



Industrial warehouse space off Mount Pleasant Road

- 6,000± sq. ft. available now
 - 1 dock
 - 1 drive-in
 - breakroom
 - restroom
 - Ceiling height: 18'± eaves; 24'± center
- 12,000 sq. ft. warehouse estimated delivery 4th quarter of 2026.
 - 2 docks
 - 2 drive-ins
 - 2 restrooms
 - Ceiling height: 18'± eaves; 24'± center
- 10,000 sq. ft. warehouse estimated delivery 4th quarter of 2026.
 - 2 docks
 - 2 drive-ins
 - 2 restrooms
 - Ceiling height: 18'± eaves; 24'± center
 - 200 AMP 3-phase power
- Easy access to I-85 approximately 1 mile.

LEASE RATE: \$6.50 SF, Net, Net, Net

CONTACT

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ahayes@spencerhines.com

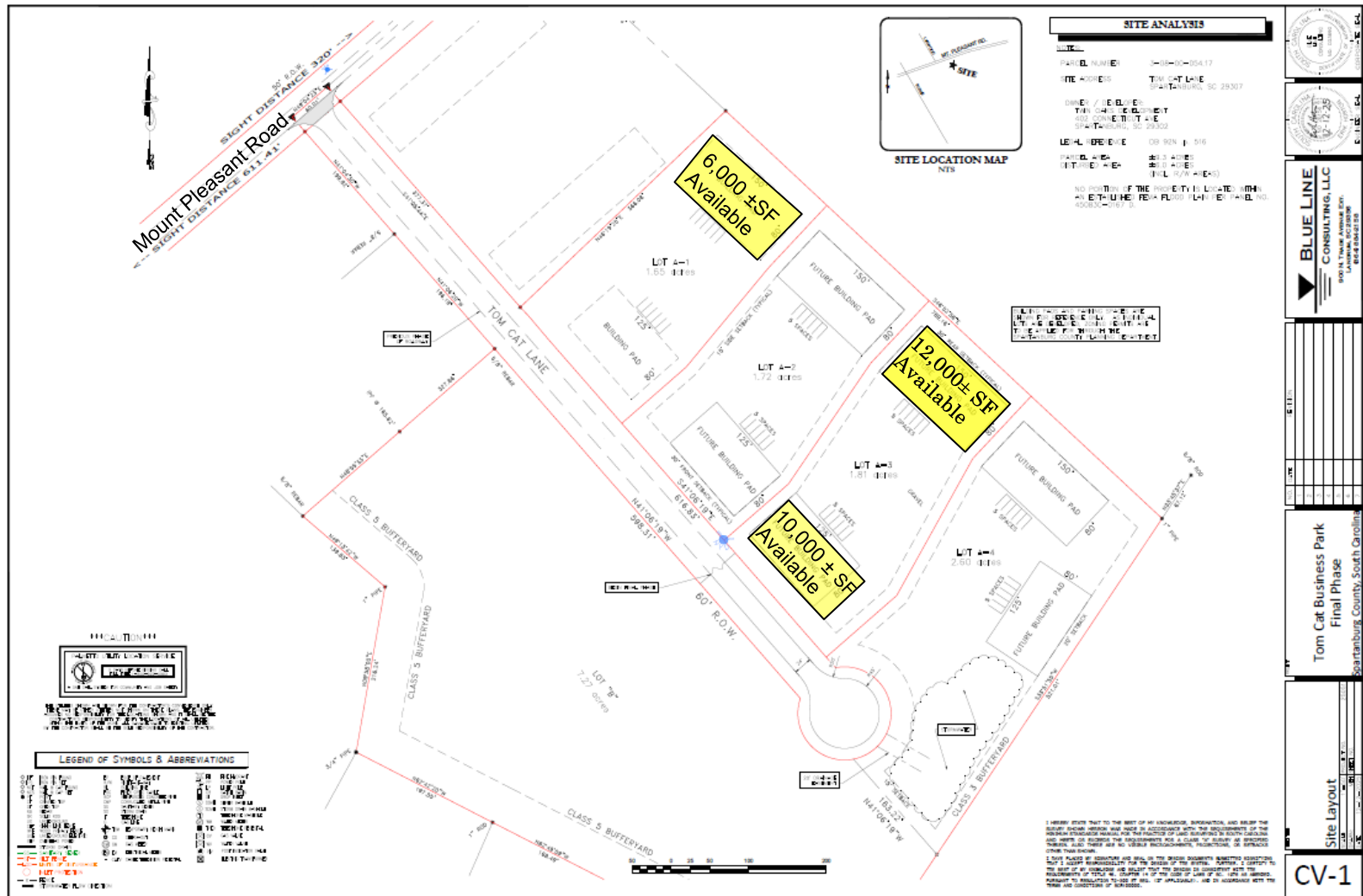
CoStar
POWERBROKER

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

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Mount Pleasant Road @Tom Cat Lane
Spartanburg, SC





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

INDUSTRIAL

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