



FOR SUBLEASE

# 140 CORPORATE DRIVE

Spartanburg, South Carolina

23,100 SF - 50,000 SF INDUSTRIAL FACILITY

**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



## EXECUTIVE SUMMARY

- Lyons Industrial is offering a prime Class A ±23,100-50,000 SF manufacturing facility with approximately 3,000 SF of office space.
- This well-equipped facility features a 100' deep truck court providing excellent access to four 12'x12' dock-high doors and one 12'x14' drive-in door.
- The building is fully sprinklered, 100% climate-controlled, includes compressed air lines and new energy-efficient LED lighting, plus 1800A, 120/480V, 3 phase power.
- With 22'-24' ceiling heights, the space supports a variety of industrial uses.
- The sublease runs through October 31, 2033, at a competitive rate of \$11.88/SF NNN .

## SNAPSHOT

<b>Address:</b>	<b>140 Corporate Drive Spartanburg, SC</b>
<b>County:</b>	<b>Spartanburg County</b>
<b>Property Type:</b>	<b>Warehouse</b>
<b>Available Space:</b>	<b>23,100 SF - 50,000 SF</b>
<b>Sublease Rate:</b>	<b>\$11.88/SF NNN</b>
<b>Sublease Term:</b>	<b>Through 10/31/33</b>

**Bobby Lyons, SIOR, CCIM**

864.590.3476

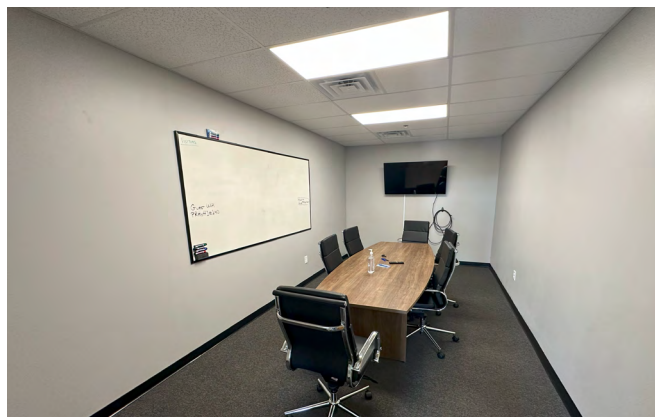
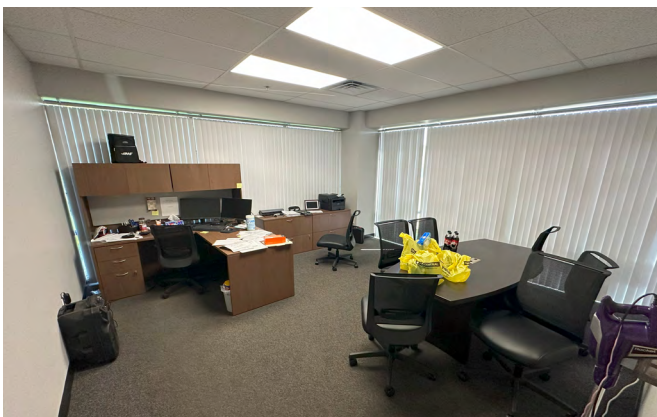
[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**

