



DIVINE
GROUP

FOR LEASE

220 SUNBEAM RD
SPARTANBURG, SC 29303



±9,300 SF INDUSTRIAL FACILITY ON ±1.97 ACRES



SECURED YARD



DOCK & GRADE LOADING



3-PHASE POWER



EXCELLENT ACCESS TO BUSINESS I-85

TIM MCDOUGALL

Broker

Divine Group Commercial

PROPERTY SUMMARY

220 SUNBEAM ROAD | SPARTANBURG, SC 29303



Property Summary

Address:	220 Sunbeam Rd
County:	Spartanburg, SC
Zip Code:	29303
Lease Rate:	\$11.50
Lease Term:	Negotiable
Available SF:	9,300
Warehouse SF:	±7,300 SF
Dock Doors:	2
Grade Doors:	2
Power:	3-Phase Power
Yard:	Fully Fenced Yard
Service Type:	NNN

Property Overview

Strategically located just off Business I-85 in Spartanburg, 220 Sunbeam Rd offers a rare opportunity for users seeking functional industrial space with secured outdoor storage and excellent regional connectivity. The property consists of a ±9,300 SF industrial facility situated on ±1.97 acres with a fully fenced yard, making it ideally suited for fleet operations, contractor headquarters, distribution, service operations, or light manufacturing uses.

The building features approximately ±2,000 SF of integrated office space and ±7,300 SF of warehouse space, along with two dock-high doors, two drive-in doors, 3-phase power, and clear heights ranging from approximately 11' to 15'. The large paved yard area provides exceptional circulation and storage capability for trucks, trailers, vans, equipment, or outdoor materials.

Location Overview

220 Sunbeam Rd is strategically positioned along the Business I-85 corridor in Spartanburg, SC with immediate access to Highway 221 and Interstate 585. The property benefits from excellent regional connectivity throughout the Upstate South Carolina industrial market, including convenient access to Greenville, Charlotte, and major manufacturing hubs anchored by BMW, Michelin, Inland Port Greer, and numerous logistics and distribution users throughout the region.

