



Two Industrial Buildings (Fully Leased) Available **For Sale**

105 & 115 Littlejohn Street | Spartanburg, SC

Building 1:
±54,000 SF

Leased

Building 2:
±33,600 SF

Leased

Sale Price: Contact broker for pricing

Contacts:

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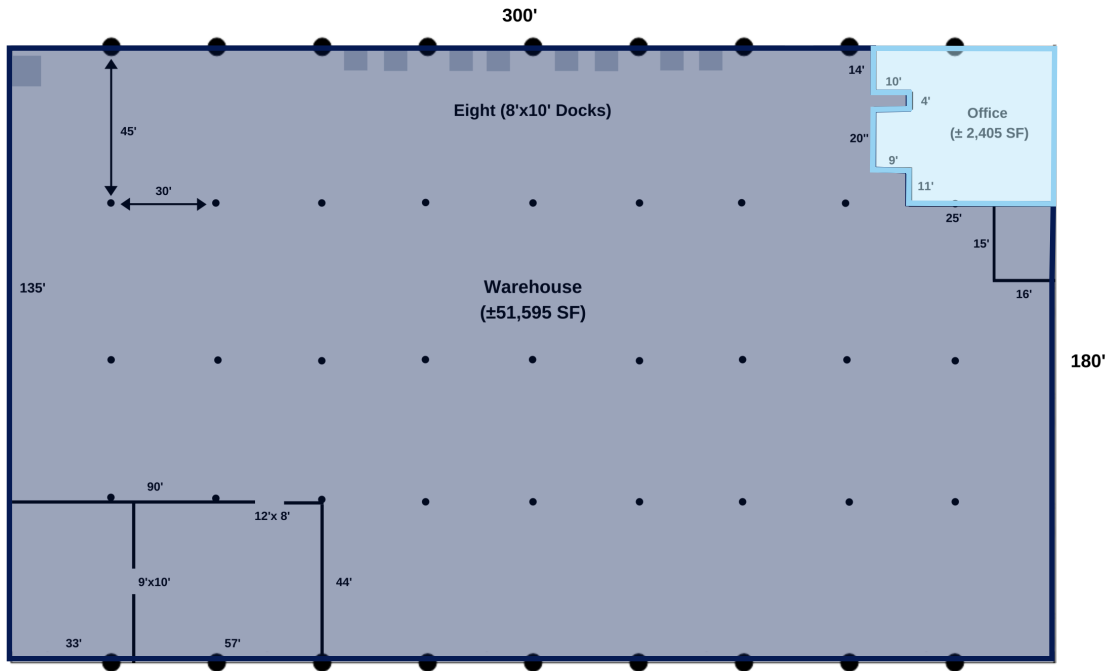


105 Littlejohn Street (Building One)

| | | |
|-------------------------|---|------------|
| Building SF Breakdown: | Warehouse SF | ±51,595 SF |
| | Office/Showroom | ±2,405 SF |
| | Total | ±54,000 SF |
| Ceiling Height: | 22' eave rising to 26' | |
| # Of Docks / Equipment: | (8) 8' x 10' DHD / 8 EOD | |
| # Of Ramp Doors: | (1) 19' w x 15' h | |
| Floors: | 6" concrete slab | |
| Lighting: | LED | |
| Parking: | 19 surface spaces | |
| Column Spacing: | 30' x 45' | |
| Roof: | Metal | |
| Year Built: | 1985 | |
| Lot Size: | ±3.795 | |
| Sprinklers: | 100% Wet | |
| Tenant | Builders FirstSource (Lease Exp. 12/2029) | |

115 Littlejohn Street (Building Two)

| | | |
|------------------------|---|---------------|
| Building SF Breakdown: | Warehouse SF | ±32,055 SF |
| | Office/Showroom | ±1,545 SF |
| | # Of Offices | 3 |
| | # Of Restrooms | 2 (in office) |
| Total | ±33,600 SF | |
| Ceiling Height: | 25'6" eave rising to 26' | |
| # Of Docks: | (7) 7' x 8' and (3) 8' x 10' (new) | |
| Power: | 600 A/ 480 V/ 3 phase | |
| Floors: | 6" concrete slab | |
| Lighting: | LED | |
| Parking: | 17 free surface spaces | |
| Column Spacing: | 33' x 38' per bay (33' x 25' on 2 end bays) | |
| Lot Size: | ±3.795 AC | |
| Sprinklers: | 100% Dry | |
| Tenant: | C&S Processing (Lease Exp. 7/2028) | |



