



SPENCER/HINES
P R O P E R T I E S

OFFICE

1423 John B. White Sr. Boulevard
Spartanburg, SC



- 2,692 ± sq. ft. office on John B. White Sr. Boulevard
- Great westside location with I-26 approximately 1 mile.
- Strong residential backup with approximately 26,250 households within a 10 minute drive.
- Situated on .61± acres
- 200'± road frontage
- Located in the city limits – zoned Limited Office District (LOD)
- High visibility with over 34,000 VPD
- Spartanburg County Tax Map # 6-21-14-035.01

CONTACT

Andy Hayes 864-706-0189
ahayes@spencerhines.com

CoStar
POWERBROKER

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

SALE PRICE: \$895,000

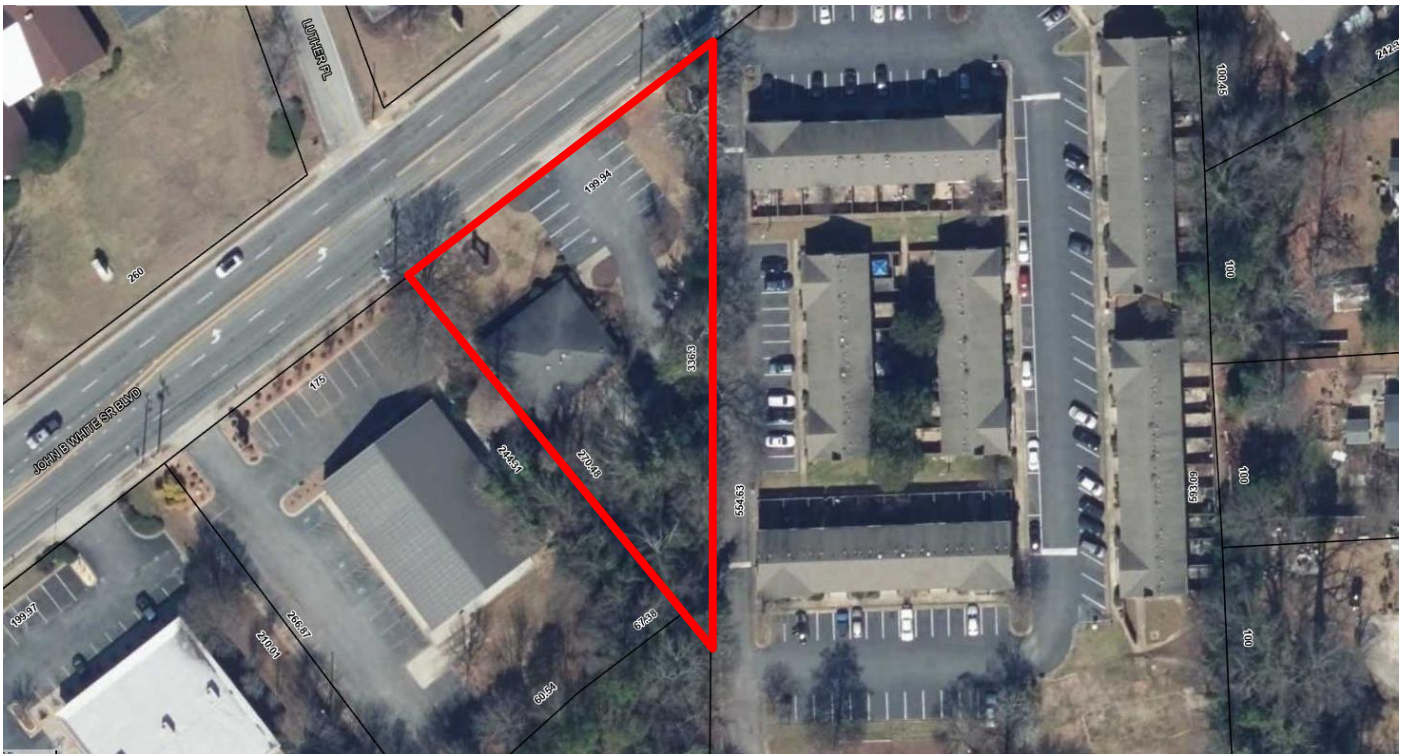


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PROPERTIES

