

FOR SUB-LEASE

±20,790 SF Industrial Facility

NA Earle Furman



2362 South Pine Street
SPARTANBURG, SC

PROPERTY FEATURES

- ±20,790 SF industrial / light manufacturing on ±1.76 acres
 - ±17,200 SF warehouse space
 - ±3,590 office space
- Three (3) 8x8 dock-high doors
- One (1) 12x14 drive in door
- Clear heights approx. ±16' eaves / ±18' center
- Finished & conditioned office / showroom space
- 3-phase power for manufacturing operations
- Fully fenced site with ample paved parking
- Excellent access to I-85 and major corridors
- Ideal for manufacturing, distribution, warehouse, or flex users
- **Lease Rate: \$6.76 / SF NNN**

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

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PROPERTY SUMMARY

Address	2362 South Pine Street Spartanburg, SC 29302
Parcel Number	7-17-11-033.04
Acres	±1.76
Dock High Doors	3 (8 x 8)
Drive In Doors	1 (12 x 14)
Power	3-Phase
Clearance Height	16' Eaves / 18' Center
Square Footage	±20,790
Lease Rate	\$6.76 / SF NNN



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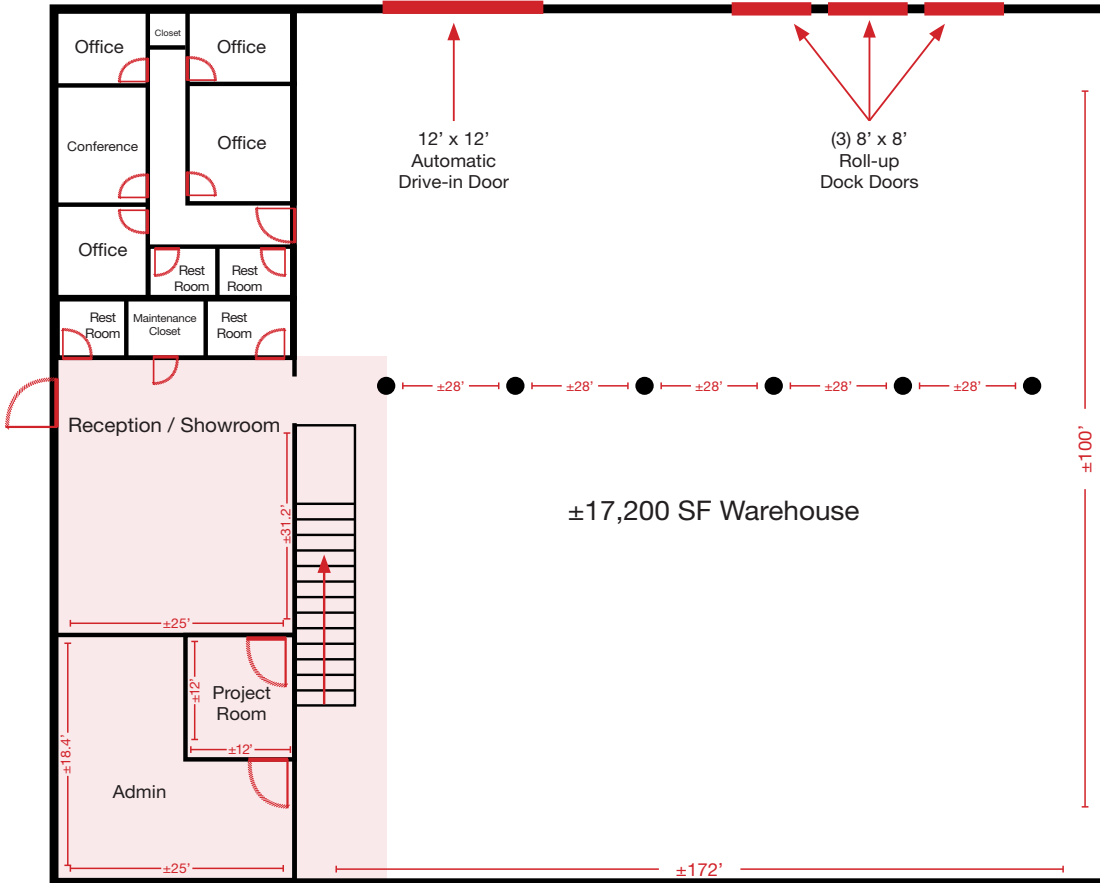
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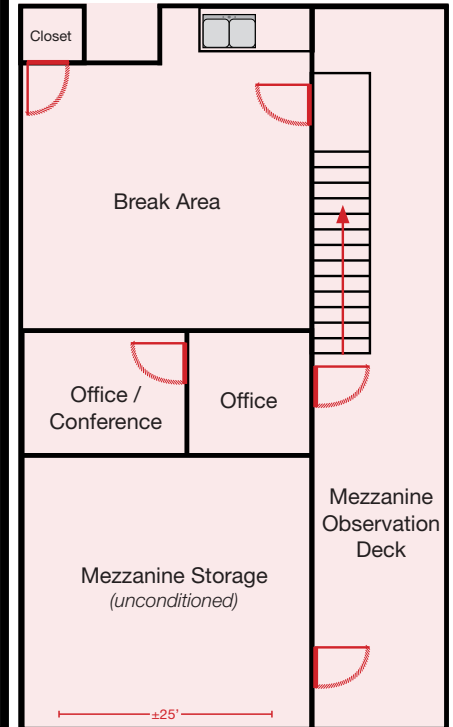
Main Level Floor Plan

