

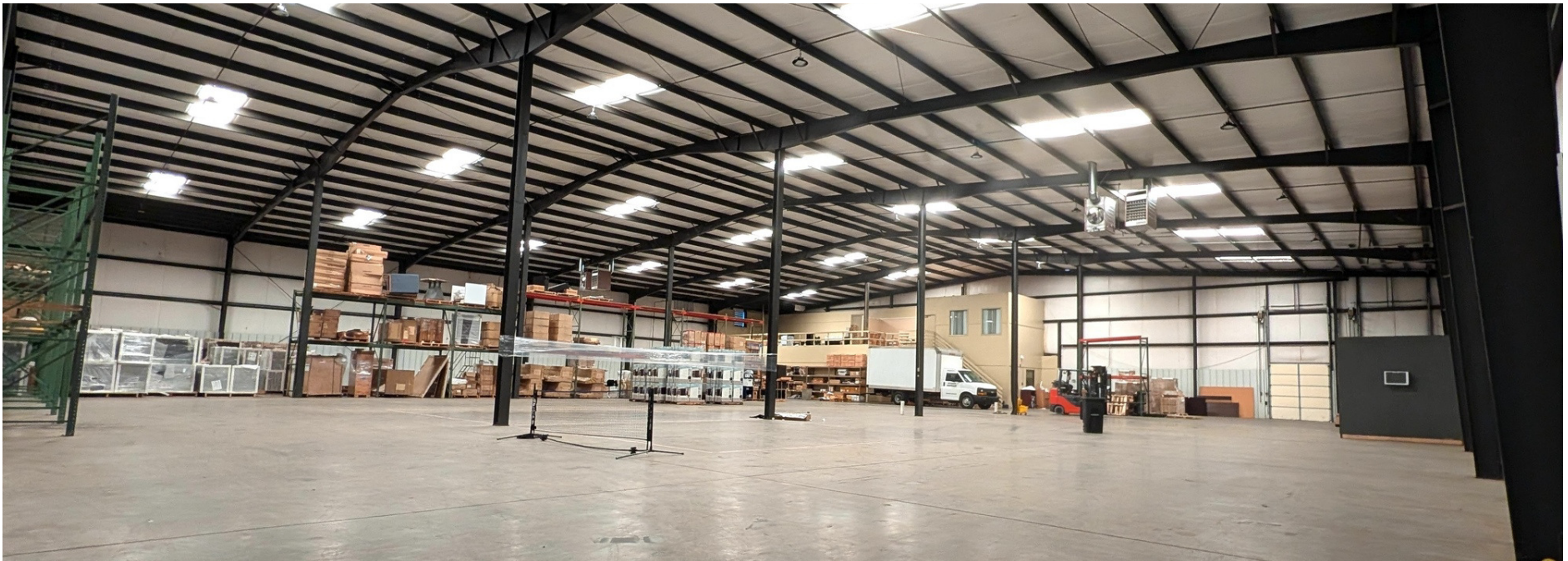


**For Sublease:** ±23,450 SF Industrial Property

**311 England Pl**  
Spartanburg, SC 29303







## PROPERTY DESCRIPTION

Presenting 311 England Place, a prime 23,450 SF warehouse facility available for sublease. This versatile property features two dock-high doors and one drive-in door, with clear heights ranging from 25' at the eaves to 27' at the peak—ideal for racking and efficient storage. It includes 3,450 SF of well-appointed office space, 3-phase power, suspended gas heaters, and in-place storage racks, delivering a seamless blend of functionality and operational efficiency. Perfect for distributors and logistics users seeking a move-in-ready, high-performance industrial space.

## PROPERTY HIGHLIGHTS

- ±20,000 SF warehouse space
- ±3,450 SF office space
- Two (2) dock-high doors
- One (1) drive-in door
- ±25' - 27' clear height
- 3-Phase power
- Less than 1 Mile to I-85 (Exit 72)

## OFFERING SUMMARY

|                |                            |
|----------------|----------------------------|
| Lease Rate:    | Contact Broker for Pricing |
| Lease Type:    | NNN                        |
| Available SF:  | ±10,000 - 23,450 SF        |
| Building Size: | ±23,450 SF                 |
| Lot Size:      | ±1.91 Acres                |
| Year Built:    | 2000                       |
| County:        | Spartanburg                |
| Parcel ID      | 6-08-00-015.00             |

## CONTACT:

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