

WAREHOUSE SPACE FOR SUBLEASE



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**±8,650 SF
WAREHOUSE
SPACE FOR
SUBLEASE**

311 England Place
Spartanburg, SC 29303

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PROPERTY SUMMARY

311 England Place, Spartanburg, SC 29303

WAREHOUSE SPACE FOR
SUBLEASE



PROPERTY DESCRIPTION

±8,650 SF of warehouse space available for sublease at \$6,000 per month gross (no NNN expenses). Built in 2000, the property features two dock doors and one drive-in door, with ceiling heights ranging from approximately 20 to 25 feet, ideal for racking and vertical storage. The space includes a small ±150 SF office, one restroom located in the warehouse, and is equipped with single-phase power, warehouse heating, and fans for air circulation. The building is not sprinklered. Well-suited for distribution, storage, or fulfillment operations.

PROPERTY HIGHLIGHTS

- ±8,650 SF warehouse space
- ±150 SF office space
- Clear heights ranging from ±20' to ±25'
- 2 dock doors and 1 drive-in door
- Single-phase power
- Heated warehouse
- Warehouse fans

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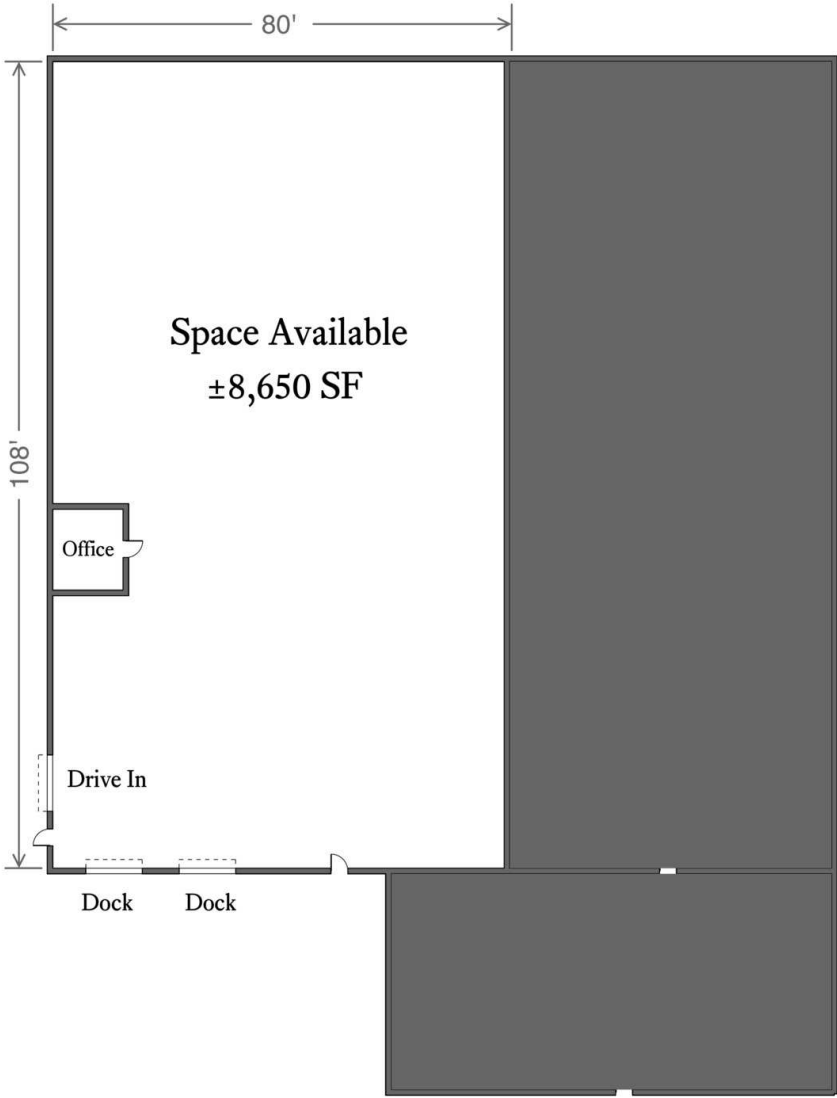
OFFERING SUMMARY

