



FOR SALE OR LEASE

1920 New Cut Road, Spartanburg, SC 29303



FULLY-CONDITIONED INDUSTRIAL SPACE

For more information, please contact:

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Fully conditioned and sprinklered 30,000 sf industrial building with approximately 550 sf of office space and small kitchenette area. The property can accommodate 15,000 sf of expansion potential. The building is well located just off I-26 with easy access to I-85. It would be an ideal location for distribution, light manufacturing or conditioned storage.

Property Highlights

- +/- 550 sf of Office Space + Kitchenette
- Column Spacing (24' x 72')
- 4 ext. Dock-High Doors
- 1 Grade-Level/Drive-In Door (14' x 14')
- 100% Heating & Cooling
- Three Phase Power
- Built in 2008
- Ceiling Heights:
- 22.5' at Eaves
- 26' at Peak
- ESFR Sprinklered
- 0.5 acre fully paved Truck Court

Snapshot

Tax Map	2-55-00-026.05
Acres	3.33 acres
Total Building Size	+/- 30,000 sf
Zoning	Industrial
County	Spartanburg
Municipality	Spartanburg County
Parking	+/- 20 (expandable)

Asking Price

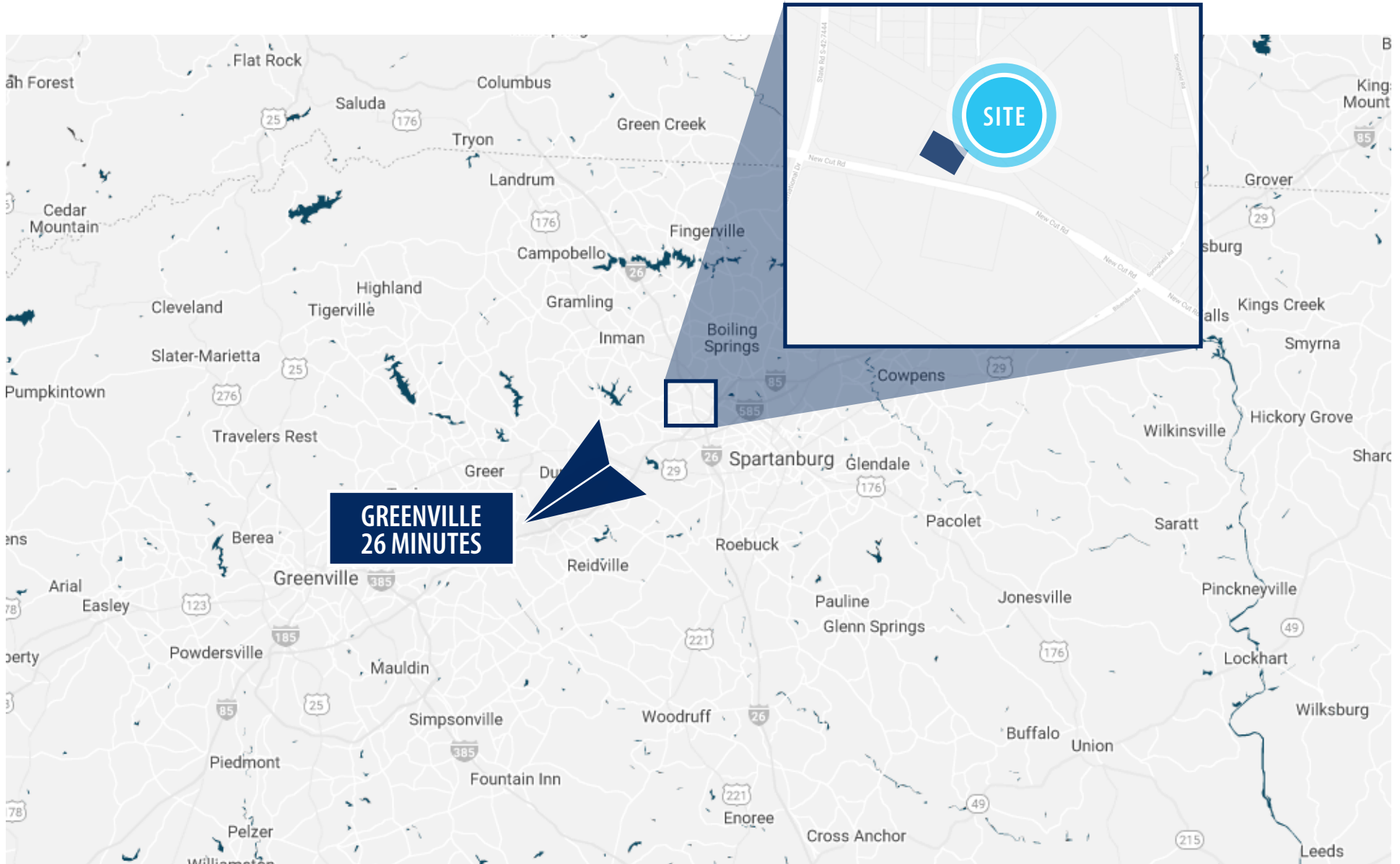
\$1,770,000 (\$59.00/sf)

Leasing Information

Size	Lease Rate	Lease Type	Utilities/Disposal
+/-30,000 sf	\$3.95/sf/yr	NNN	Tenant Responsibility

Location Map

This property is ideally located and positioned within a 20 minute drive of the Inland Port and Greenville-Spartanburg International Airport.



