



INVESTMENT OPPORTUNITY

±301,073-SF Industrial Building
Situated on ±26-Acre Site For Sale

300 Landrum Mill Road | Landrum, SC 29356



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Executive Summary

300 Landrum Mill Road presents a rare opportunity to acquire an industrial asset located in Landrum (Spartanburg County), South Carolina. This area is a proven industrial submarket and is driven by its proximity to Interstate 85, Interstate 26, Inland Port Greer, GSP International Airport and the region's extensive industrial labor force. The property's location provides immediate access to major transportation networks while placing occupiers within one of the Southeast's most active industrial corridors.

Unlike ground-up development opportunities that require significant time and capital investment, the offering provides an existing **±301,073-SF industrial facility** that can be occupied, leased or repositioned immediately. Investors and owner-users alike can capitalize on the value of existing infrastructure while implementing strategic improvements to enhance functionality, increase rental rates or modernize the asset to meet evolving industrial user demands.

Situated on approximately **±26 acres**, the property also offers a compelling long-term growth component through the potential for future building expansion. The combination of a functional existing facility and excess land creates a unique value-add opportunity for buyers seeking both immediate utility and future upside.



Property Details

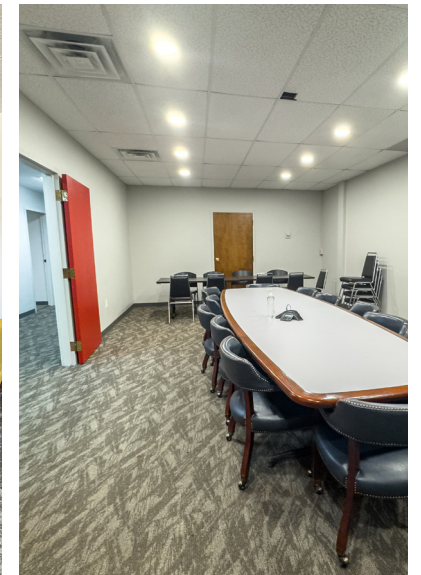
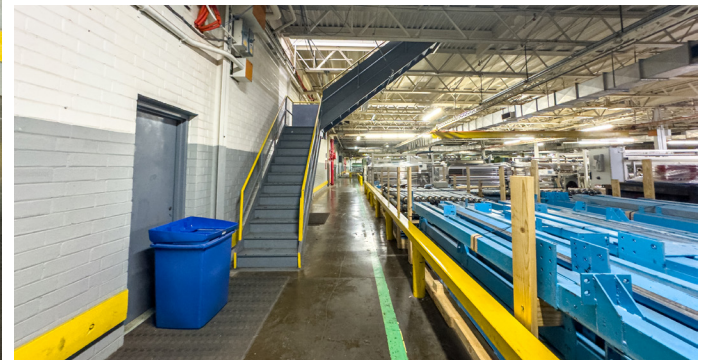
300 Landrum Mill Road is a ±301,073-SF industrial facility located off Highway 176 between Highways 11 and 14 with excellent proximity to Interstate 26 in the northern-most portion of Spartanburg County.

The facility is located on ±26 acres and is ±4 miles from Interstate 26 access.