Lease Rate:	\$6,000 Per Month (Gross)
Available SF:	±8,650 SF
Building Size:	±23,450 SF
Lot Size:	±1.91 Acres
Tax ID:	6-08-00-015.00
County:	Spartanburg County
Year Built:	±2000

FLOOR PLANS

311 England Place Spartanburg, SC 29303

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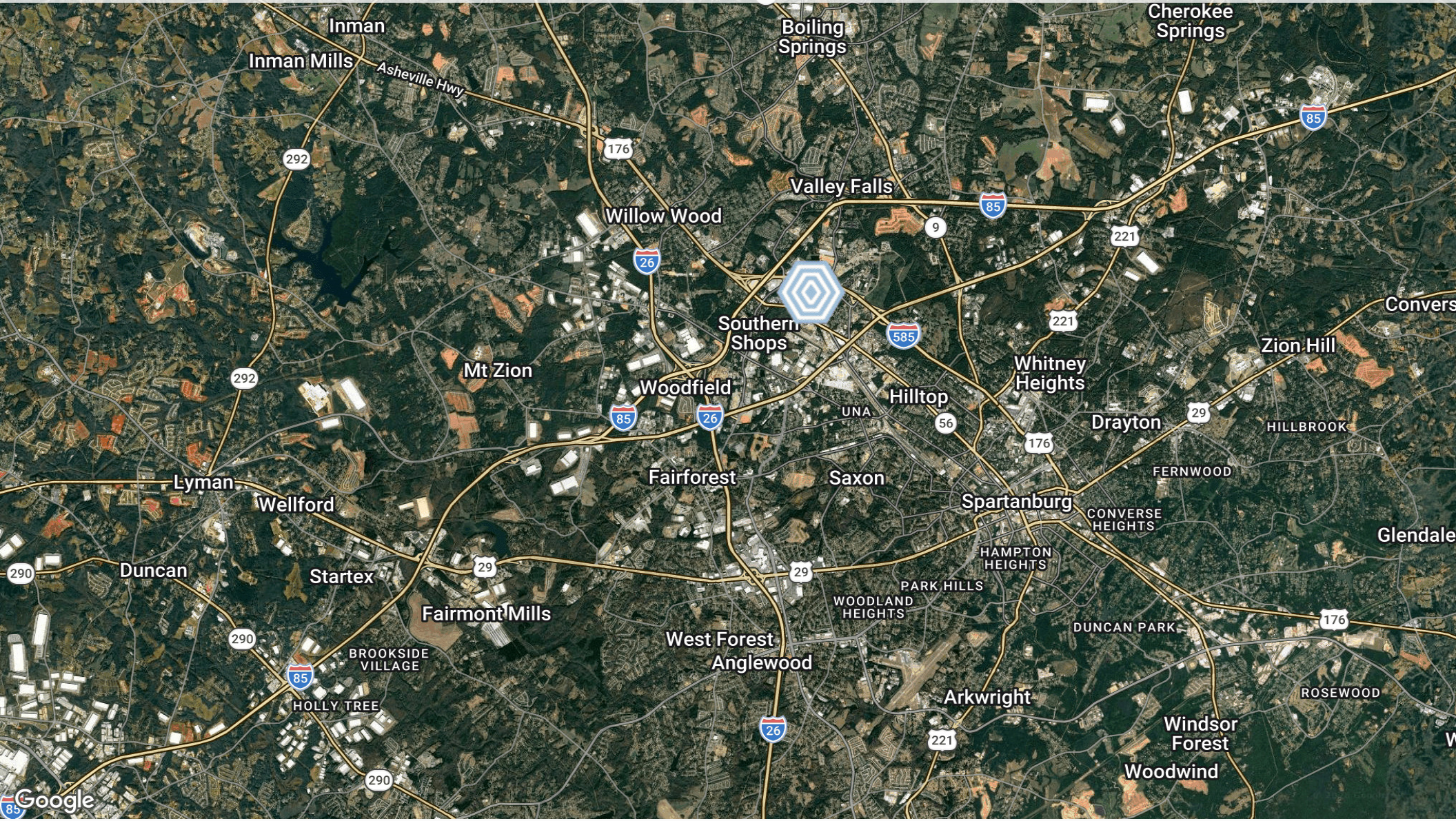
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LOCATION MAP

