

INDUSTRIAL PROPERTY FOR LEASE

3,000 SF INDUSTRIAL PROPERTY FOR LEASE

409 Westbrook Ct | Spartanburg, SC 29303

BROOKE DENTON

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CITYPLAT
COMMERCIAL REAL ESTATE

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TABLE OF CONTENTS

PROPERTY SUMMARY	3
PHOTOS	4
CITY INFORMATION	5
LOCATION MAP	6
DEMOGRAPHICS MAP & REPORT	7
CONFIDENTIALITY & DISCLAIMER	8

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Introducing an exceptional industrial lease opportunity at 409 Westbrook Cir, Spartanburg, SC. This impressive commercial property presents 3,000 square feet of customizable industrial flex space, primed for creating a bespoke environment to meet your business needs. With its generous parking provisions and prominent visibility, this location ensures convenience and accessibility for both clientele and staff. Boasting modern amenities and a flexible layout, this space is ideal for businesses seeking a dynamic and productive setting. Unlock the potential of this prime address, adept for shaping a distinctive and impactful space for your commercial pursuits. Don't miss out on the chance to secure this outstanding property for lease and elevate your business today.

OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Available SF:	3,000 SF
Lot Size:	0.2 Acres
Building Size:	3,000 SF

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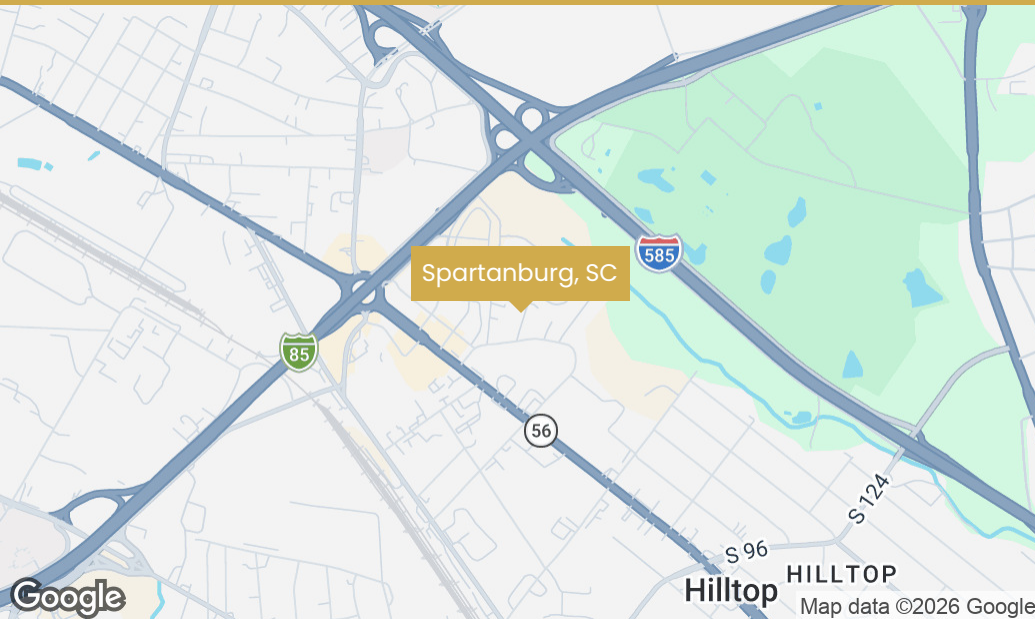
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SPARTANBURG

409 Westbrook Ct, Spartanburg, SC 29303

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LOCATION DESCRIPTION

Nestled in the thriving industrial hub of Spartanburg, SC, the area surrounding the property offers unparalleled opportunities for industrial and manufacturing tenants. Boasting proximity to major employers such as BMW Manufacturing Co. and a robust transportation infrastructure, the location provides seamless connectivity for production and distribution operations. Spartanburg's strategic position within the South Carolina Technology and Aviation Center and its access to global markets via nearby interstates and the Greenville-Spartanburg International Airport make it an ideal destination for industrial enterprises. Additionally, the city's skilled workforce and collaborative business environment further enhance its appeal for industrial and manufacturing tenants seeking a dynamic and supportive ecosystem to grow their operations.

Beyond its industrial advantages, Spartanburg continues to experience sustained economic growth driven by ongoing public and private investment throughout the Upstate region. A diverse mix of suppliers, distributors, and advanced manufacturers has created a resilient business environment that supports companies across a wide range of industries. The area's competitive operating costs, expanding infrastructure, and pro-business leadership provide an attractive foundation for long-term success. As one of the fastest-growing manufacturing corridors in the Southeast, Spartanburg offers businesses the opportunity to establish operations in a market with proven momentum and significant future potential.