864.838.1886

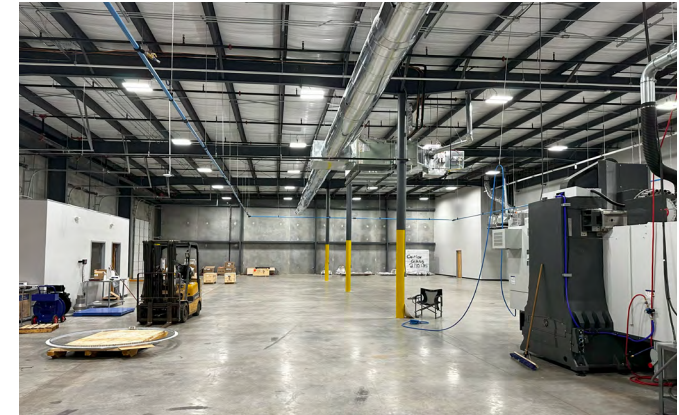
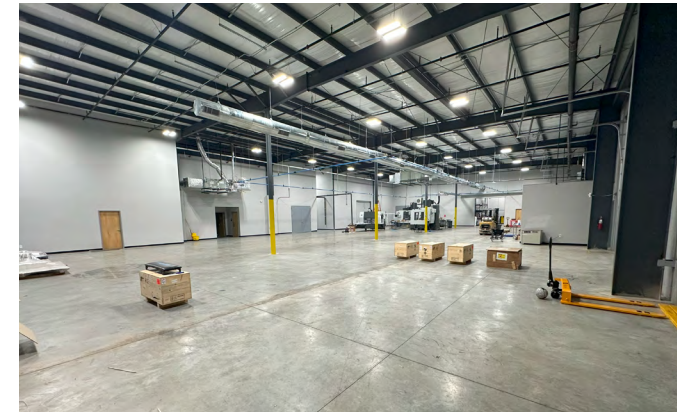