PROPERTY PHOTOS

220 SUNBEAM ROAD | SPARTANBURG, SC 29303



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EXTERIOR PHOTOS

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BLACKTOP

220 SUNBEAM ROAD | SPARTANBURG, SC 29303

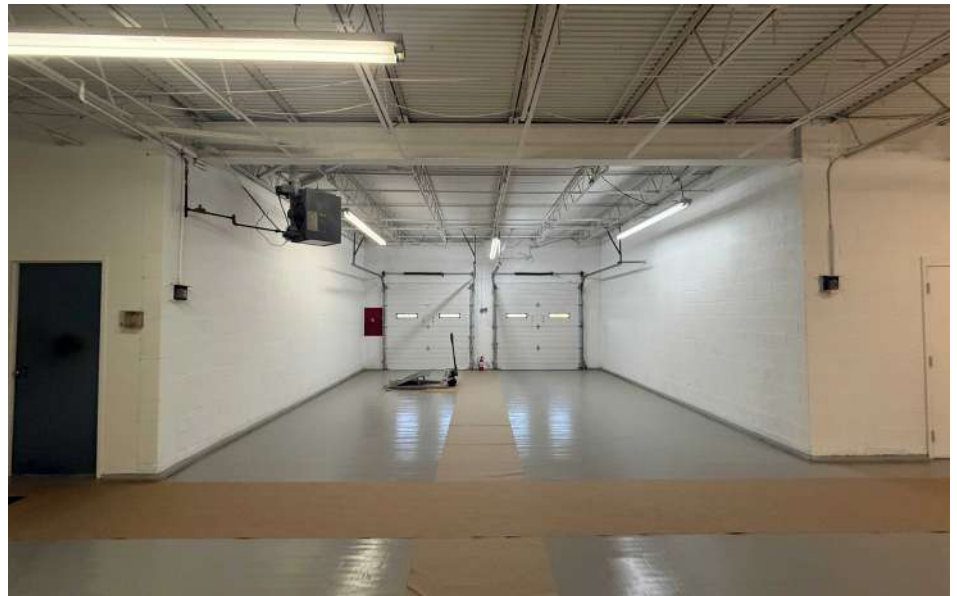
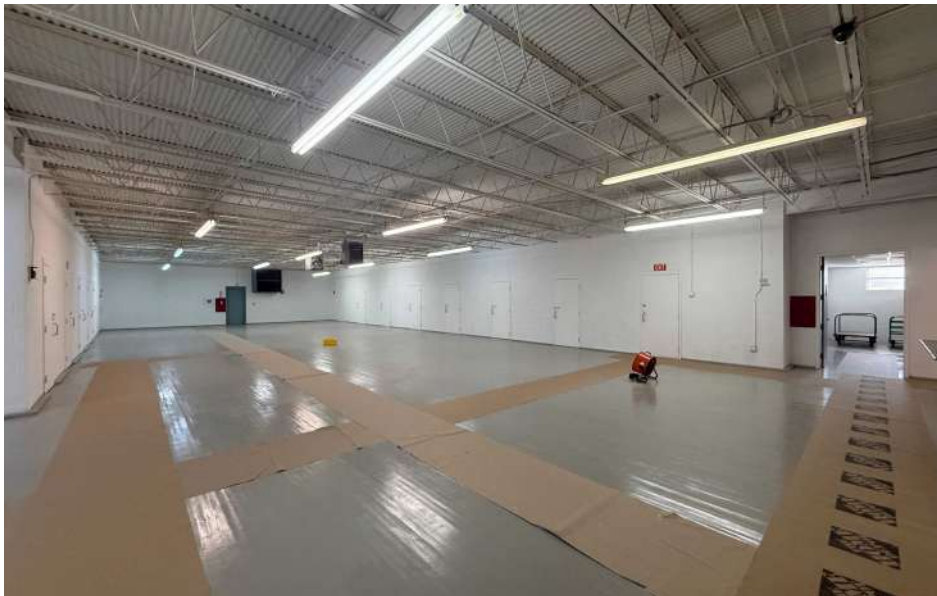


