

INDUSTRIAL/ FLEX(IOS) PROPERTY FOR SALE

355 SOUTH AVE, SPARTANBURG, SC 29306

355
South Ave

804.312.6435
louis@cityplat.com
LOUIS-XAVIER BILODEAU

CITYPLAT
COMMERCIAL REAL ESTATE

355 SOUTH AVE

Spartanburg, SC 29306



INDUSTRIAL/ FLEX(IOS) PROPERTY FOR SALE



PROPERTY DESCRIPTION

12,536 SF industrial/flex building on approximately 1.5 acres in Spartanburg, SC. Built in 1985 and zoned General Commercial, the site offers a rare combination of usable building square footage plus substantial laydown — ideal for contractors, fleet operators, distribution, light manufacturing, and service trades requiring outdoor storage, equipment staging, or material yards.

The 1.5-acre laydown is a scarce asset in this submarket, where most comparable buildings sit on constrained lots. General Commercial zoning provides broad use flexibility for owner-users across a wide range of industrial and commercial operations.

Occupancy is short-term and provides flexibility for an owner-user or an investor to stabilize with market rents.

PROPERTY HIGHLIGHTS

- 12,536 SF
- (2) Docks + (6) Drive-Ins
- Approx 1.5 Acres (Fenced Laydown)
- Zoning: (General Commercial)
- Versatile Occupancy
- Opportunity Zone

OFFERING SUMMARY

Sale Price:	Connect for Details
Lot Size:	2.63 Acres
Building Size:	12,536 SF

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Approx 1.5 Acres +/-
FENCED-IN LAYDOWN AREA

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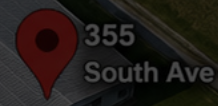


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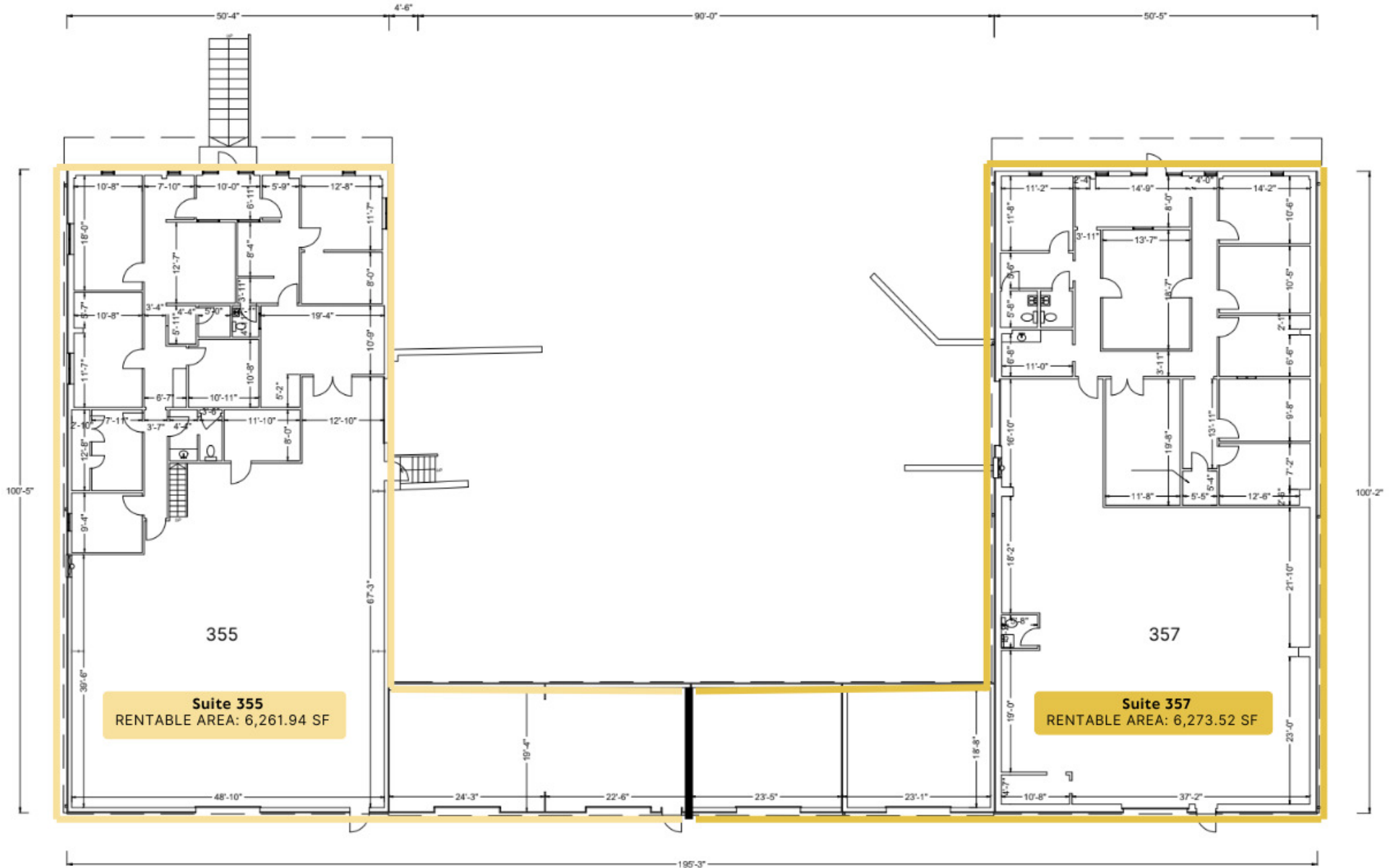


