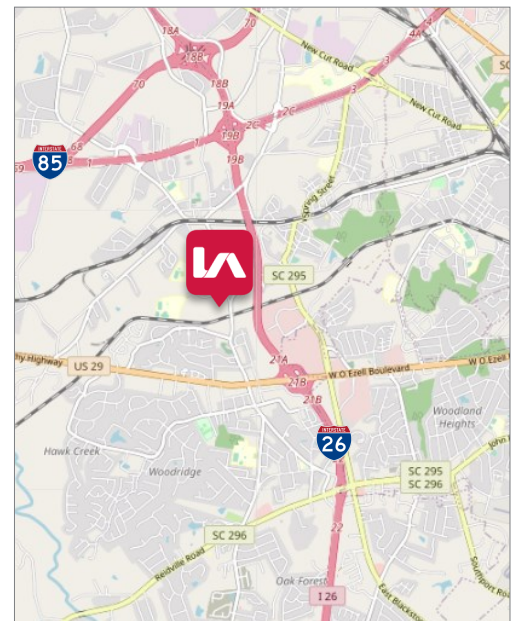
ZONING: NONE

COUNTY: SPARTANBURG

TAX MAP #: 6-17-00-041.13

FEATURES:

- Located just ±1.2 miles from I-26 & ±2 miles from I-85
- Very close proximity to I-26 & I-85 Interchange
- ±87,600 SF of Warehouse Distribution Space
 - Building 105: ±54,000 SF
 - Building 115: ±33,600 SF
- Eighteen (18) Dock High Doors (DHD)
 - Building 105: (8) 8'x10' w/ EOD Levelers & Shelters
 - Building 115: (10) 8'x10' w/ EOD Levelers & Shelters
- Ceiling Height: 22' - 26' Clear
 - Building 105: 22' Eave rising to 26'
 - Building 115: 25'6" Eave rising to 26'



ECONOMIC DATA

LEASE RATE: \$3.35 / SF (NNN)

Adam D. Padgett, SIOR
apadgett@lee-associates.com
P 864.704.1040

Jordan Skellie
jskellie@lee-associates.com
P 864.704.1040

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105 – 115 LITTLEJOHN STREET, SPARTANBURG, SC 29301

PROPERTY DETAILS—105 LITTLEJOHN STREET (BUILDING ONE)

PROPERTY NAME:	105 Littlejohn Street	SIGNAGE:	Building
PROPERTY DESCRIPTION:	Single-tenant industrial building	FLOORS:	6" concrete slab
PROPERTY ADDRESS:	105 Littlejohn Street Spartanburg, SC 29301	LIGHTING:	LED
TAX MAP #:	6-17-00-041.13	# OF DOCKS:	(8) 8'x10' DHD
PROJECT SIZE (TOTAL):	±54,000 SF	DOCK EQUIPMENT:	8 EOD
OFFICE/SHOWROOM:	±2,405 SF	PARKING:	17 free surface spaces
WAREHOUSE:	±51,595 SF	COLUMN SPACING:	30' x 45'
BUILDING DIMENSIONS:	180' x 300'	CRANES:	No
BUILDING SHAPE:	Rectangle	GAS:	Piedmont Natural Gas
YEAR BUILT:	1985	WATER:	Spartanburg Sewer and Water
LOT SIZE:	±3.795 AC	SEWER:	Spartanburg Sewer and Water
CONSTRUCTION:	Pre-Engineered Metal	POWER:	Duke Energy 3 phase 277 / 480 volts 225 amp
CONDITION:	Good	SECURITY:	Tenant Responsible
CITY LIMITS:	No	HEAT:	100% suspended Gas Heaters
COUNTY:	Spartanburg	AIR-CONDITIONING:	HVAC (Office only)
CEILING HEIGHT:	22' Eave rising to 26'	SPRINKLERS:	100% Wet
ROOF:	Metal	VENTILATION:	2 Ventilation Fans 3 Louvers



