

6639 Pottery Road Spartanburg, SC



\$5.70 SF/NNN
Sublease Thru 12-31-2027

AVAILABLE FOR LEASE
385,000 SF on 37.35 Acres

NEWMARK

Property Overview

6639 Pottery Road, Spartanburg, SC

PROPERTY SPECIFICATIONS

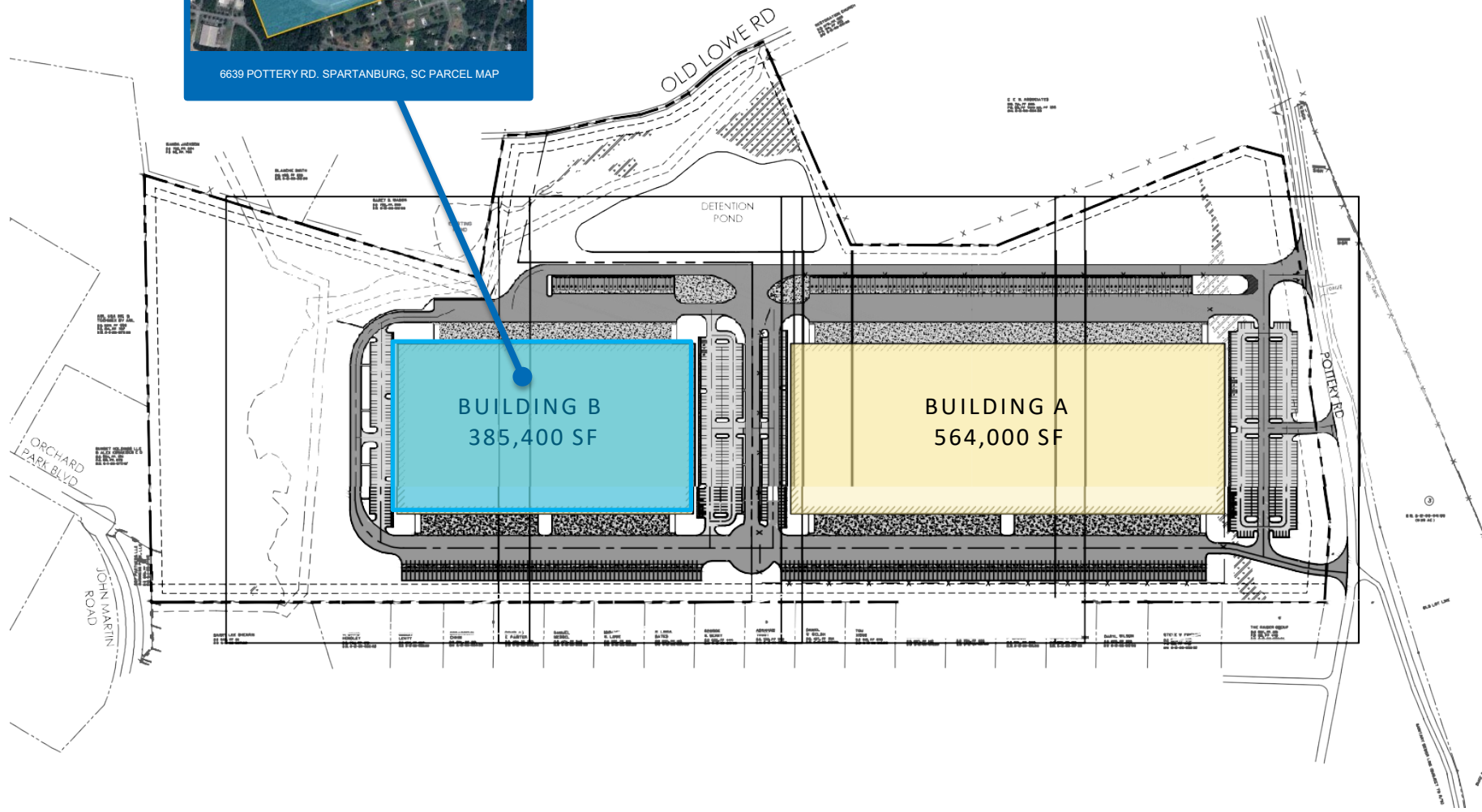
SPACE AVAILABLE	385,400 SF on 37.35 AC
YEAR BUILT	2022
DIMENSIONS	820' x 470'
OFFICE SF	5,600 SF – (4) offices, (1) conference room, (2) breakrooms, and (3) sets of bathrooms
CEILING HEIGHTS	33'8" – 36'
COLUMN SPACING	50' X 50', 60' speed bay
LOADING	(88) - 9' X 10' insulated dock doors; (45) mechanical levelers rated at 40K lbs (4) – 14' X 16' insulated drive-in doors 125' – 175' truck court depth
FLOOR	7" concrete floor slab at 4,000 psi on 10 mil polyethylene vapor barrier on 6" stone base
LIGHTING	Independent motion sensor LED; (24) clerestory windows for ambient lighting
SPRINKLERS	ESFR fire suppression system with K-22.4 factor sprinkler heads
PARKING	77 auto parking spots; 156 trailer spots
CONDITIONING	Office AC; (8) HVLS Fans; (6) wall louvers
UTILITIES	<u>Power:</u> Duke Energy <u>Water:</u> Spartanburg Water <u>Sewer:</u> Spartanburg Water <u>Natural Gas:</u> Available <u>Fiber:</u> Available
OTHER	<u>Forklifts:</u> (6) standard forklift charging stations + (4) turret charging stations <u>Existing Racking:</u> 5-high selective pallet racking, 5'H x 8'L x 3.4'W bays, throughout ±66,000 SF <u>Security:</u> Fully-fenced & 24/7 security via Allied
TICAM Expenses	\$1.80/SF





