

805 W. Main Street
Spartanburg, SC



LEASE RATE:
\$1950/mo. Net, Net, Net

CONTACT

Ben Hines 864-542-4777
benhines@spencerhines.com



WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

- 1760± sq. ft. metal building
- 2 roll-up doors
- Partially fenced
- 1+/- acre
- High visibility on West Main corridor
- 28,000+ vehicles per day



CONTACT

Andy Hayes 864-706-0189
ahayes@spencerhines.com



Ben Hines 864-542-4777
benhines@spencerhines.com



WWW.SPENCERHINES.COM



SPENCER/HINES

PROPERTIES



ONE SPARTANBURG INC.

SCAN TO
SEE OUR
NEW SPACE



BY THE NUMBERS

onespartanburginc.com



2021 U.S.
CHAMBER OF
THE YEAR



\$1.9B
CAPITAL
INVESTMENT

80%
NEW
20%
EXPANSION

Equivalent to \$5.4M every single day



44
PROJECTS



4,045
JOBS



**SPEC
SPACE**

10M+ SQ FT
planned or
under construction

PROJECT BREAKDOWN BY INDUSTRY

20%

Advanced
Manufacturing

5%

Advanced
Materials

9%

Automotive

7%

Commercial

34%

Distribution &
Logistics

5%

Life Sciences

5%

Multifamily

5%

Office/Shared
Services

10%

Unclassified/
Unknown

Spartanburg faces a continued demand for industrial space, and a rising demand for Class A office space. With the momentum happening in our community, with all the investment being made in the city and county, I am confident we will find users that jump at the opportunity to occupy newly developed spaces.

JOHN MONTGOMERY
Colliers International

DOWNTOWN DEVELOPMENT

Agape Care Group and MP Cloud Technologies relocated corporate headquarters to Downtown Spartanburg, and The M Peters Group announced the largest ever private sector investment in downtown.

90.4%

OFFICE
OCCUPANCY RATE

95.6%

RETAIL
OCCUPANCY RATE

92%

MULTIFAMILY
OCCUPANCY RATE



2,200+
HOUSING UNITS
in the pipeline or under
construction



33,742
PEDESTRIANS
on Main Street
every week

There's a lot of good reasons to be in Spartanburg. Market studies show that Spartanburg is ready for impactful developments. The community is very welcoming and leadership asks 'how can we help?' - you don't hear that in a lot of places. It's a beautiful city with great people, plus the employment being generated is incredible.

MARK PETERS
M Peters Group



SPENCER/HINES

PROPERTIES