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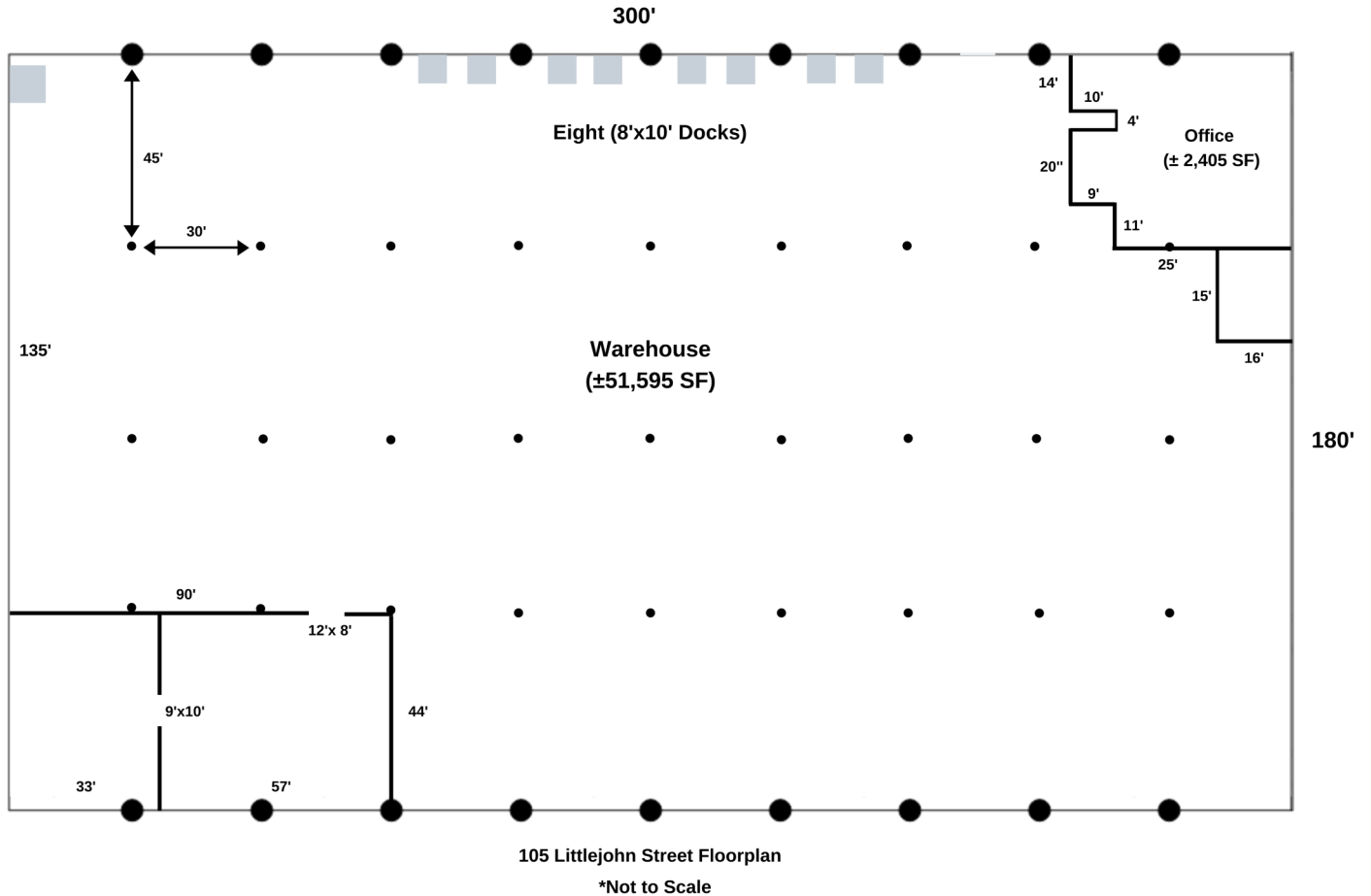
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FLOOR PLAN–105 LITTLEJOHN STREET (BUILDING ONE)



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105 – 115 LITTLEJOHN STREET, SPARTANBURG, SC 29301

PROPERTY DETAILS—115 LITTLEJOHN STREET (BUILDING TWO)

PROPERTY NAME:	115 Littlejohn Street	CITY LIMITS:	No
PROPERTY DESCRIPTION:	Single-tenant industrial building	COUNTY:	Spartanburg
PROPERTY ADDRESS:	115 Littlejohn Street Spartanburg, SC 29301	CEILING HEIGHT:	25'6" - 26' Clear in Warehouse
TAX MAP #:	6-17-00-041.13	SIGNAGE:	Building
PROJECT SIZE (TOTAL):	±33,600 SF	FLOORS:	6" Concrete Slab
WAREHOUSE:	±32,055 SF	LIGHTING:	LED
OFFICE:	±1,545 SF	LOADING:	10 DHD: (8'x10')
# OF OFFICES:	3	COLUMN SPACING:	33' x 38' per bay (33' x 25' on 2 end bays)
# OF RESTROOMS:	2 (in office)	TRUCK COURT:	148'
BUILDING SHAPE:	Rectangle	CRANES:	N/A
BUILDING DIMENSIONS:	120' x 280'	GAS:	Piedmont Natural Gas
YEAR BUILT:	1984	WATER:	Spartanburg Sewer and Water
LOT SIZE:	±3.795 AC	SEWER:	Spartanburg Sewer and Water
CONSTRUCTION:	Pre-Engineered Metal & Masonry	POWER:	Duke Energy
CONDITION:	Good	AIR-CONDITIONING:	HVAC throughout office
ZONING:	None	SPRINKLERS:	100% Dry