Site Plan

6639 Pottery Road, Spartanburg, SC



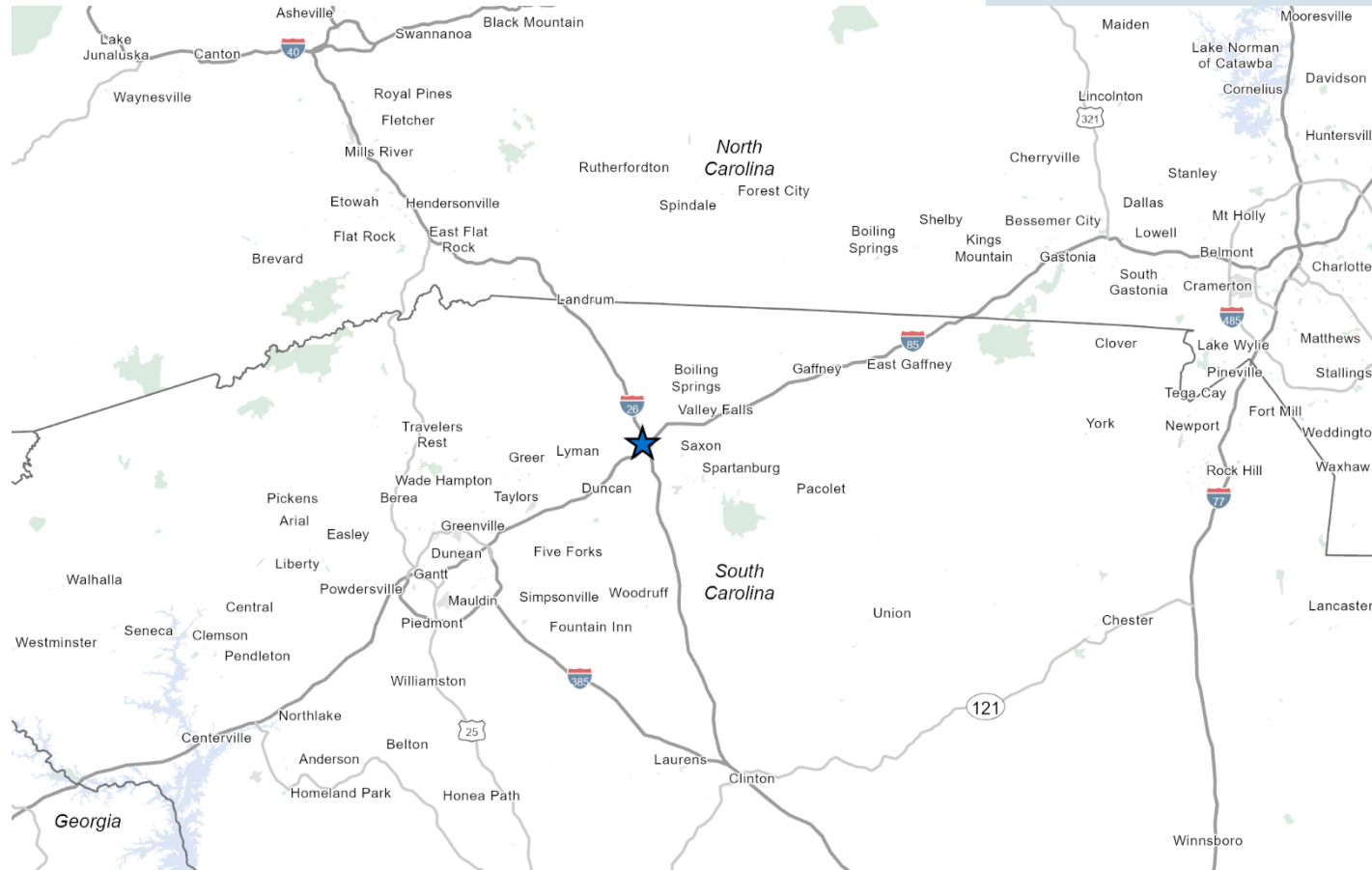
Property Location

6639 Pottery Road, Spartanburg, SC



Property Location

6639 Pottery Road, Spartanburg, SC



OUTSTANDING REGIONAL CONNECTIVITY