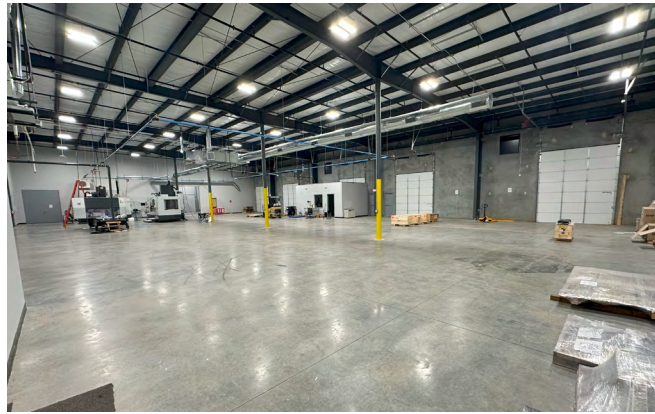
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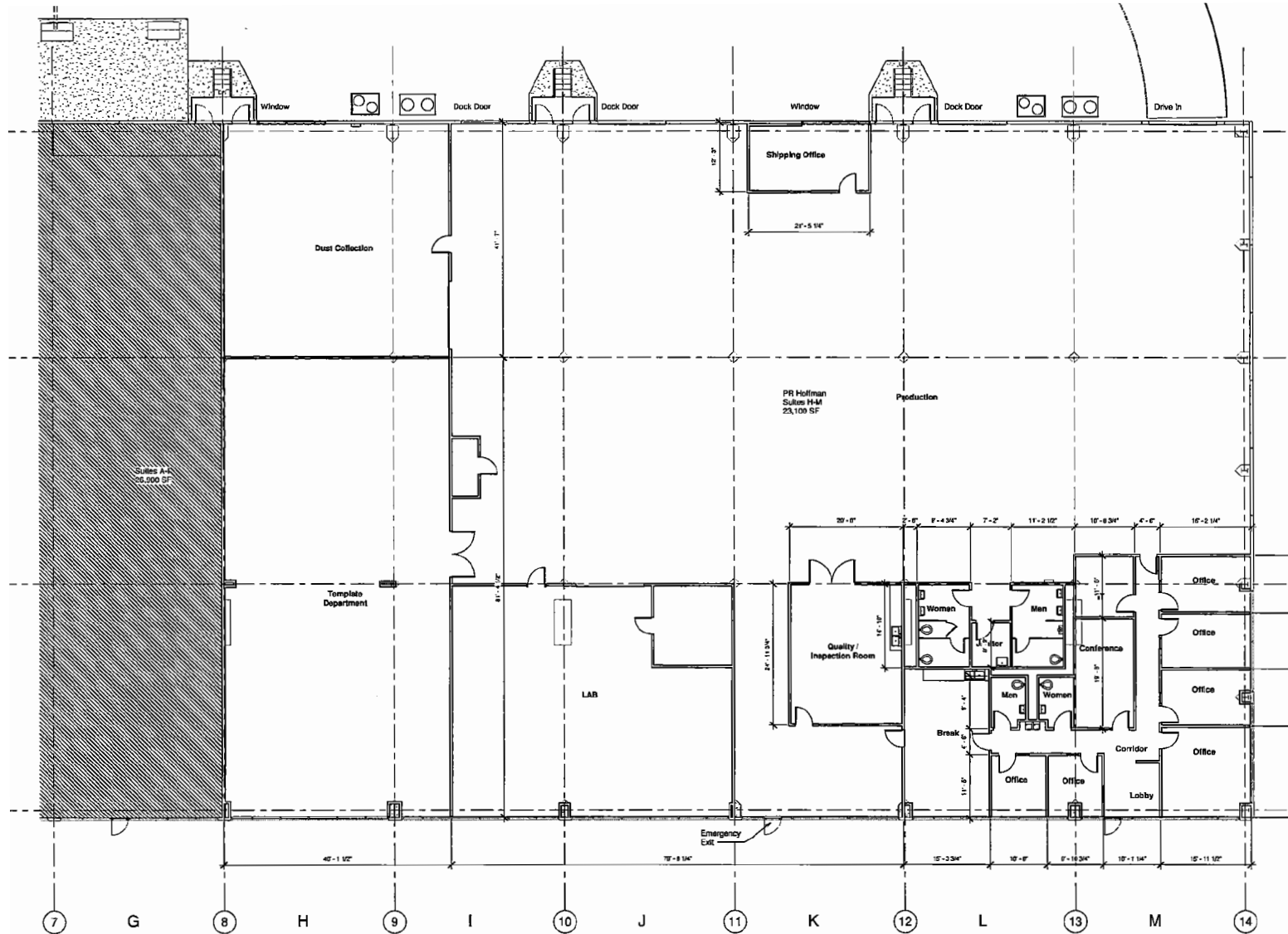