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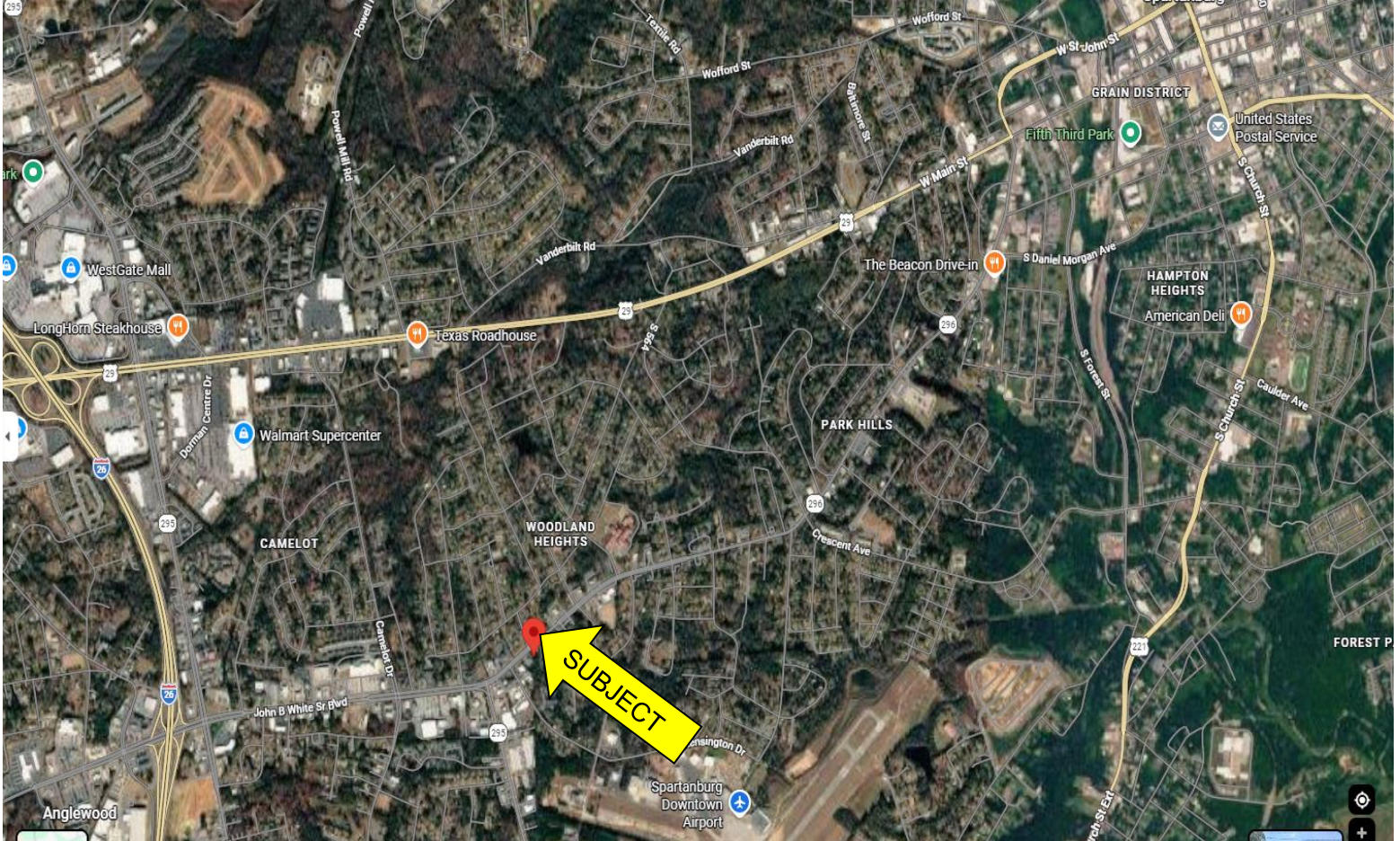
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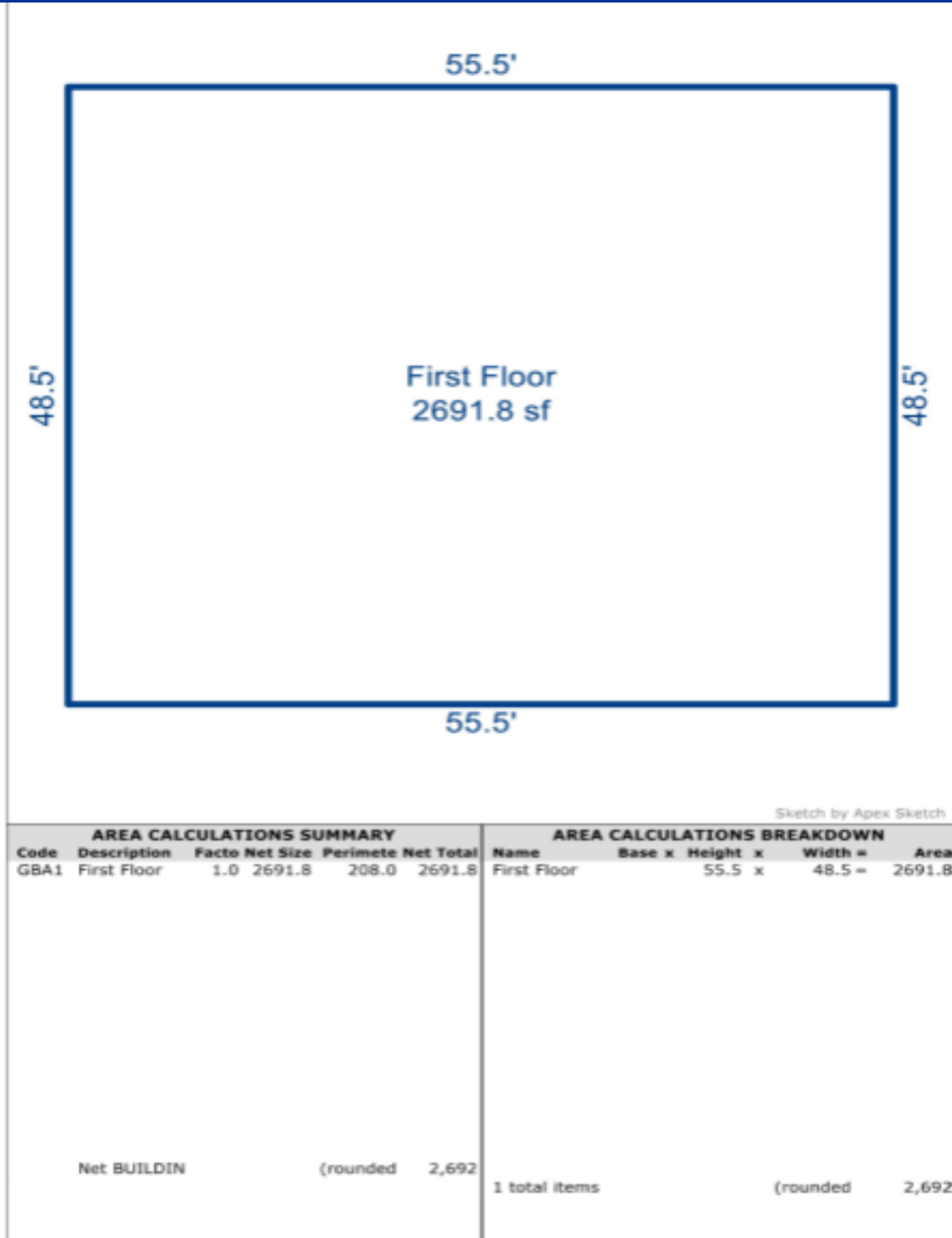
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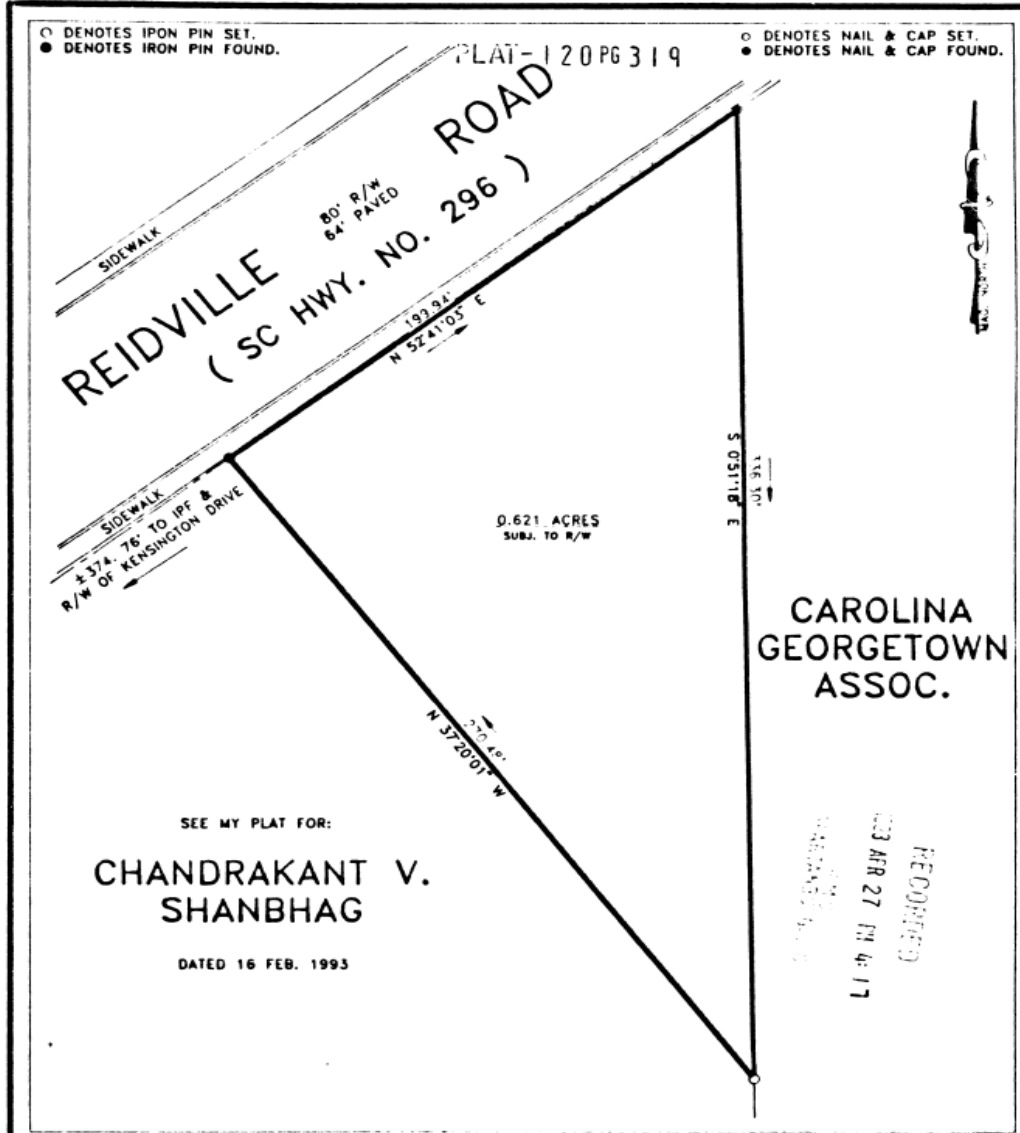