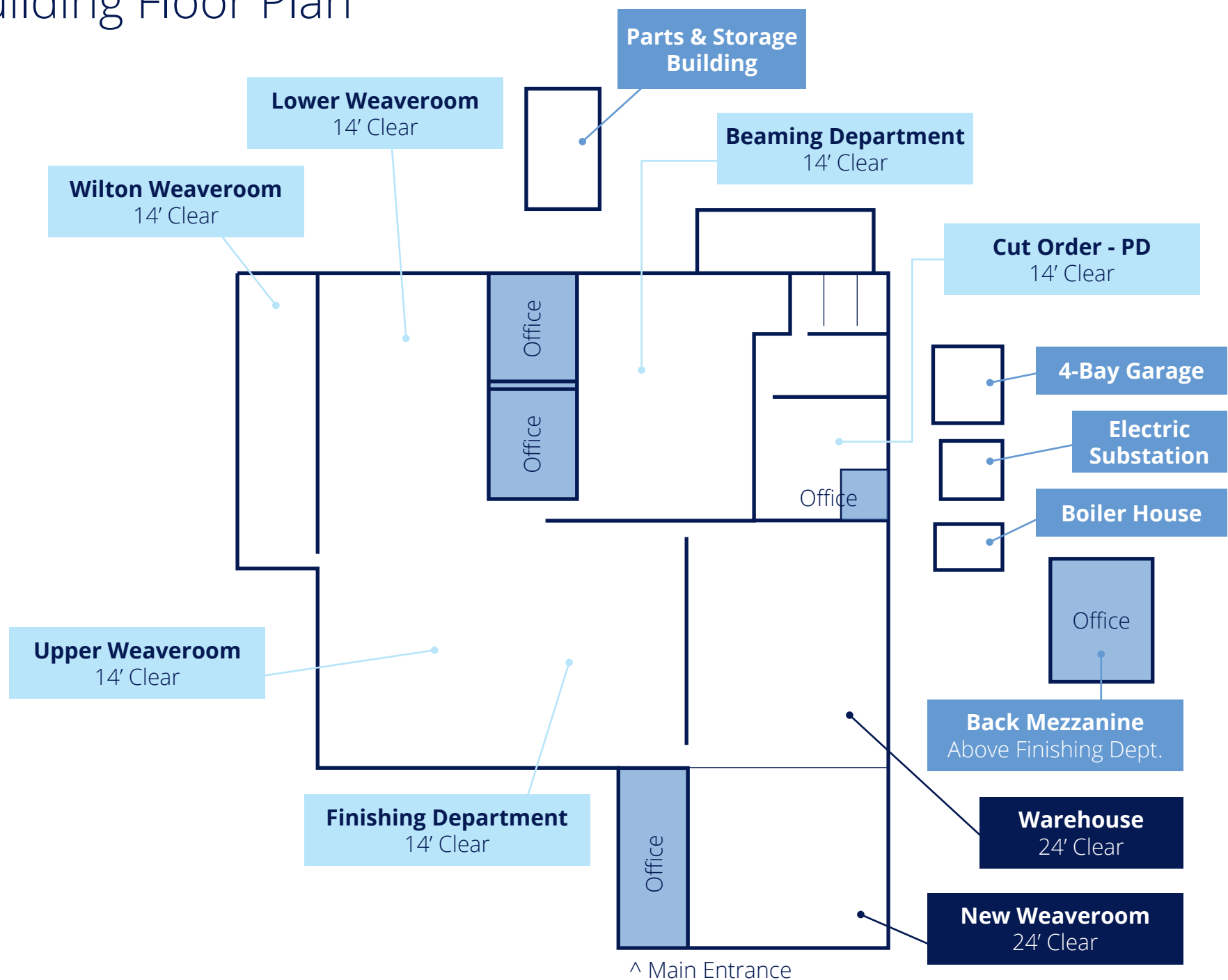
Address	300 Landrum Mill Road Landrum, SC 29356
Space	±301,073 SF, (±26-acre lot)
Warehouse	±290,991 SF
Office	±20,082 SF / 1st Floor - private offices, 2nd Floor - (3) conferece/training rooms
Clear Height	14' - 24'
Column Spacing	30' x 56'
Parking	±325 spaces
Doors	18 dock doors (10 with levelers), 4 drive-ins
TMS #	1-14-00-050.01, 1-14-00-050.02
Sprinklers	100% wet
Utilities	<u>Power</u> - Duke, <u>Gas</u> - Greer CPW <u>Water/Sewer</u> - Spartanburg Water & Sewer Authority
HVAC	70% heated/cooled (offices included)
Security	Perimeter fence & swipe card access
Sale Price	Contact the brokerage team



Interior Photos



Building Floor Plan



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