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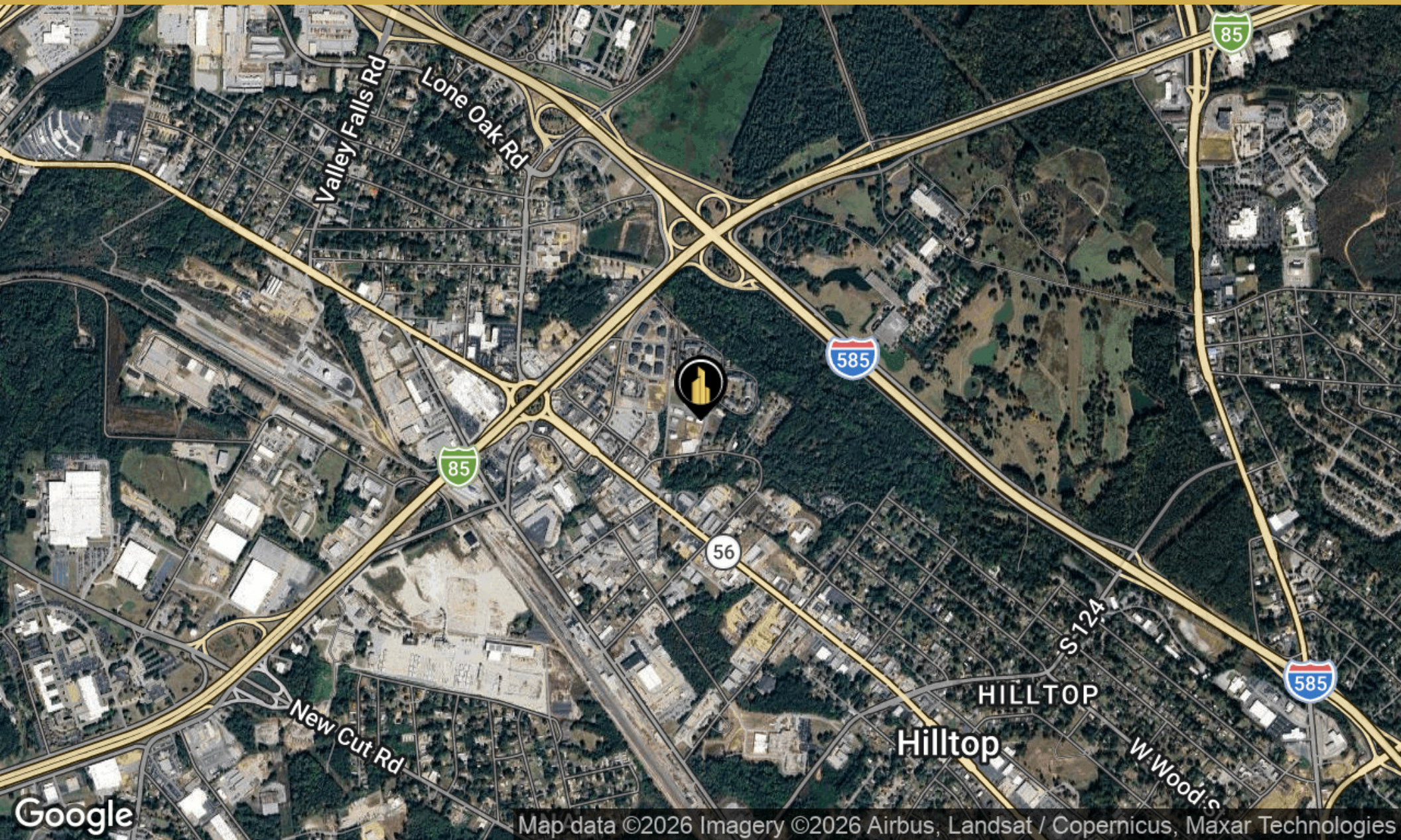
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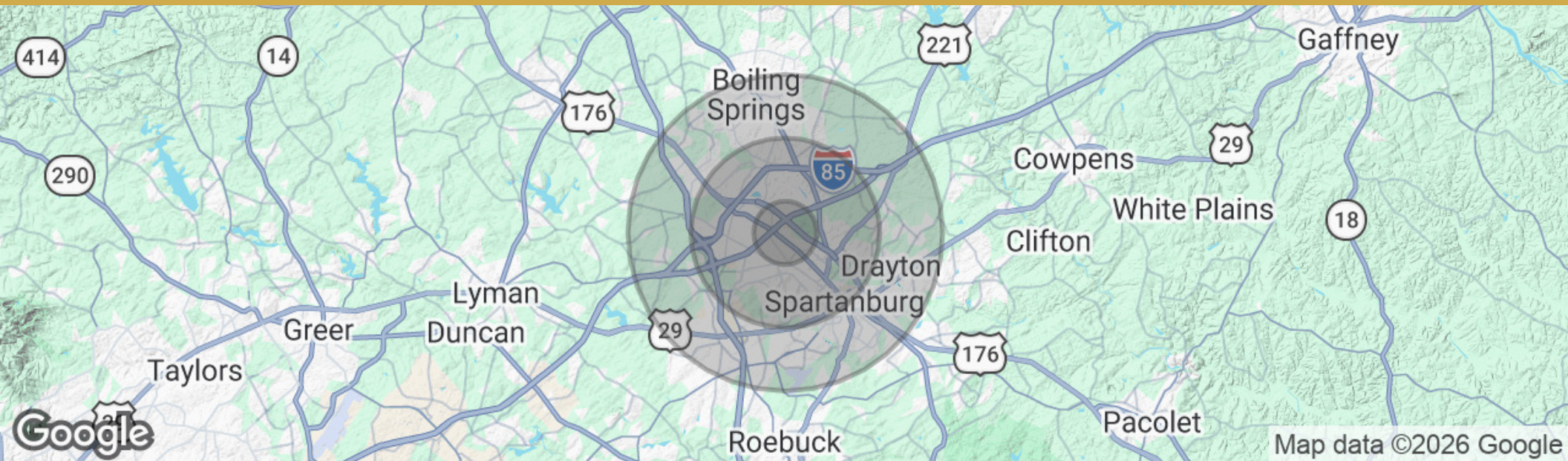
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,759	39,901	100,236
Average Age	28.8	33.9	36.0
Average Age (Male)	31.7	34.2	34.8
Average Age (Female)	31.3	34.6	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,289	14,016	38,071
# of Persons per HH	3.7	2.8	2.6
Average HH Income	\$49,496	\$58,466	\$72,815
Average House Value	\$109,694	\$150,850	\$208,878

2023 American Community Survey (ACS)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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