not to scale



Mezzanine Level Floor Plan

not to scale



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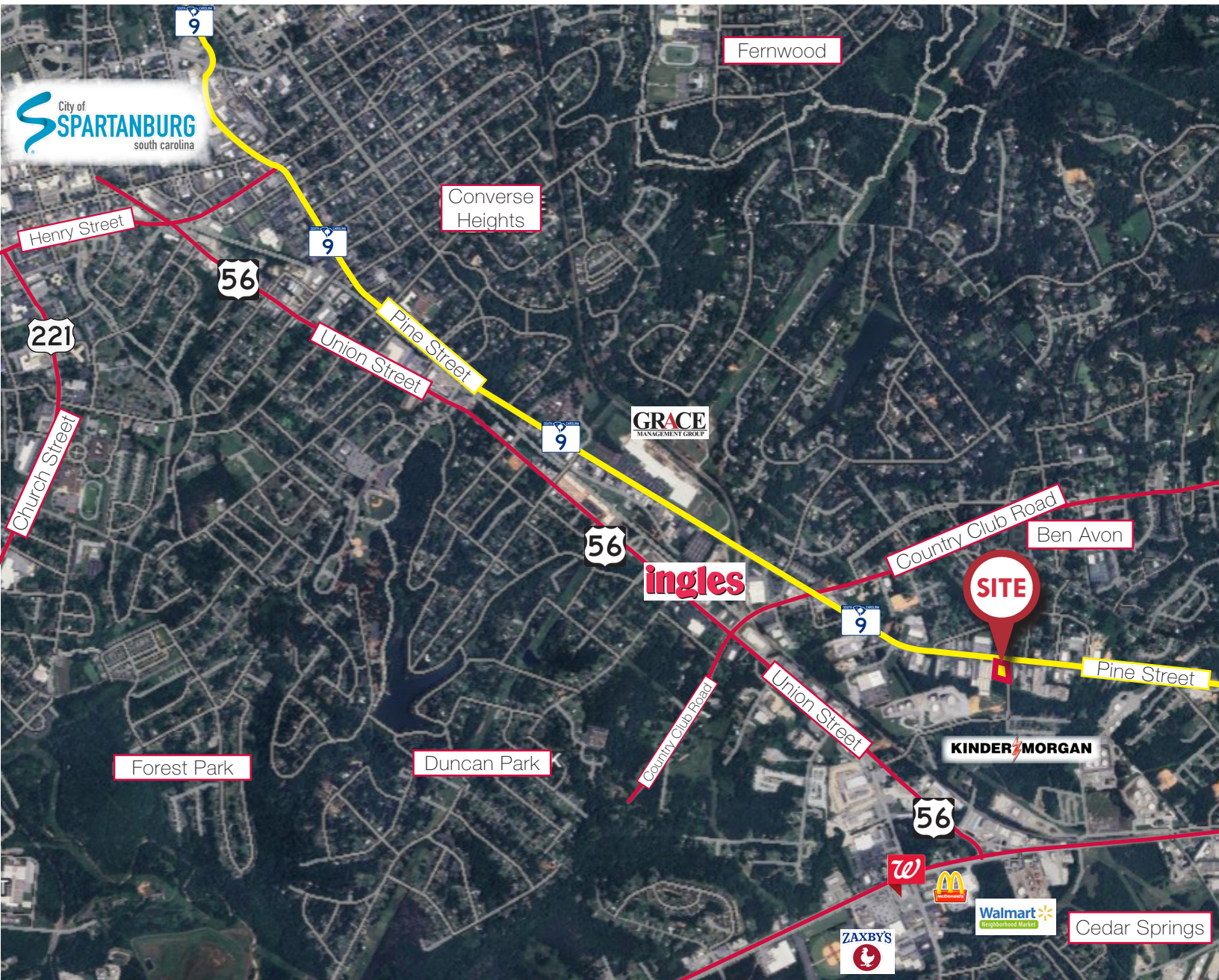
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