



Available

FOR LEASE

±112,000 SF Remaining | Move-In Ready Industrial Manufacturing Space

185 Littlejohn Street | Spartanburg, SC

Colliers

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±112,000 SF
available for lease

PROPERTY OVERVIEW

Explore this industrial facility at 185 Littlejohn Street in Spartanburg. This move-in ready space offers great accessibility, situated near I-85 and I-26 for convenient transportation and logistics. Ideal for businesses seeking a versatile and strategic location, this property provides the perfect setting for efficient operations.

There is ±112,000 SF currently available for lease. The building sits on a 24.05-acre lot. The facility has 20 dock doors, 2 drive-in doors and is ready to meet all your business needs.

Colliers

amazon

Walmart

New Cut Rd

MICHELIN

INTERSTATE
585

FedEx

adidas

Spartanburg

29

INTERSTATE
85

Sealed Air

AFL

BENORE
LOGISTIC SYSTEMS, INC.

EATON

DRAXLMAIER

290

Keurig
DrPepper

MAGNA

Moore Duncan Hwy

INTERSTATE
26

PROPERTY LOCATION



Easy access
to The Greer Inland
Port



Convenient access
to major interstates



100 million within
a 1 day drive



±8,200 Vehicles
Per Day

Key Distances

I-85	±3.9 miles
Business I-85	±2.1 miles
I-26	±2.4 miles
SC Inland Port	±13.9 miles
Spartanburg, SC	±5.6 miles
Greenville, SC	±26.7 miles
Charlotte, NC	±77.4 miles
GSP Int'l Airport	±15.1 miles
BMW	±12.7 miles
FedEx Freight	±11.3 miles
FedEx Ground	±3.9 miles
UPS Freight	±26.3 miles

PRIME INDUSTRIAL SPACE

Located between I-85 and I-26, this industrial space offers easy access to Spartanburg and Greenville, SC. The strategic location provides efficient transportation links, making it an excellent choice for businesses needing central connectivity.

Technical Specifications

- ±112,000 SF remains
- ±2,500 SF of office space
- 22'- 26'6" clear | leasable section 24' clear
- 10 dock doors
- 2 drive-in doors
- 8,000 amps, 480V 3-phase power
- 35 trailer parking spaces
- 60 auto parking spaces
- LED lighting
- HVAC equipped office space

Lease Rate

\$4.50 SF/NNN

Space Available

±112,000 SF

Use Types

Manufacturing

Site Plan

±112,000 SF available for lease

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	451.83	208.48	72.33	S57°18'30"W	422.59

Line #	Length	Direction
L1	61.32	S2°11'04"E
L2	30.39	S0°58'15"W
L3	18.50	S0°25'30"W
L4	44.78	N30°34'08"E
L5	23.21	S48°58'00"E
L6	28.27	N30°47'13"E
L7	25.63	N08°30'50"W
L8	29.98	S20°30'23"W
L9	34.88	N57°54'18"W
L10	23.21	S32°38'20"W
L11	26.92	S60°48'08"E
L12	3.58	N77°58'44"E

TMS #6-17-00-001.03
N/T THE VILLAGE SCHOOL
DB 71-5 PG 887

EXCEPTION (3) (3)
25' SANITARY SEWER
AS SHOWN IN DB 71-5 PG 887
DB 88-5 PG 885
NO RECORD OF CONFORMANCE
FOUND OR PROVIDED

POSSIBLE OVERLAP
E. PER REFERENCE
DB 71 PG 883
DB 115 PG 101
IPD 1/2"
RB (BENT)

APPROXIMATE
MATERIAL LOCATIONS
SCALED FOR REFERENCE PG 287

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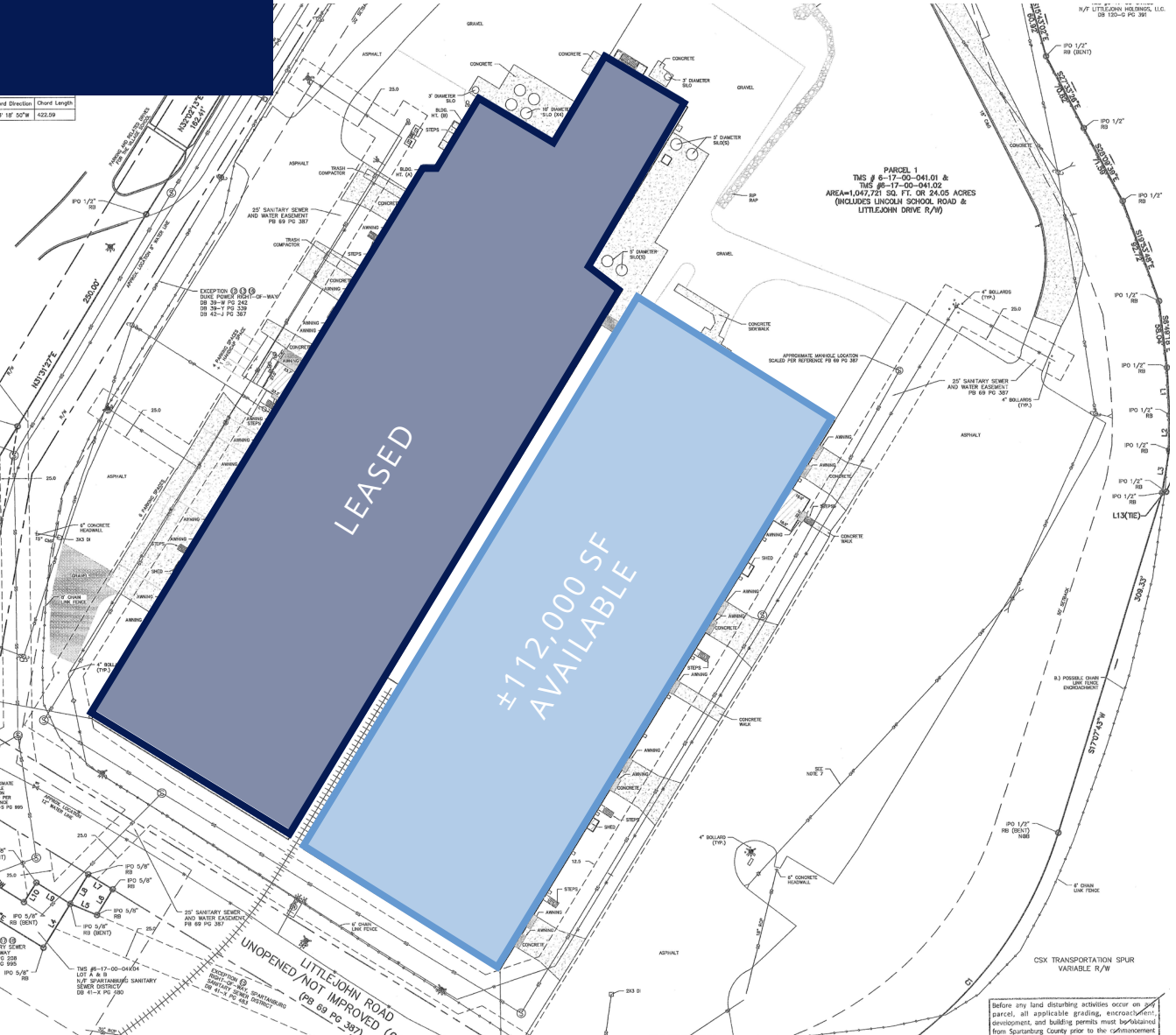
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Before any land disturbing activities occur on this parcel, all applicable grading, encroachment, development, and building permits must be obtained from Spaulding County prior to the commencement.





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