1.8 MILES
Distance to I-85



0.9 MILES
Distance to I-26



15 MILES
Greenville-Spartanburg
International Airport



PROXIMITY TO PORTS

SC Inland Port 12.5 Miles
Port of Charleston 206 Miles



PROXIMITY TO AIRPORT

GSP Airport 15 Miles



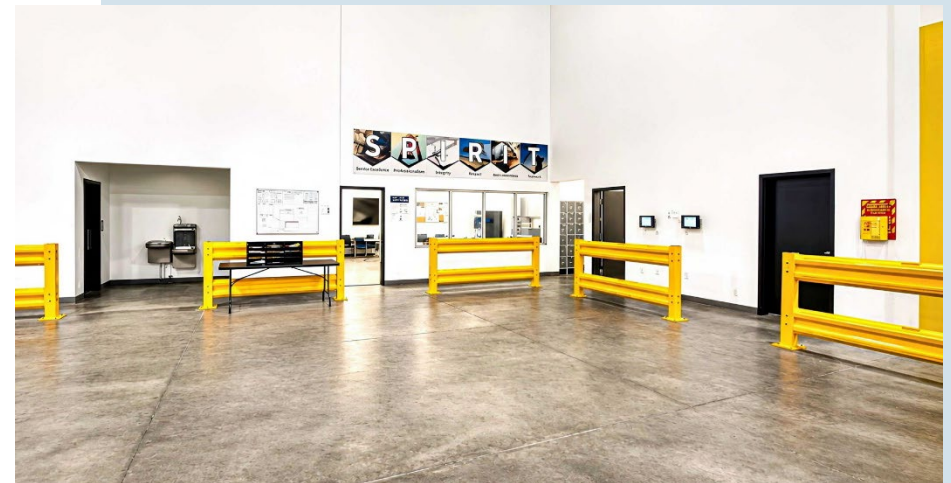
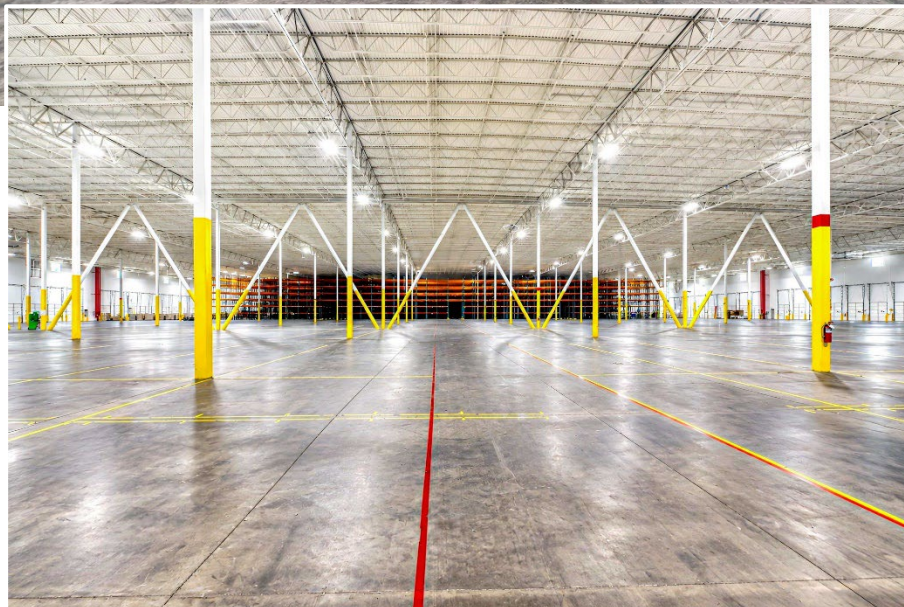
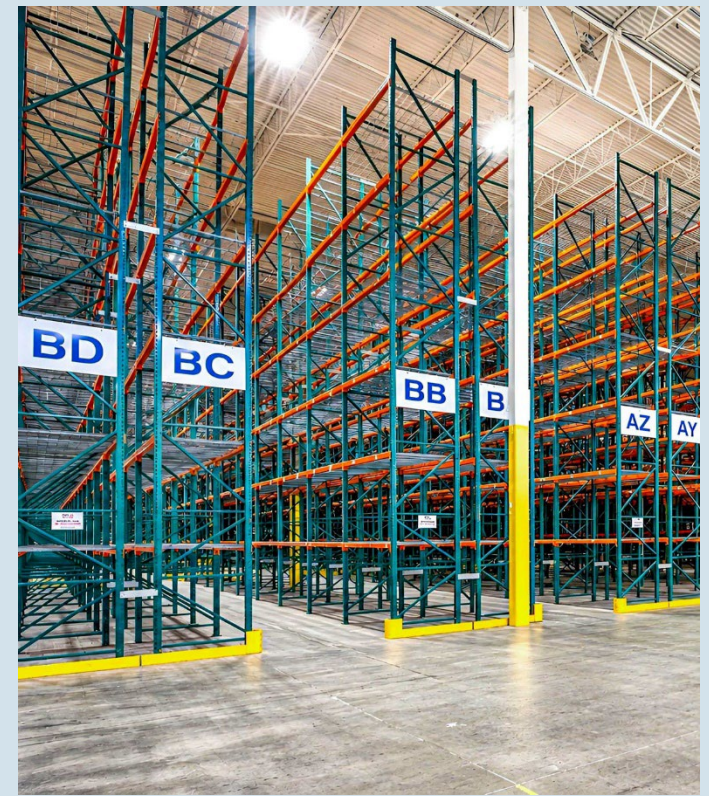
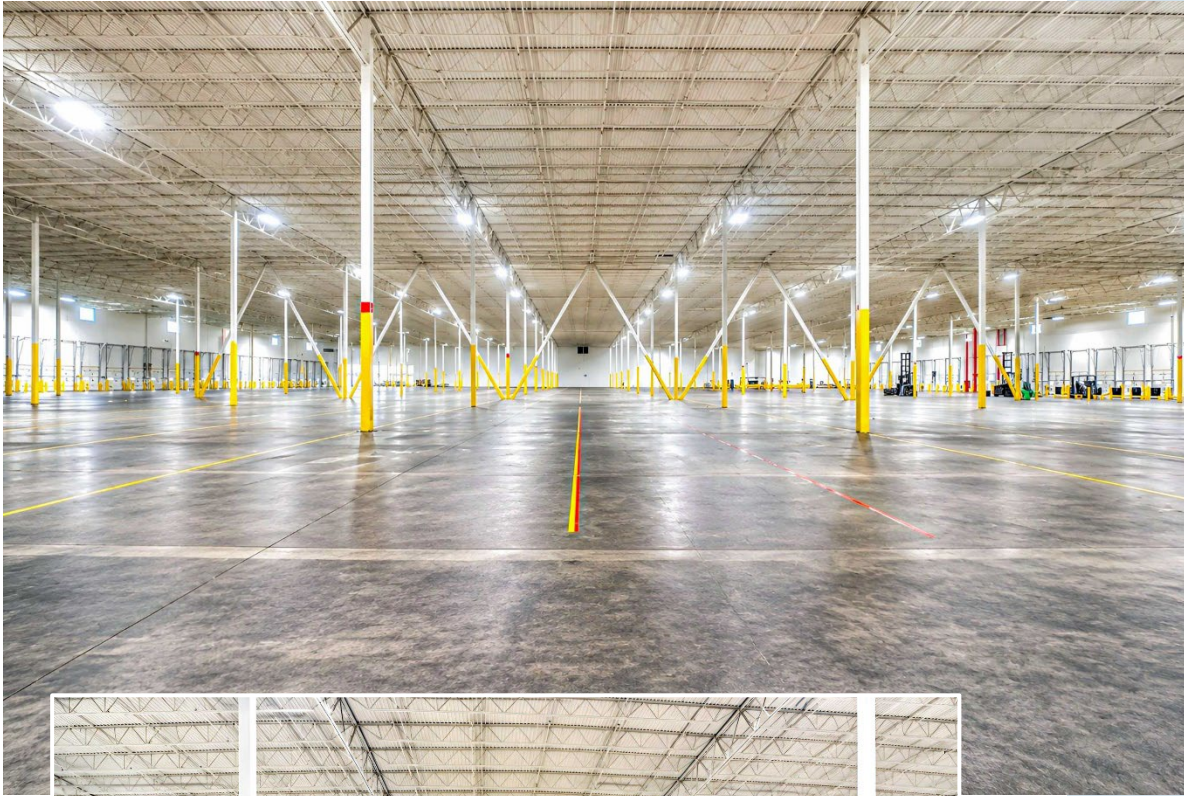
78 MILES
CHARLOTTE, NC