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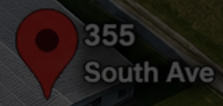


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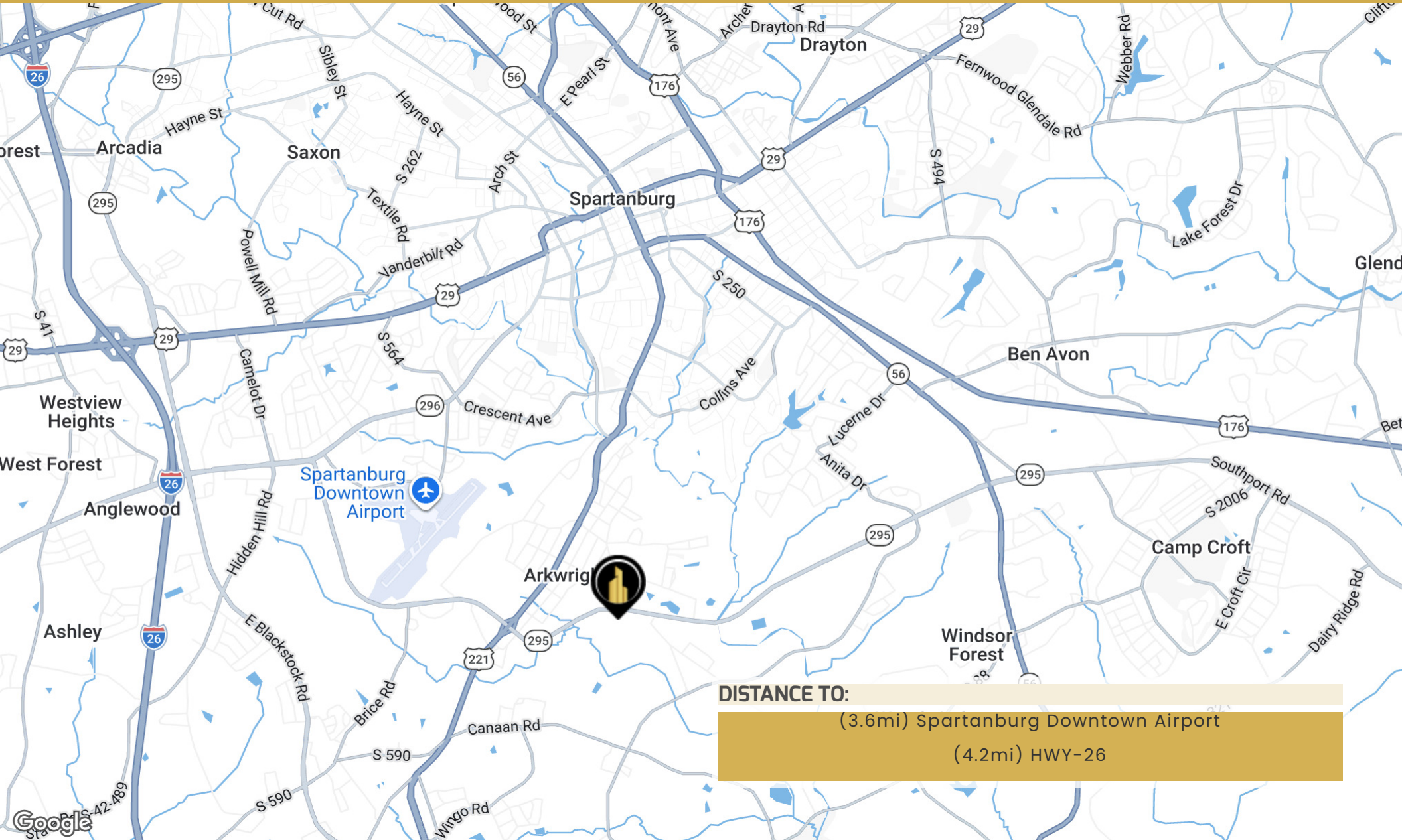