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WAREHOUSE SPACE

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INTERIOR RENDERINGS

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OFFICE PHOTOS & RENDERINGS

220 SUNBEAM ROAD | SPARTANBURG, SC 29303

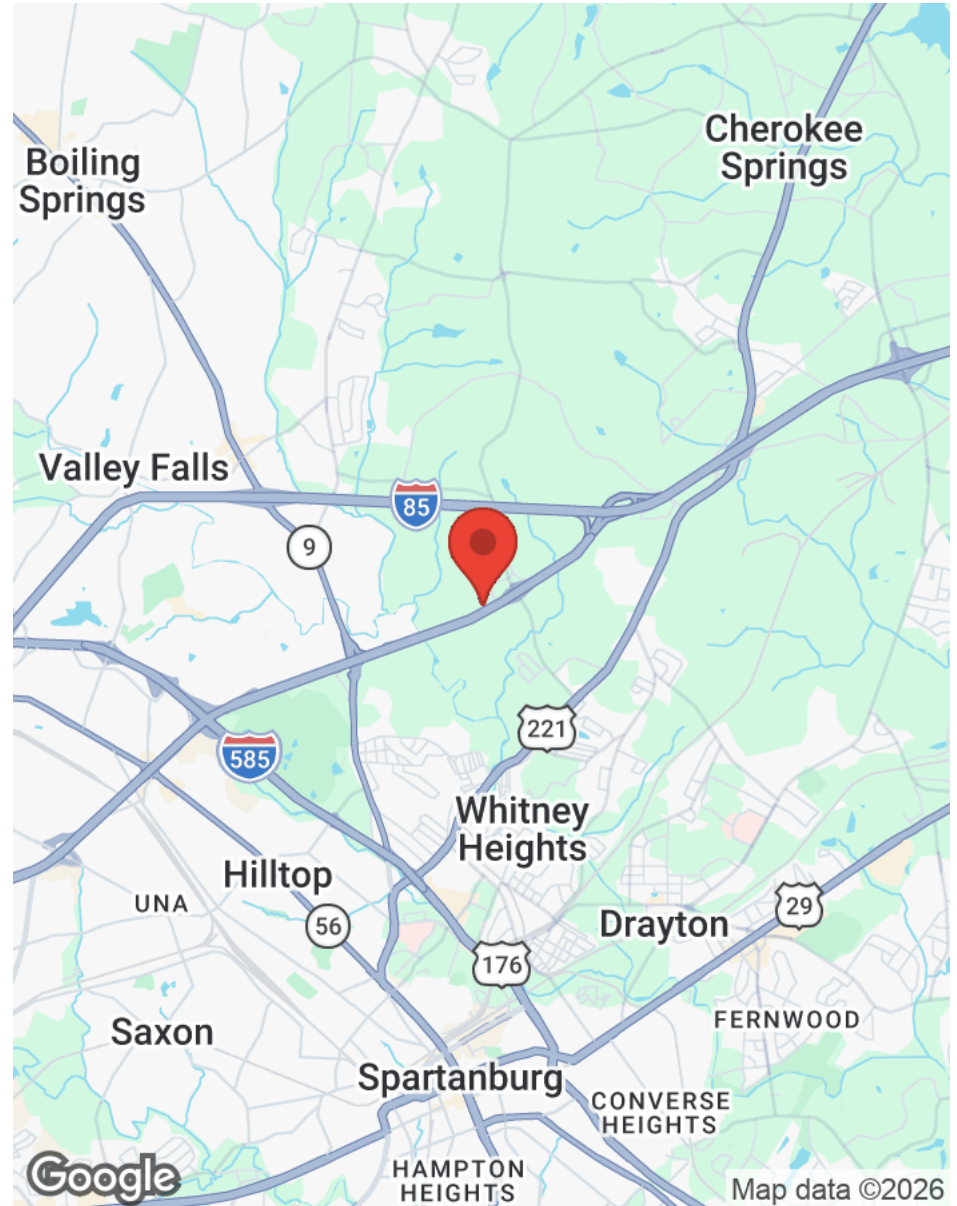
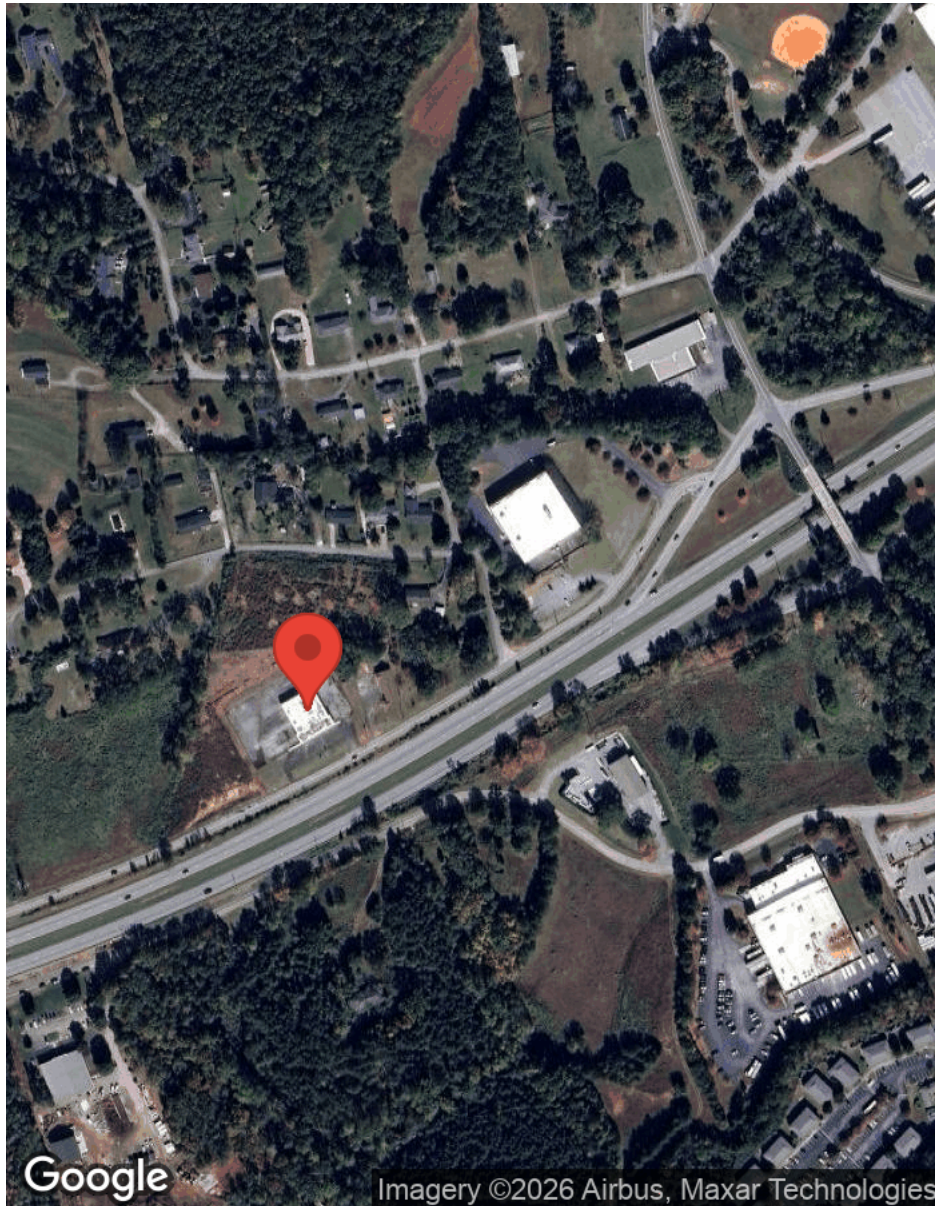