Building 1 | 105 Littlejohn

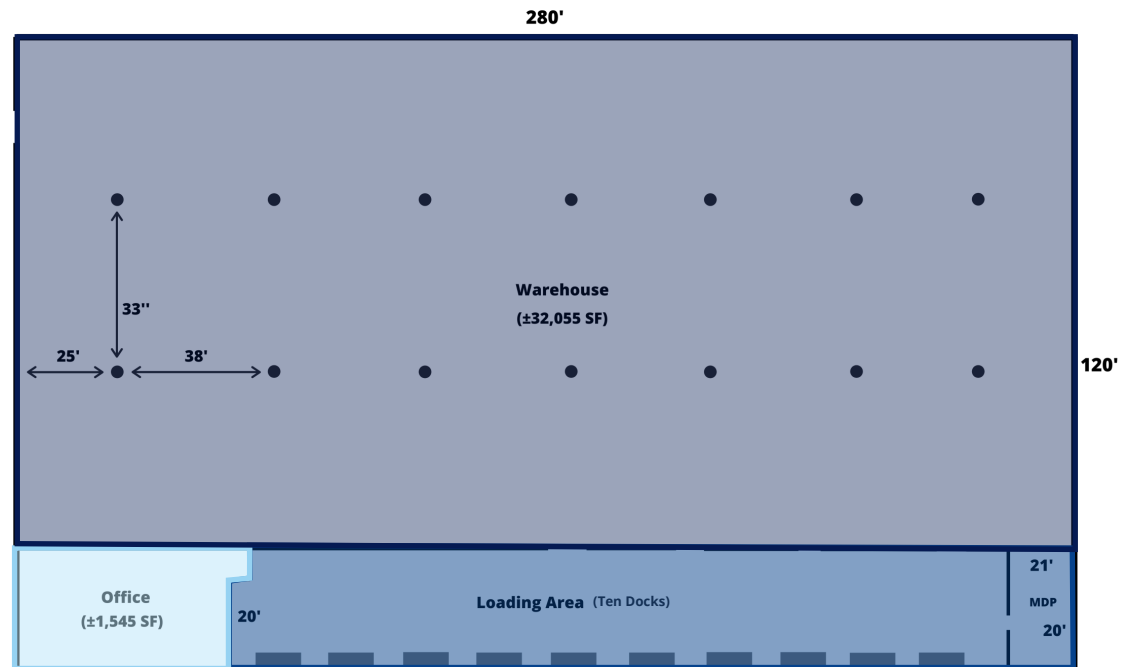
Additional utilities information

- **Water:** Spartanburg Sewer and Water
- **Sewer:** Spartanburg Sewer and Water
- **Power:** Duke Energy
3 phase | 480 volts | 225 amp
- **Gas:** Piedmont Natural Gas
- **Air conditioning:** HVAC (office only)

Building 2 | 115 Littlejohn

Additional utilities information

- **Water:** Spartanburg Sewer and Water
- **Sewer:** Spartanburg Sewer and Water
- **Power:** Duke Energy
3 phase | 480 volts | 600 amp
- **Gas:** Piedmont Natural Gas
- **Air conditioning:** HVAC throughout office