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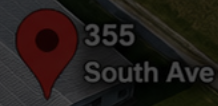


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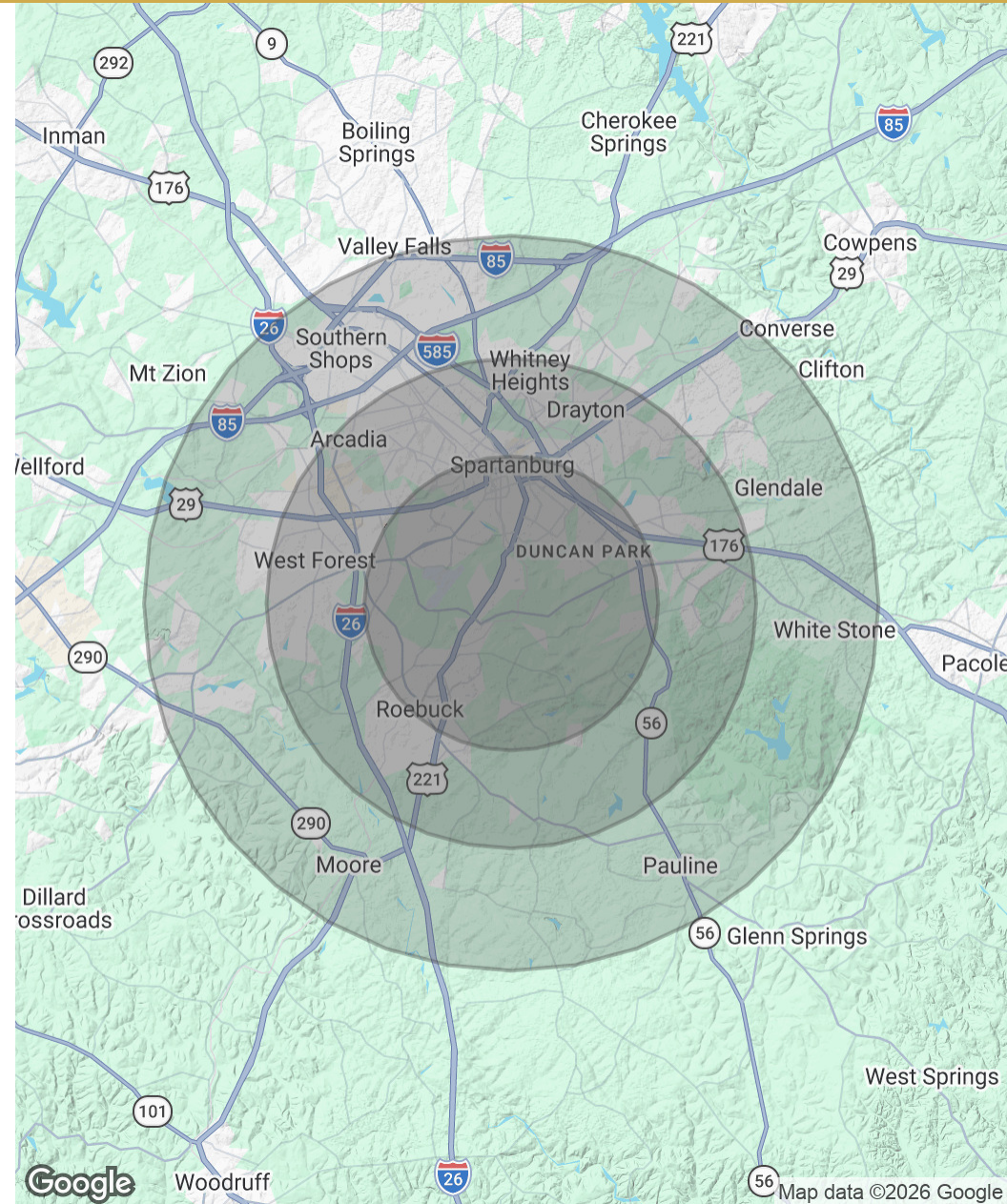


INDUSTRIAL/ FLEX(IOS) PROPERTY FOR SALE

POPULATION	7.5 MILES	5 MILES	3 MILES
Total Population	130,096	84,053	34,049
Average Age	38.0	37.4	37.0
Average Age (Male)	36.1	35.0	32.9
Average Age (Female)	39.8	39.3	39.1

HOUSEHOLDS & INCOME	7.5 MILES	5 MILES	3 MILES
Total Households	50,653	33,243	13,727
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$80,043	\$77,228	\$66,685
Average House Value	\$227,073	\$221,795	\$192,784

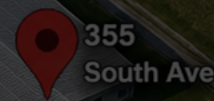
2023 American Community Survey (ACS)



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