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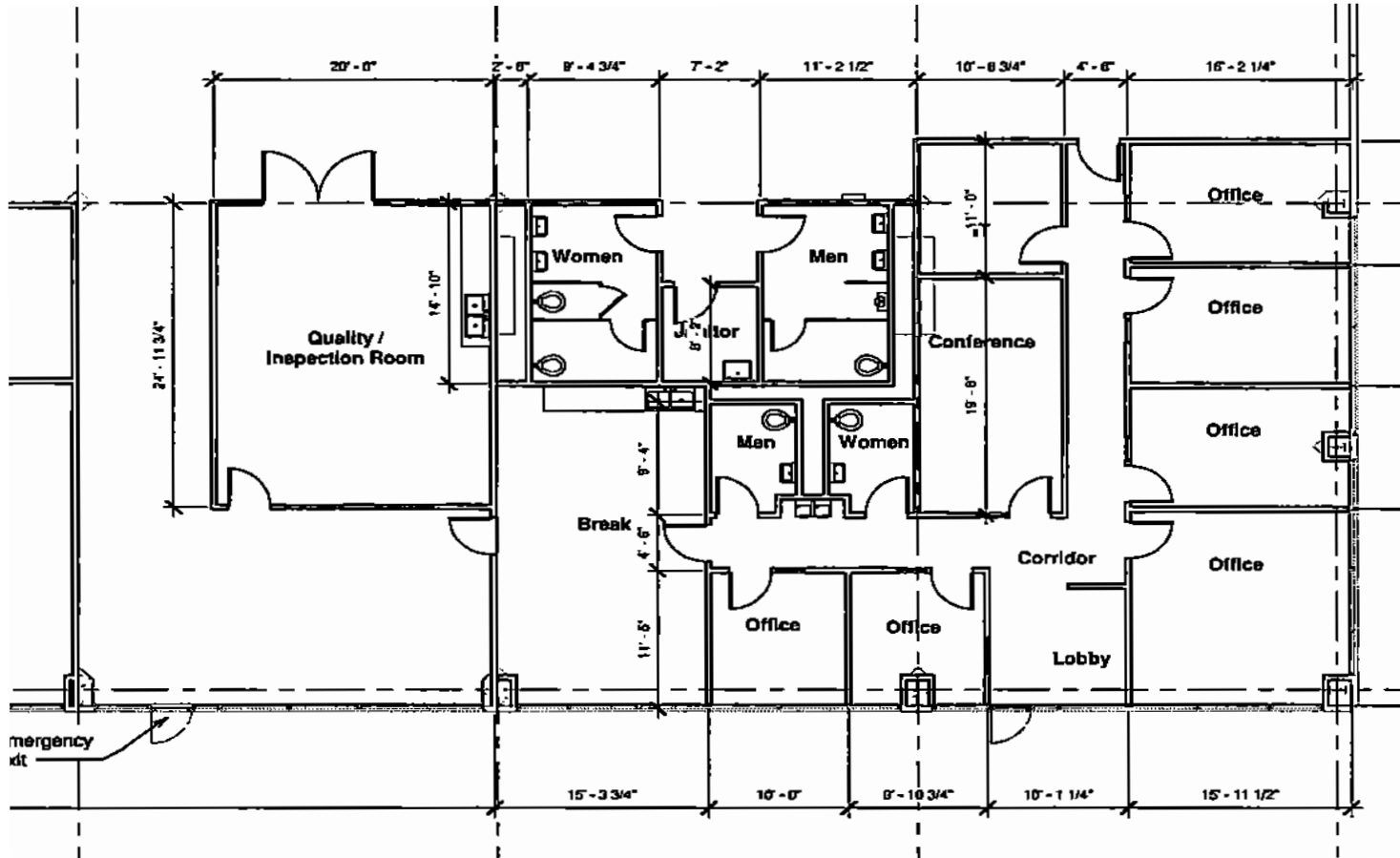


