



FOR SUBLEASE

±355,151-SF Facility in a Strong Industrial Corridor with Easy Access to I-26 and I-85

2901 N Blackstock Rd, Spartanburg, SC

Colliers | South Carolina

145 W Main St, Ste 300
Spartanburg, SC 29306
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PROPERTY OVERVIEW



Positioned in the heart of Spartanburg's established industrial corridor, 2901 N Blackstock Rd offers excellent access to the region's primary transportation routes. The property is located approximately half a mile from Interstate 26 and roughly three miles from the Interstate 26 and Interstate 85 junction, providing efficient connectivity throughout the Southeast including Charlotte, Greenville and Atlanta.

Its location along N Blackstock Rd places it within a proven distribution and manufacturing hub surrounded by established users including Builders FirstSource, Southeastern Paper Group and Tietex. This strong industrial presence supports efficient logistics operations and reinforces the area's viability for both distribution and manufacturing users.

The property also benefits from proximity to Greenville Spartanburg International Airport and the Inland Port in Greer, providing additional support for a wide range of industrial uses and access to a growing labor pool.



±17.93 acres
available



±355,151-SF
facility



±0.5 miles
from I-26

**TIETEX™**← **Downtown Spartanburg****Shoresbrook Rd**

LOCATION OVERVIEW

The Spartanburg and Greenville region continues to experience significant industrial and economic growth, anchored by major employers such as BMW and a rapidly expanding manufacturing and logistics base. The property is positioned within the Upstate South Carolina region, positioned between Greenville and Charlotte, both of which have seen sustained population and industrial expansion supported by a strong regional labor force. In addition, the site benefits from proximity to the Inland Port Greer, enhancing regional distribution connectivity throughout the Southeast.

The location also offers strong access to key transportation corridors including Interstate 26 with $\pm 67,500$ vehicles per day and Highway 29 with $\pm 48,300$ vehicles per day, reinforcing the area's strength as a high-activity industrial and logistics market.

Key Distances

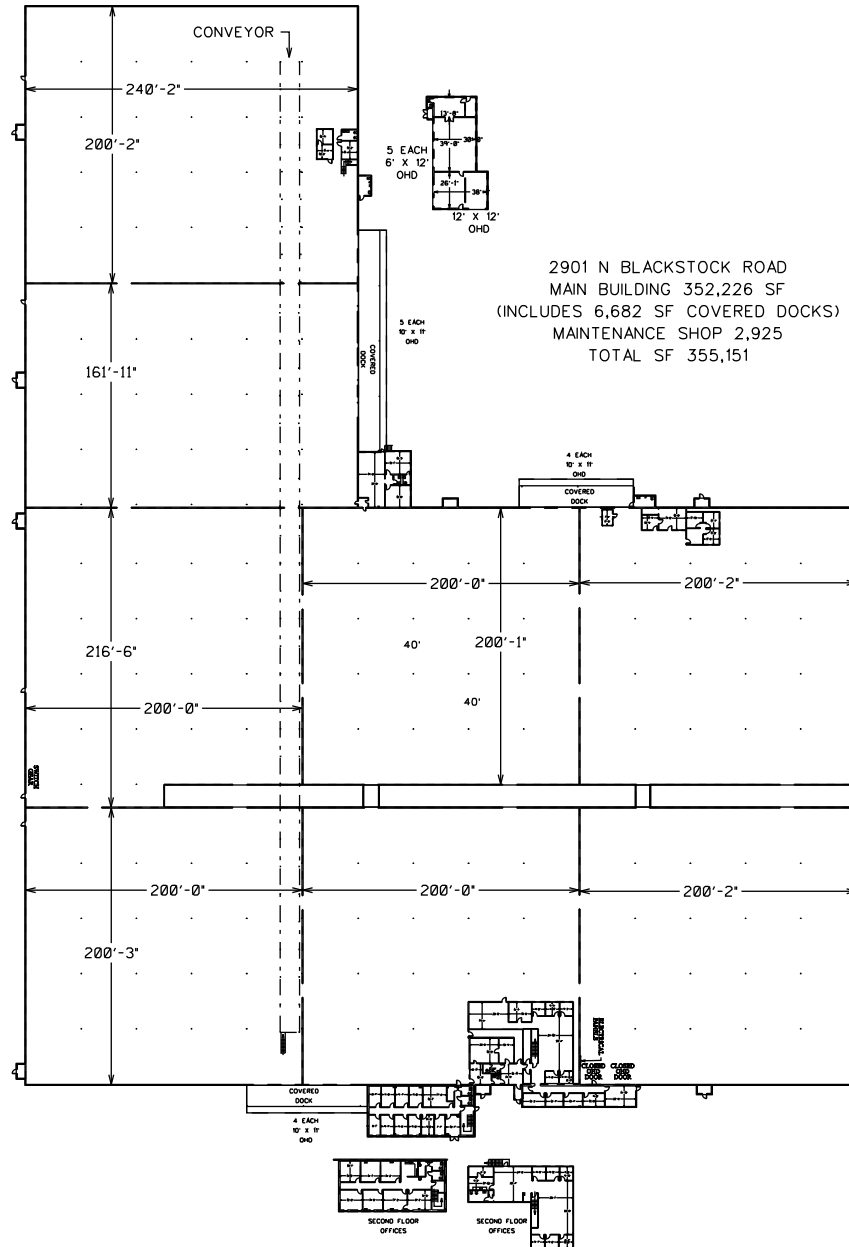
| | |
|--------------------------------|----------------|
| I-26 | ± 0.5 mile |
| I-26 / I-85 Junction | ± 3 miles |
| Downtown Spartanburg | ± 5 miles |
| Greer Inland Port | ± 14 miles |
| Greenville-Spartanburg Airport | ± 15 miles |
| Greenville, SC | ± 26 miles |
| Charlotte Douglas Airport | ± 74 miles |
| Charlotte, NC | ± 80 miles |

Property Details

| | | | | | |
|------------------------|---|---------------------|------------------|------------------------|----------------------------------|
| Address | 2901 N Blackstock Road | Clear Height | 22' 2" - 24' | Fire protection | Sprinklers (Ordinary Hazard) |
| TMS # | 6-17-00-040.01 | Parking | ±140 spaces | Lighting | Motion LED |
| Area | ±17.93 acres (289,674 SF) | Electrical | 480v 3 phase | Loading | 18 Dock positions, 13 Dock doors |
| Available space | ±355,151 SF total ±2,925-SF maintenance shop | HVAC | Heated warehouse | Market | Greenville/Spartanburg |



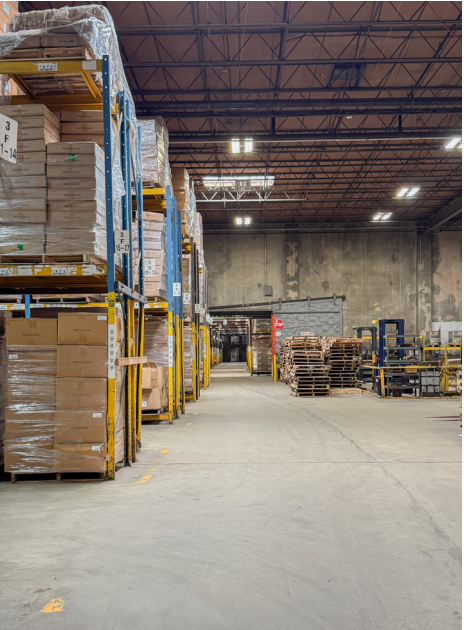
Property Floor Plan



Office Photos



Warehouse Photos



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Contact:

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