



INTRODUCING

# 191 Watershed Way

**NET LEASED INVESTMENT FOR SALE**

**SPARTANBURG, SC**

**+/-60,000 SF WAREHOUSE**

**+/-8.5 ACRES**





## **Strategically Positioned in the Heart of the Upstate**

Situated in Spartanburg County, this headquarters-quality site located 1 mile off I-85, offers highly desirable connectivity at the crossroads of I-85 and I-26 — two of the Southeast's most vital transportation corridors. The property sits within one of the Upstate's fastest growing industrial and commercial regions, making it an ideal destination for businesses seeking both logistics advantage and prestige.

Within a three-hour drive, companies gain access to three international airports, while major economic hubs — Atlanta, Charlotte, Charleston, Greenville, and Nashville — are all reachable in half a day or less. Few sites in the Southeast can match this level of regional reach.



# 191 Watershed Way – A Premier Net Leased Investment Opportunity Offered: \$6,300,000

Positioned in the rapidly expanding Spartanburg market, 191 Watershed Way offers investors a rare combination of quality real estate, long-term income stability, and exceptional physical attributes. Set on approximately 8.5 acres along the shores of Tyger Lake, this premier facility features a **60,000 square-foot warehouse** built to headquarters standards, complemented by **30,000 square feet of graded expansion space** — providing meaningful upside for future growth.

With a long-term tenant already in place and structured as a net lease, this asset delivers the kind of predictable, low-management cash flow that discerning investors seek. The setting is equally compelling — a beautifully situated lakefront campus that is as impressive to visit as it is to own.

Opportunities of this caliber, combining facility quality, tenant stability, and a truly distinctive setting, rarely come to market.



## A Headquarters-Quality Facility Built for the Long Term

30,000 SF  
Expansion Pad



Offering **60,000 SF of tilt-up concrete construction**, this property delivers the durability, functionality, and professional image that discerning businesses demand. When operations are ready to expand, an additional **30,000 SF of expansion space** ensures this facility can grow to meet future needs.

Situated within an established campus setting with a quality national long-term tenant, this property strikes the perfect balance between operational efficiency and corporate sophistication. Immediate access to both **I-85** and **I-26** keeps your supply chain connected and your team mobile across the Southeast.

This property is not only logistically and functionally strong but also can provide the long-term home a company needs to reflect the quality of their brand.

## TENANT STRENGTH

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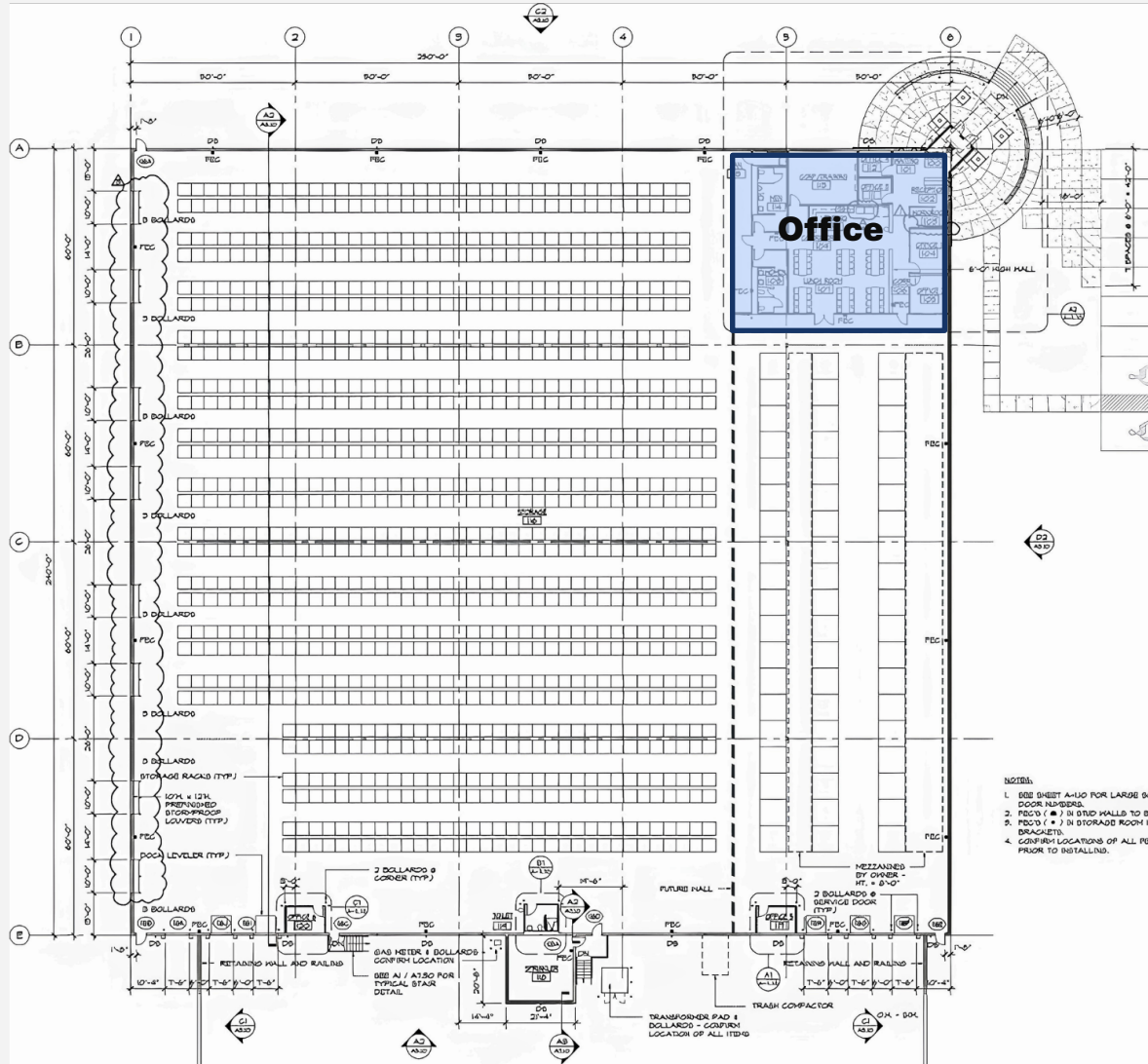
The tenant is a third-generation, family-owned national company with over four decades of continuous operation, reflecting a proven track record of long-term business stability. The company has grown faster than the industry average since its founding, generates an impressive revenue stream and is a primary supplier across the United States.

