

INDUSTRIAL/FLEX (FOR SALE OR LEASE)

8202 MAXWELL CIR

Spartanburg, SC 29303

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louis@cityplat.com

LOUIS-XAVIER BILODEAU

CITYPLAT
COMMERCIAL REAL ESTATE

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Spartanburg, SC 29303

INDUSTRIAL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

Clear-span space under 15,000 SF with finished office represents a narrow segment of Spartanburg's inventory. Positioned 1 mile from I-85 at Exit 72 and under 2 miles from I-26, within the interchange node that anchors freight movement across the Upstate. Direct I-85 access connects the site to BMW Manufacturing's Spartanburg plant, Inland Port Greer, and the greater Greenville and Charlotte markets that supplier ecosystem defines the tenant pool. Built for immediate use. (5) 8'x10' drive-ins, a dock with loading platform, and 20 skylights across a column-free 50' x 200' footprint make the building usable day one for light manufacturing, automotive, distribution, contractor, storage, or service-trade operations — no reconfiguration required.

OCCUPANCY FLEXIBILITY

Deliverable whole or demised from approximately 3,000 to 12,849 SF. That optionality is the point: a user who needs 4,000 SF today can buy the building, occupy only what they need, and lease the balance to offset debt service — then grow into the remainder as the business scales. For pure tenants, the same flexibility means the space gets right sized to the requirement.

PROPERTY HIGHLIGHTS

- Renovations Underway
- (5) Drive-Ins (8'x10')
- (1) Loading Dock
- Less than ±1 mile from I-85
- 12'5" (Clear Span Warehouse)
- Zoned ULMO

OFFERING SUMMARY

Sale/Lease Rates	Inquire for Pricing
Available SF (Divisible):	3,000 - 12,849 SF
Building Size:	12,849 SF
VPD	9500