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LOCATION MAPS

220 SUNBEAM ROAD | SPARTANBURG, SC 29303

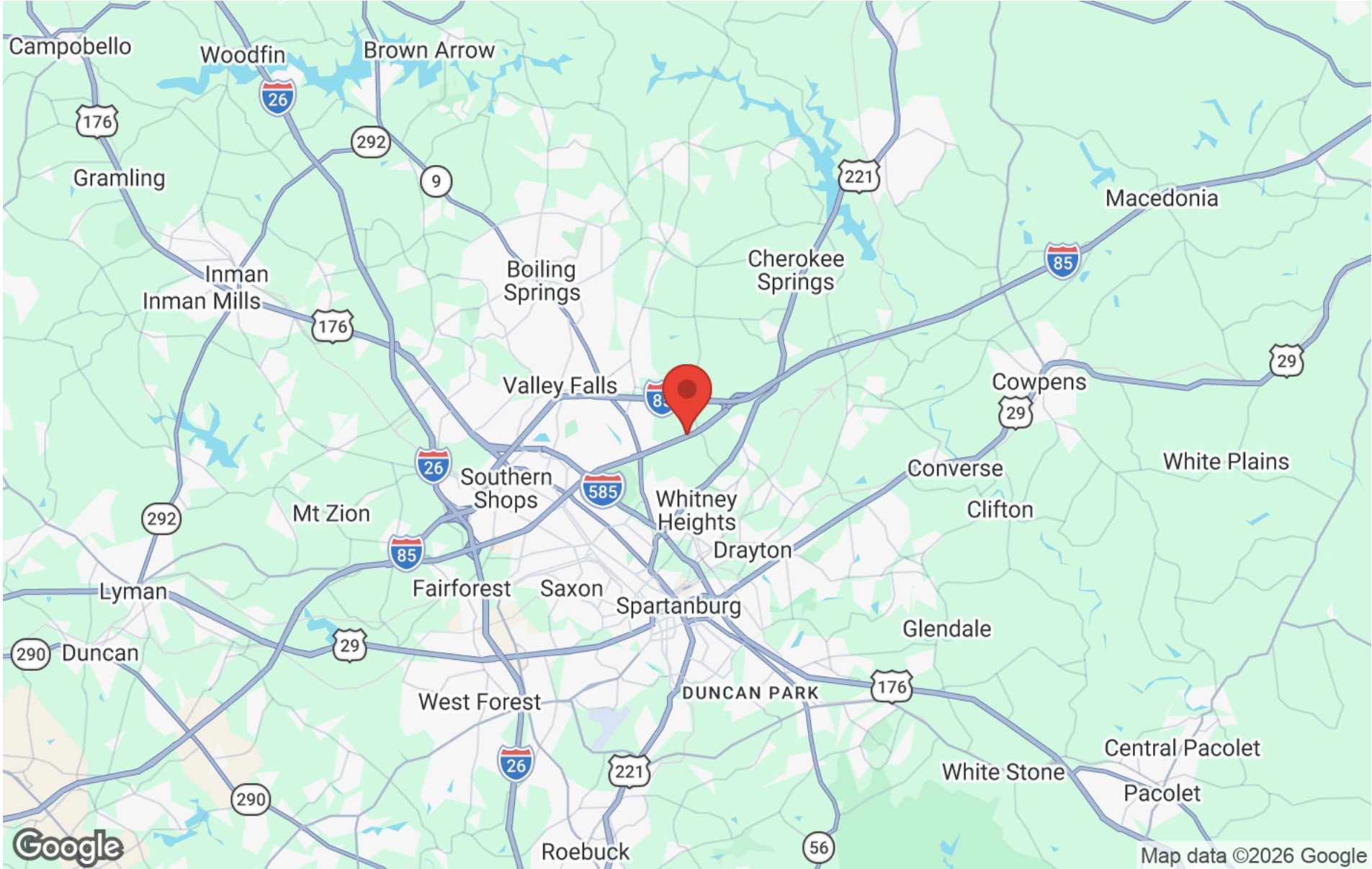


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REGIONAL MAP

220 SUNBEAM ROAD | SPARTANBURG, SC 29303



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AERIAL MAP

220 SUNBEAM ROAD | SPARTANBURG, SC 29303

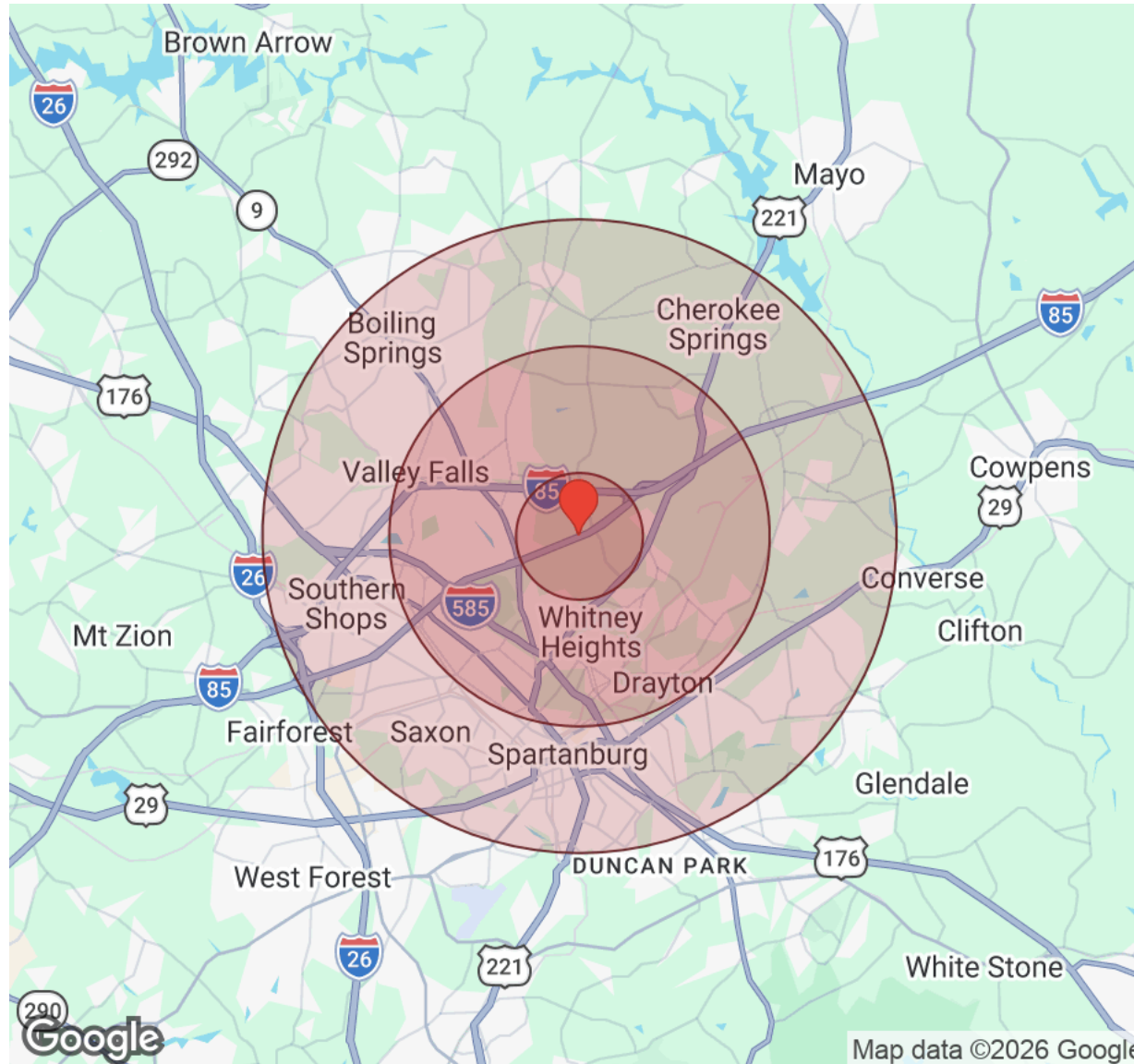


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DEMOGRAPHICS

220 SUNBEAM ROAD | SPARTANBURG, SC 29303



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	952	17,717	48,695
Female	954	15,835	47,164
Total Population	1,906	33,552	95,859

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,044	18,652	53,710
Black	533	8,851	25,824
Am In/AK Nat	2	47	115
Hawaiian	2	23	48
Hispanic	194	4,077	11,120
Asian	95	1,144	2,933
Multiracial	38	731	2,023
Other	N/A	30	86

Housing	1 Mile	3 Miles	5 Miles
Total Units	942	14,442	41,335
Occupied	849	13,264	38,267
Owner Occupied	430	6,552	20,716
Renter Occupied	419	6,712	17,551
Vacant	93	1,179	3,067

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	353	5,627	17,661
Ages 15 - 24	260	6,412	15,456
Ages 25 - 54	808	13,277	37,820
Ages 55 - 64	227	3,328	10,339
Ages 65+	258	4,908	14,583

Income	1 Mile	3 Miles	5 Miles
Median	\$50,395	\$57,567	\$60,267
Under \$15k	117	1,746	4,690
\$15k - \$25k	95	892	2,828
\$25k - \$35k	131	1,397	3,489
\$35k - \$50k	79	1,720	5,085
\$50k - \$75k	108	2,558	6,835
\$75k - \$100k	96	1,709	4,730
\$100k - \$150k	173	2,203	6,118
\$150k - \$200k	42	565	2,339
Over \$200k	7	475	2,153

DISCLAIMER

220 SUNBEAM ROAD

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