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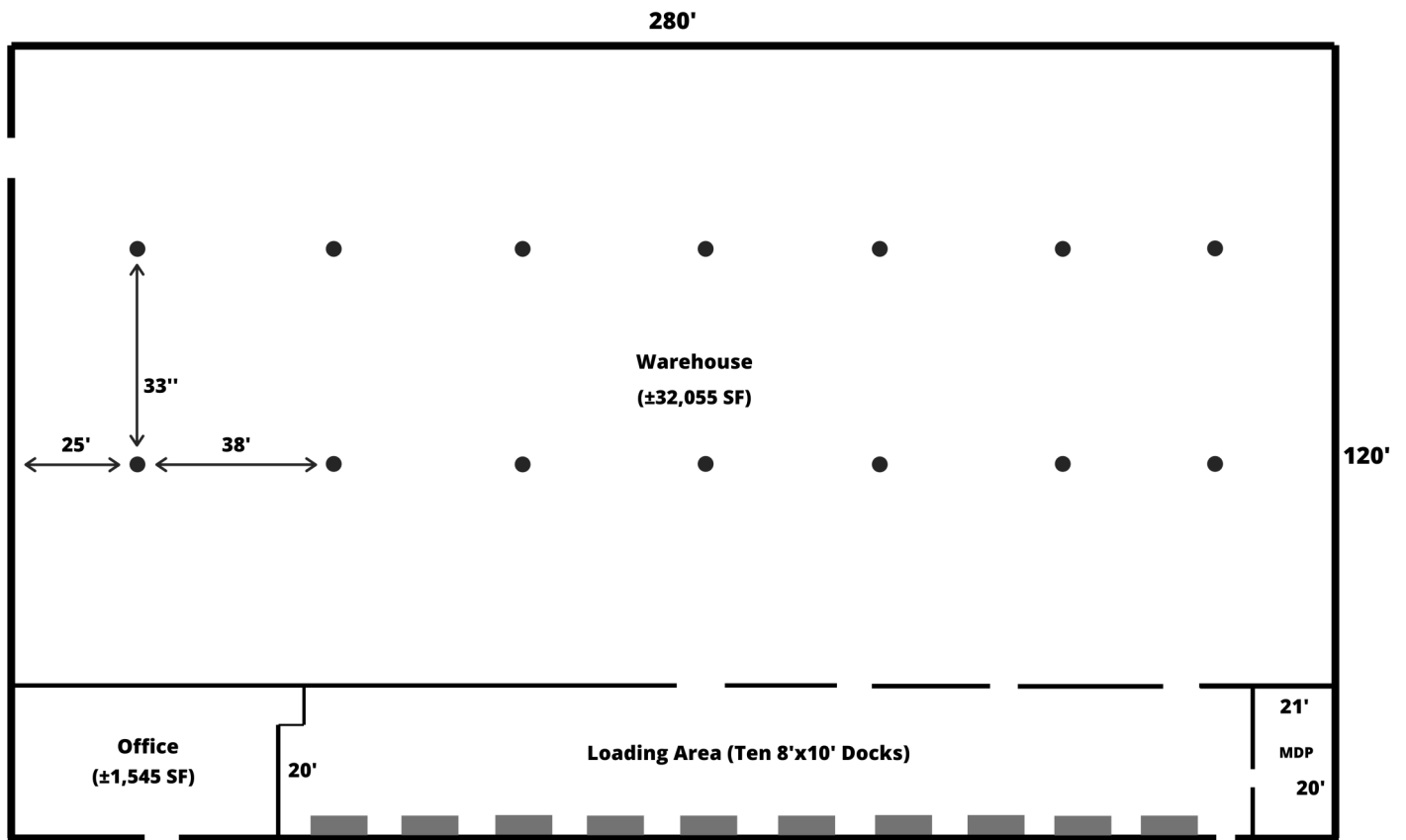
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FLOOR PLAN–115 LITTLEJOHN STREET (BUILDING TWO)



115 Littlejohn St Floorplan
*Not to Scale

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