Headquartered in the Pacific Northwest, the company has maintained consistent leadership and a clearly defined mission. Its multigenerational ownership structure and sustained market presence across multiple product categories underscore the operational continuity and commitment that long-term landlords look for in a quality tenant.

The company executed a new net five-year lease in January 2026 that includes annual bumps. Lease details are available to serious inquiries after execution of an NDA.

### WAREHOUSE BUILDING FLOOR PLAN

**+/-60,000 SF**



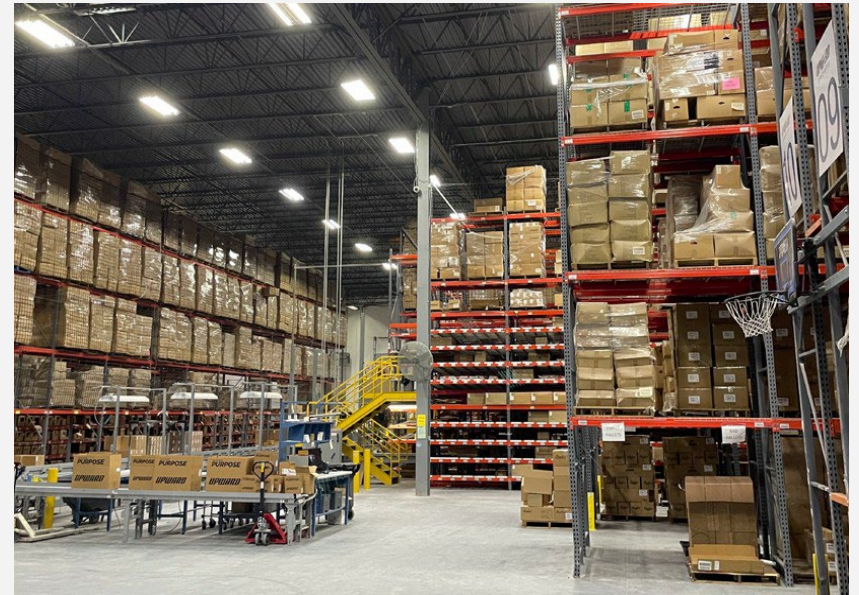
\* With 30,000 SF pre-graded expansion



## WAREHOUSE BUILDING FLOOR PLAN

### Floor Plan Specifications

- +/-60,000SF
- 32' ceilings
- +/-2,000 SF of office space (1<sup>st</sup> quarter 2026 renovation)
- Expansion potential up to 30,000 SF (pad is graded)
- Column 250' x 250'
- 5 Dock Doors
- 1 Drive in door
- LED lighting
- Auto parking: 72 spaces
- Trailer parking
- Outside storage allowed
- Masonry construction
- Heavy power - 480Y/277 volt, 3-phase, 4 wire
- Alarm system
- Docks with equipment packages
- Fully sprinklered - wet sprinkler system
- Additional 1,000 SF outdoor storage building on-site