311 England Place, Spartanburg, SC 29303

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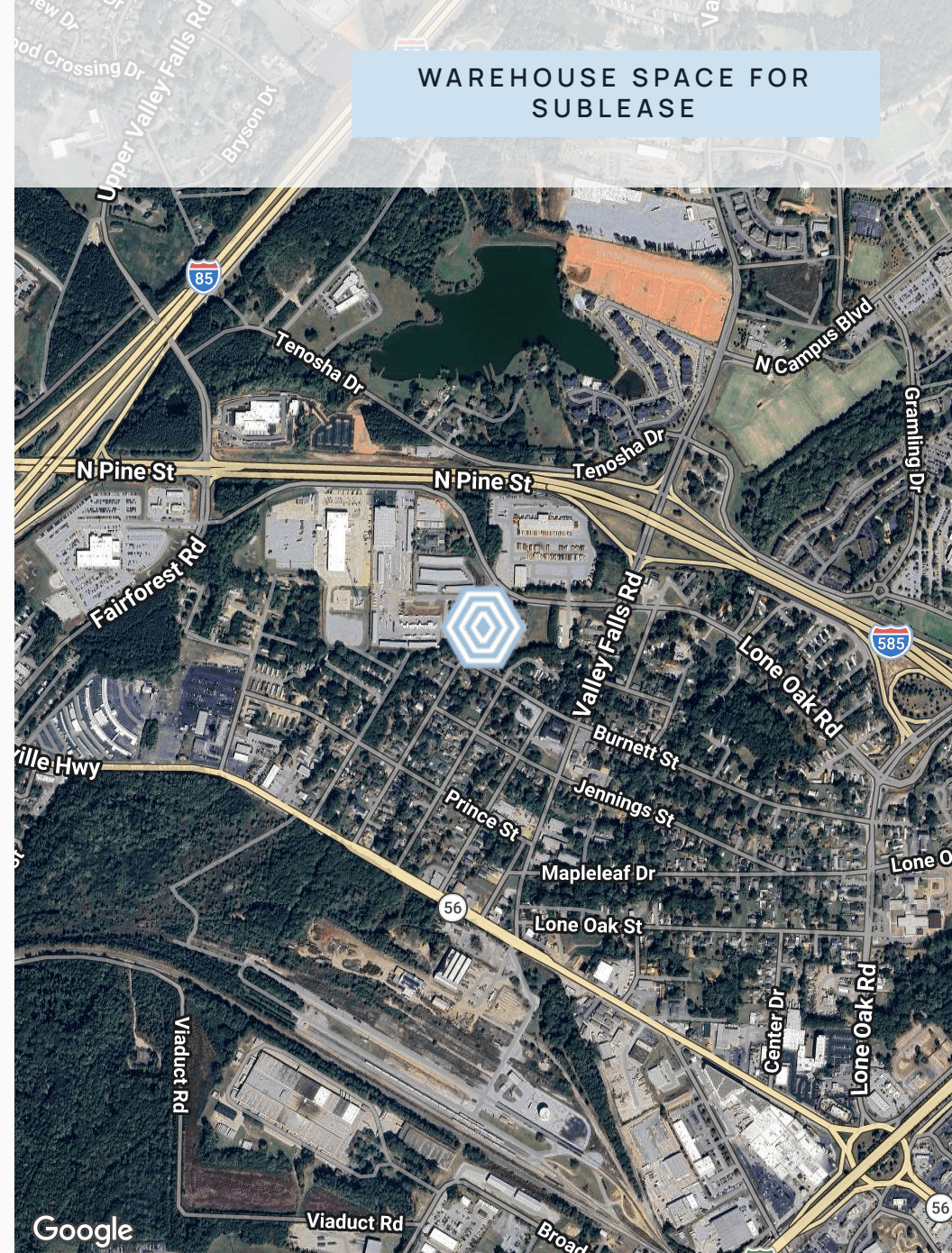
DEMOGRAPHICS MAP & REPORT

311 England Place, Spartanburg, SC 29303

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	436	1,592	5,112
Average Age	32.6	32.8	32.6
Average Age (Male)	26.3	29.7	31.8
Average Age (Female)	37.8	38.8	36.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	124	467	1,475
# of Persons per HH	3.5	3.4	3.5
Average HH Income	\$59,066	\$56,823	\$53,082
Average House Value	\$122,808	\$131,281	\$129,321

2023 American Community Survey (ACS)



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