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BEING A PORTION OF THE SAME PROPERTY AS SHOWN ON A PLAT FOR THE ESTATE OF BERTHA DANIEL DEAN BY GOOCH & ASSOCIATES, INC. DATED 30 JULY 1991. ALSO SEE WILL BOOK 22 PAGE 178.

THIS PROPERTY IS IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP OF 1 AUG. 1984.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

COUNTY: SPARTANBURG	LOCATION: SPARTANBURG CITY LIMITS	STATE: SOUTH CAROLINA
DATE: APR. 19, 1993	BLOCK MAP: SHEET: 6-21-14	PORTION OF PARCELL: 35.0
SCALE: 1" = 40'	FIELD CHIEF: MIKE WEST	DRAWN BY: MARK THOMPSON

SURVEYED BY: NEIL R. PHILLIPS & COMPANY, INC.
1118 BLACKSTOCK ROAD
MOORE, SOUTH CAROLINA 29389
FAX: (803) 578-9424

SEAL:



Mark Thompson

WWW.SPENCERHINES.COM

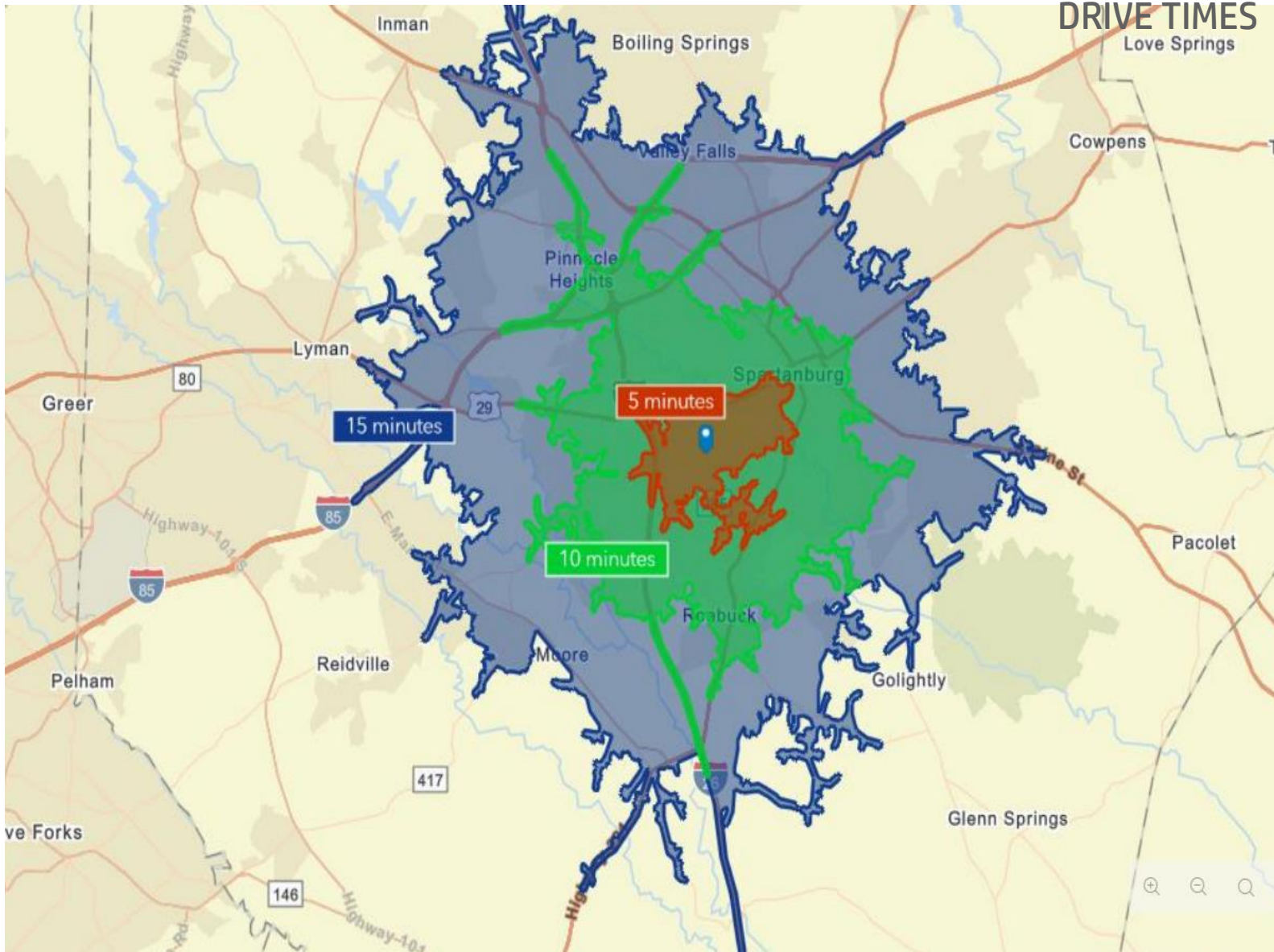
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