

236 UNION STREET

SPARTANBURG, SOUTH CAROLINA 29302

±23,331 SF OFFICE/FLEX SPACE
AVAILABLE FOR LEASE



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PROPERTY SPECIFICATIONS

VERSATILE FLEX SPACE

CENTRALLY LOCATED
IN DOWNTOWN

PRIME CORNER LOT

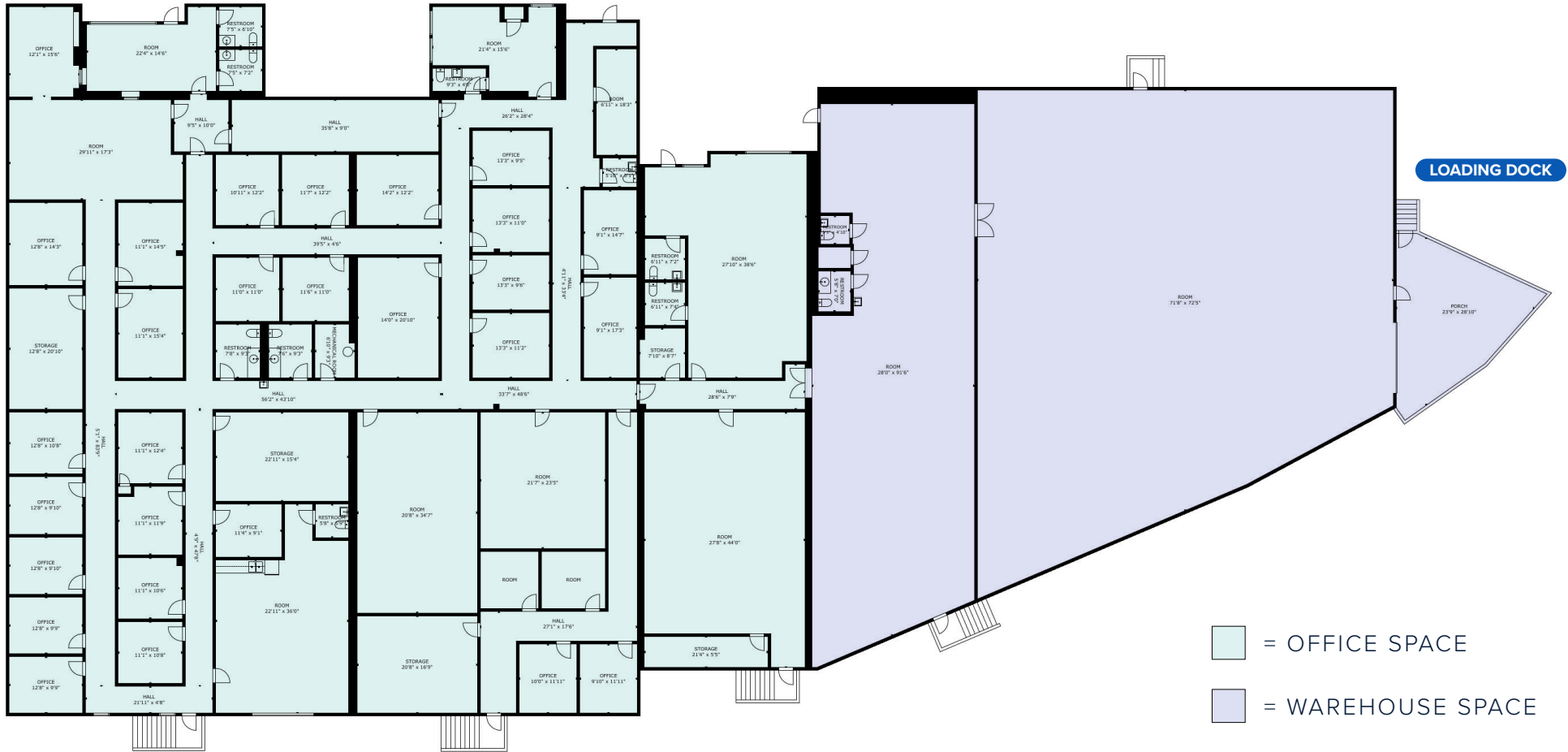
LEASE RATE	\$10/SF NNN
AVAILABLE SF	±23,331 SF
LOT SIZE	±1.20 AC
COUNTY	Spartanburg
YEAR BUILT	1958, renovated from 2008 forward

PROPERTY HIGHLIGHTS

- Tenant Improvement Allowance available for qualified users and terms
- Potentially subdividable to approximately 9,333 SF flex and 14,000 SF office (single tenant preferred)
- 15,331 SF of fully conditioned space with roof TPO installed in 2023, warehouse has gas heater
- All utilities available on site
- 31 parking spaces with potential to add another 15 spaces for a total of 46
- One city dock
- Convenient access to Spartanburg Community College, The Fitzgerald Apartments, Spartanburg County Library, Fifth Third Park, downtown Spartanburg, and Mary Black Trail along Union Street
- Building top signage opportunity



FLOORPLAN



EXTERIOR



LOCATION

Spartanburg, SC is strategically positioned at the intersection of I-85 and I-26, offering exceptional connectivity to Greenville, Charlotte and Atlanta. With downtown just minutes away, the property also enjoys all the amenities of being in the central business district.



0.5 MILES
DOWNTOWN SPARTANBURG

19 MILES
GSP INTERNATIONAL AIRPORT

20 MILES
INLAND PORT GREER

34 MILES
DOWNTOWN GREENVILLE





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For more information, contact:

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Historic property photo