SITE MAP



**DISTANCES AND DEMOGRAPHICS**

Downtown Spartanburg 8 miles

Inland Port Greer 10 miles

Downtown Greenville 23 miles

BMW 9 miles

GSP International Airport 11 miles

UPS Freight 18 miles

FedEx Ground 3 miles

Walmart DC 5 miles

Greer 10 miles

**10-Mile Demographics**



Population:  
266,340



Projected  
Population:  
297,536 (5 yrs)



Average Household  
Income:  
82,736



Projected Household  
Income:



Number of  
Households:  
101,998



Median Home  
Value:  
\$244,708

**SPARTANBURG AMENITIES****Local Attractions**

- Hatcher Garden and Woodland Preserve
- Hollywild Animal Park
- BMW Zentrum
- Spartanburg Science Center
- Hub City Railroad Museum
- Vintage Warehouse
- Glendale Shoals Preserve & Waterfalls
- Chapman Cultural Center
- The Childrens' Museum of the Upstate
- Croft State Park
- Cottonwood Trail

**Entertainment & Culture**

- Chapman Cultural Center
- The Johnson Collection
- Public Art & Murals
- Morgan Square
- Spartanburg Memorial Auditorium
- Music on Main
- Spring Hub City Hog Fest
- The CRIT
- Spartanburg International Festival
- Red, White & Boom
- Downtown Sunday Market
- Dickens of a Christmas

**SPARTANBURG AMENITIES****Hatcher Garden & Woodland Preserve**

A beautiful 10-acre botanical garden and woodland area in the city, featuring paved walking paths, ponds, and local wildlife.

**BMW Zentrum**

Located on the grounds of the massive BMW manufacturing facility, this museum features vintage cars, concept models, and exhibits on automotive innovation.

**Hub City Railroad Museum**

Located in the historic grain depot, this museum celebrates Spartanburg's nickname as the "Hub City" and its deep railroad history.

**Chapman Cultural Center**

The hub of the city's arts and sciences, housing the Spartanburg Art Museum, the Spartanburg Science Center and local theaters.

**Croft State Park**

A sprawling 7,000-acre park featuring miles of hiking, biking, and horseback riding trails, alongside fishing and boating on Lake Craig.

**Glendale Shoals Preserve**

A scenic nature preserve featuring a historic cotton mill dam and picturesque waterfalls along the Lawson's Fork Creek.

**Morgan Square**

The focal point of downtown. It features statues, outdoor dining, and host local events like live music and outdoor markets.

**Spartanburg Regional History Museum**

Located downtown, this museum dives into the region's rich textile history, colonial origins, and role in the Revolutionary War.

**Mary Black Foundation Rail Trail**

This popular two-mile paved greenway is located just outside downtown, following an old Norfolk Southern railroad bed.

**SPARTANBURG AMENITIES**

**“Spartanburg, particularly downtown, is a very welcoming place. It blends some big-city offerings with small-town charm”**

Travel + Leisure

**“The Palmetto State’s “Hub” just might be the “Biggest Little City” in South Carolina.**

Charleston.com

**“Spartanburg is one big playground where an outdoor enthusiast like me can hike, bike, kayak, ride a skateboard or climb a rock wall”**

South Carolina Tourism

**“Spartanburg, South Carolina, bursts with charming downtowns and refreshing flavors”**

The Local Palate Magazine

**“Spartanburg is buzzing with all the things that make a great Southern destination”**

Southern Living

**METRO STATISTICS**



**380,000+**

Spartanburg County has a population of ~380,000, expected to grow by 150,000 in the next 15 years.



**2,800 ACRES**

Spartanburg County manages 55 parks and community centers, totaling ~2,800 acres.



**INVESTMENT**

In 2025, Spartanburg County had a total economic development investment of \$3.5 billion, creating 1,024 new job opportunities for residents.



**1,730 MILES**

Spartanburg County maintains more than 1,730 centerline miles of roadway. This could take you from here to Arizona.



**EDUCATION**

Spartanburg County is home to 7 higher education institutions, 7 school districts, 4 career centers or vocational schools, five private or charter schools, and The South Carolina School for the Deaf and Blind.

# CONTACT

We're ready to discuss how we can help meet your needs.  
To get the conversation started, contact us today.



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