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# OFFICE SPACE



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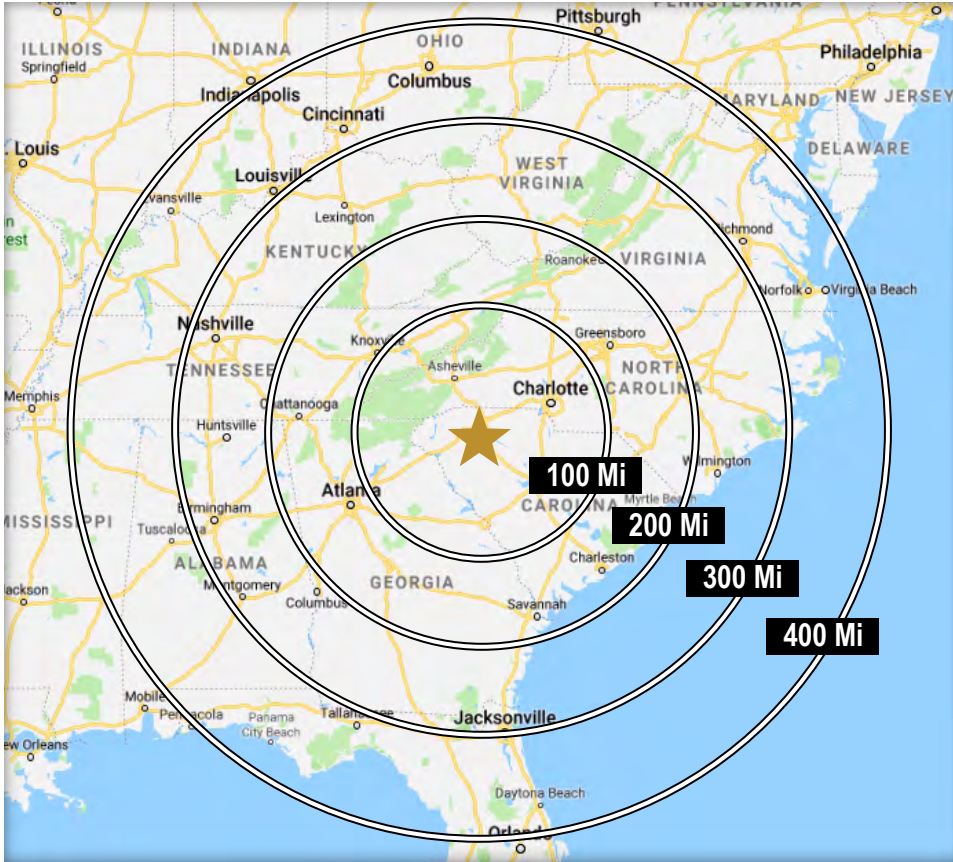
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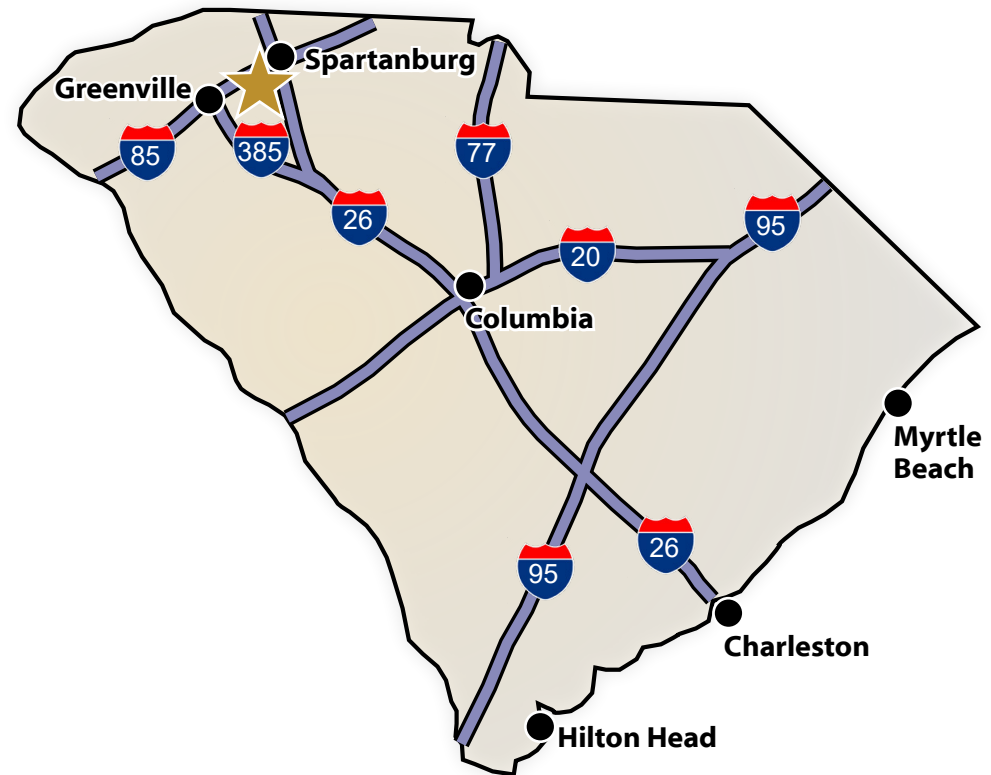
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## DRIVE TIMES IN SOUTH CAROLINA

I-85	2 Min	Spartanburg	13 Min
I-26	6 Min	Greenville	25 Min
I-385	18 Min	Columbia	1 Hr 33 Min
I-20	1 Hr 24 Min	Charleston	3 Hr 11 Min
I-77	1 Hr 27 Min	Hilton Head	3 Hr 48 Min
I-95	2 Hr 15 Min	Myrtle Beach	3 Hr 59 Min



## DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 45 Min	Cincinnati, OH	6 Hr 37 Min
Atlanta, GA	2 Hr 33 Min	Washington DC	7 Hr 16 Min
Raleigh, NC	3 Hr 41 Min	Mobile, AL	7 Hr 21 Min
Nashville, TN	5 Hr 26 min	Orlando, FL	7 Hr 33 Min
Jacksonville, FL	5 Hr 35 Min	Columbus, OH	7 Hr 59 Min
Richmond, VA	5 Hr 29 Min	Pittsburgh, PA	8 Hr 12 Min
Louisville, KY	6 Hr 31 Min	Indianapolis, IN	8 Hr 19 Min

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