Exterior Warehouse Photos



Dock Doors



High-Visibility Industrial Space in Close Proximity to I-85

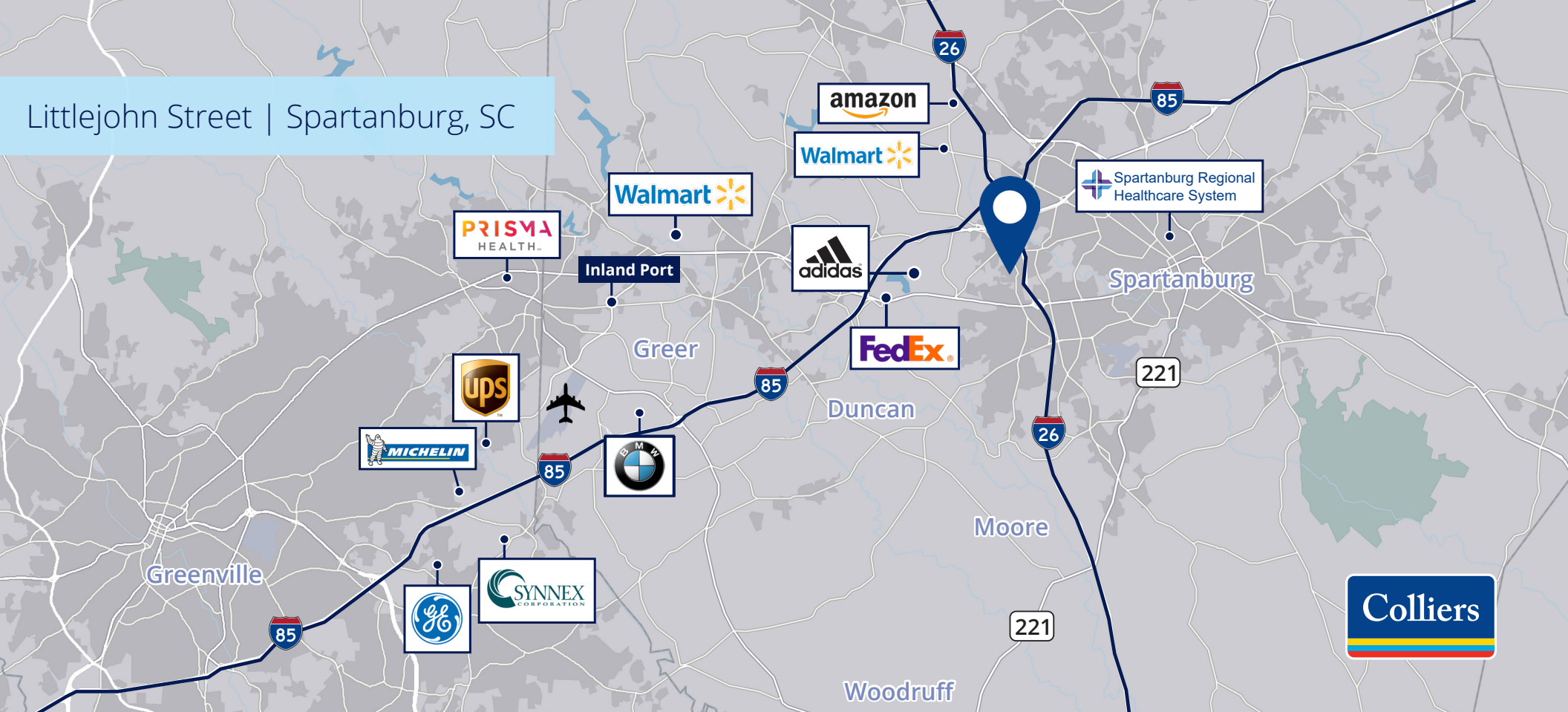
These two adjacent industrial buildings, located at 105 and 115 Littlejohn Street in Spartanburg, present an excellent opportunity for businesses or investors looking to purchase prime industrial real estate. With a combined **total of over ±87,600 square feet of space**, these facilities offer exceptional versatility and are strategically positioned near major highways I-26 and I-85, ensuring easy access to the broader region.

The properties are **located near key distribution hubs**, including the Greer Inland Port, which is just 14 miles away. These buildings are ideal for a variety of industrial, commercial, or distribution uses, providing the flexibility to meet a wide range of business needs and growth potential.

105 Littlejohn St Interior Photos



Littlejohn Street | Spartanburg, SC



Key Distances

| | |
|---------------------------|-------------|
| I-26 (Exit 28) | ±1.2 miles |
| I-85 | ±2 miles |
| BMW | ±12.5 miles |
| GSP Int'l Airport | ±15 miles |
| Gaffney, SC | ±25 miles |
| Charlotte, NC | ±76 miles |
| Charlotte Douglas Airport | ±70 miles |

Key Demographics



±260,564
Daytime population
within 10 miles
(2024)



±8,200 via N
Blackstock Rd
±46,800 via Warren
H Abernathy Hwy
(2024 VPD)



Less than 2 miles
to I-26, providing
easy and convenient
interstate access



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