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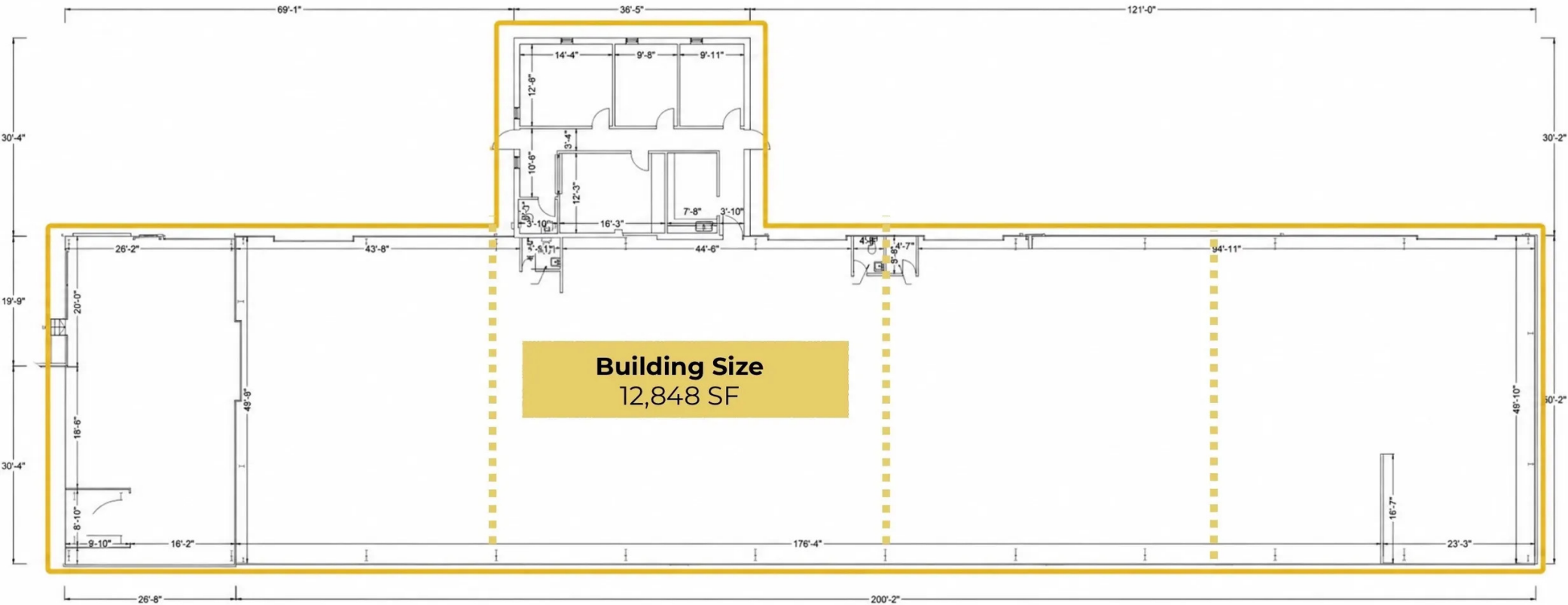
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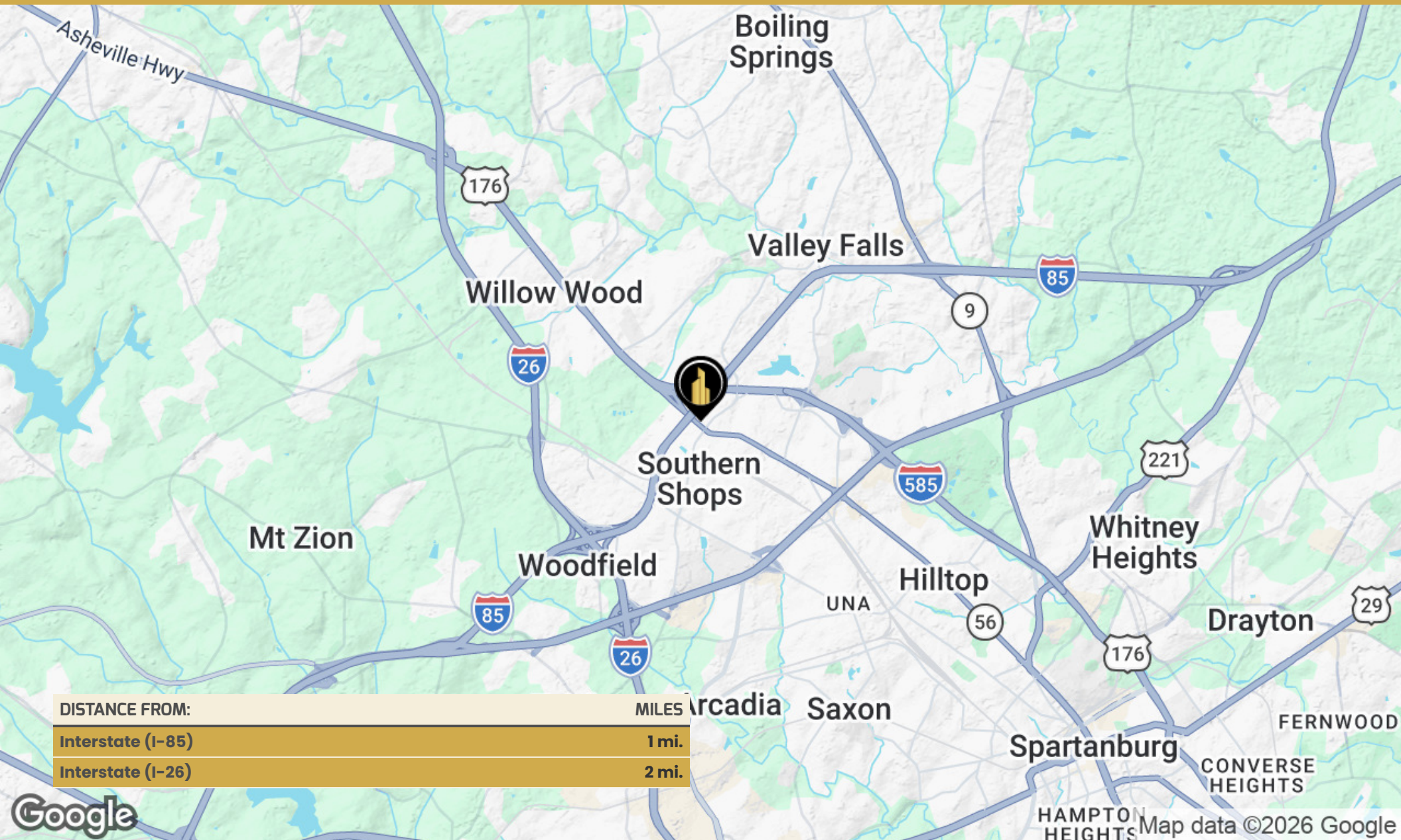
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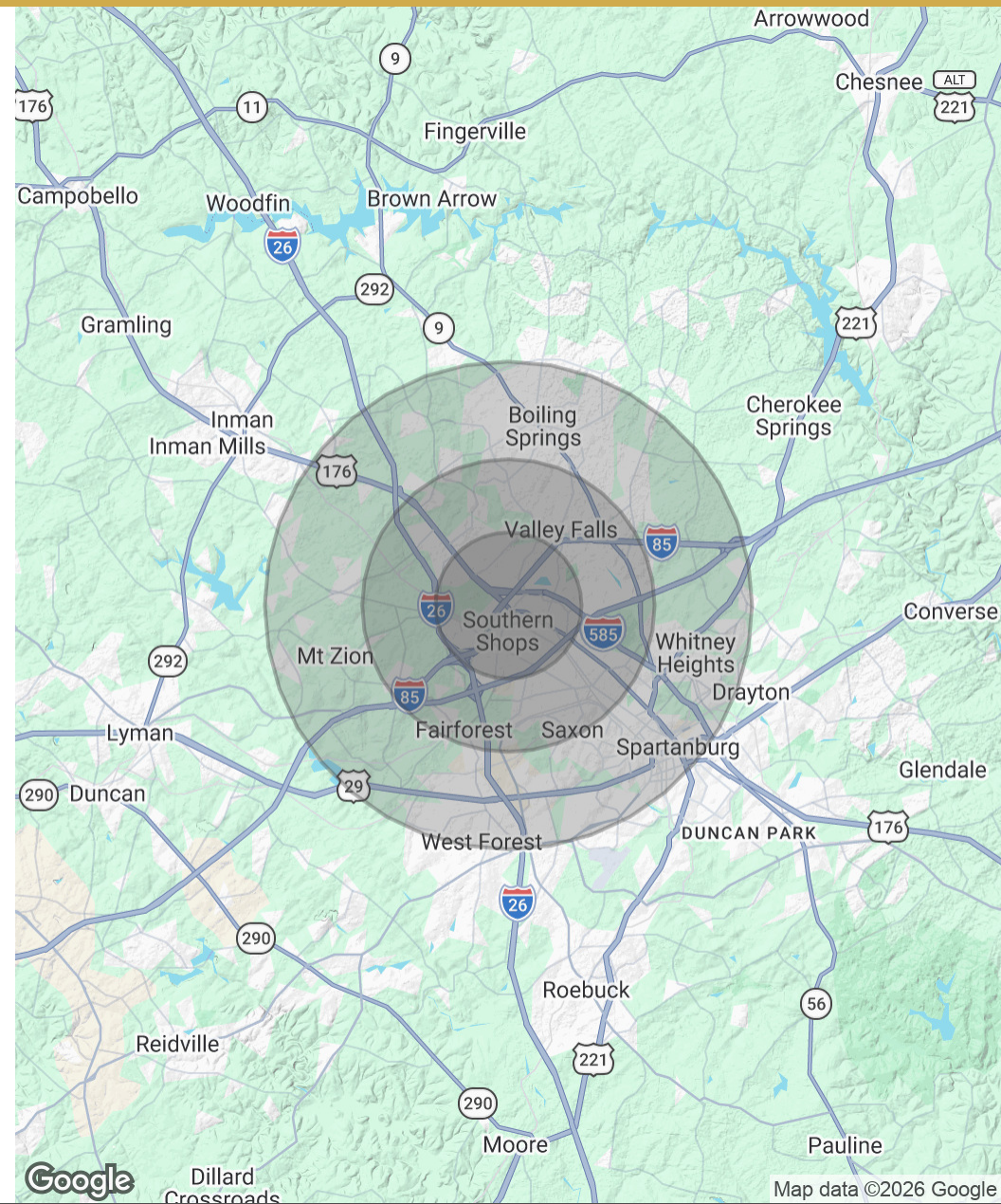
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INDUSTRIAL PROPERTY FOR SALE / LEASE

POPULATION	1.5 MILES	3 MILES	5 MILES
Total Population	8,265	31,615	89,918
Average Age	36.0	34.6	36.3
Average Age (Male)	36.9	35.1	36.0
Average Age (Female)	37.6	35.3	36.9

HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	5 MILES
Total Households	2,863	11,256	32,981
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$53,401	\$65,106	\$74,376
Average House Value	\$134,296	\$192,190	\$211,012

2023 American Community Survey (ACS)



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