169 MILES
ATLANTA, GA

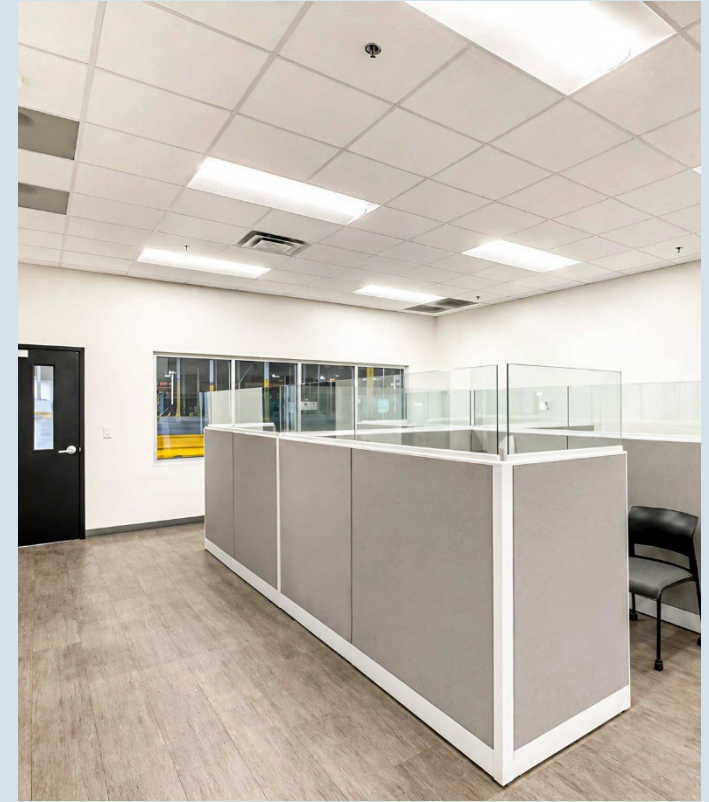
Interior Photos

6639 Pottery Road, Spartanburg, SC



Interior Photos

6639 Pottery Road, Spartanburg, SC



Exterior Photos

6639 Pottery Road, Spartanburg, SC



88
DOCK DOORS

4
DOCK DOORS

Exterior Photos

6639 Pottery Road, Spartanburg, SC



88
DOCK DOORS

4
DOCK DOORS



————— 6639 Pottery Road —————



Industrial Brokerage Team:

THOMAS W. TURNER, SIOR
thomas.turner@nmrk.com
t 704-208-5243



ZACK DALTORIO
zack.daltorio@nmrk.com
m 919-805-4433



JH Morris
jh.morris@nmrk.com
m 334-333-7635



The information contained here in has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information Terms of sale or lease and availability are subject to change or withdrawal without notice.