

236 UNION STREET

SPARTANBURG, SOUTH CAROLINA 29334

±23,331 SF OFFICE/FLEX SPACE
AVAILABLE FOR LEASE



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PROPERTY SPECIFICATIONS

VERSATILE FLEX SPACE

CENTRALLY LOCATED
IN DOWNTOWN

PRIME CORNER LOT

LEASE RATE	\$10/SF NNN
AVAILABLE SF	±23,331 SF
LOT SIZE	±1.20 AC
COUNTY	Spartanburg
YEAR BUILT	1958, renovated from 2008 forward

PROPERTY HIGHLIGHTS

- Tenant Improvement Allowance available for qualified users and terms
- Potentially subdividable to approximately 9,333 SF flex and 14,000 SF office (single tenant preferred)
- 15,331 SF of fully conditioned space with roof TPO installed in 2023, warehouse has gas heater
- All utilities available on site
- 31 parking spaces with potential to add another 15 spaces for a total of 46
- One city dock
- Convenient access to Spartanburg Community College, The Fitzgerald Apartments, Spartanburg County Library, Fifth Third Park, downtown Spartanburg, and Mary Black Trail along Union Street
- Building top signage opportunity



FLOORPLAN






EXTERIOR



LOCATION

Spartanburg, SC is strategically positioned at the intersection of I-85 and I-26, offering exceptional connectivity to Greenville, Charlotte and Atlanta. With downtown just minutes away, the property also enjoys all the amenities of being in the central business district.



-  **0.5 MILES**
DOWNTOWN SPARTANBURG
-  **19 MILES**
GSP INTERNATIONAL AIRPORT
-  **20 MILES**
INLAND PORT GREER
-  **34 MILES**
DOWNTOWN GREENVILLE





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For more information, contact:

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Historic property photo