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Exterior Photos



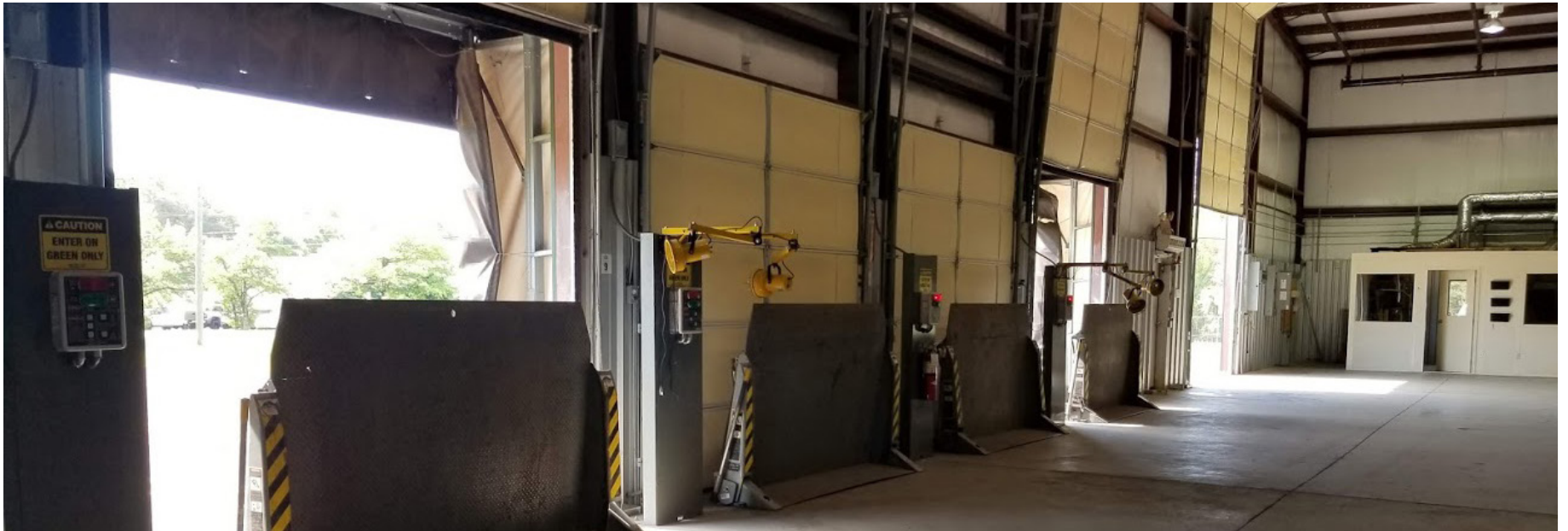
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Interior Photos



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Docking & Storage



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Nearby Amenities

If coming from Greenville, follow I-385 S and I-85 N to S 40/New Cut Road. Take Exit 17 from I-26 W. Turn right onto S 40/New Cut Road. In 0.2 miles, the property will be on the left.



DISTANCES 	
I-26	1 MILE
I-85	1 MILE
I-585	1.5 MILES
USC Upstate	3 MILES
Wofford College	5.5 MILES
Downtown Spartanburg	6 MILES
Converse College	7 MILES
Spartanburg Memorial Airport	8 MILES
BMW	13 MILES
Inland Port	14 MILES
GSP	16 MILES

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Local Happenings



Tindall

Tindall Corporation, a leading provider of precast, prestressed architectural and structural systems, today announced plans to expand operations in Spartanburg County. The more than \$27.9 million investment will create 20 new jobs.

With roots dating back to 1963, Tindall Corporation's in-house engineering, manufacturing, logistics and on-site resources support both traditional and specialized construction project applications using precast concrete. The company creates custom structures for the construction industry serving end users in a variety of markets, including utility, commercial, industrial, institutional, energy and power generation, corrections and retail.

Located at 2877 Fairforest Clevedale Road in Spartanburg, Tindall Corporation will construct its state-of-the-art Utility Division manufacturing facility to increase production capacity and expand product offerings. Precast concrete made at the new facility will be shipped throughout the Southeast and beyond, accommodating a wide range of construction needs.

The company's expansion is expected to be completed in early 2021.

-Tindall Corporation, April 22, 2020



AIRSYS

AIRSYS Cooling Technologies Inc., a global information, communication and technology (ICT) cooling solution provider, will establish its corporate headquarters and manufacturing operations in Greer, SC. The company's more than \$5 million investment is projected to create 116 new jobs in Spartanburg County.

"Spartanburg County is the absolute perfect fit for our new corporate headquarters and manufacturing plant," said AIRSYS Cooling Technologies Inc. Executive Vice President Marcus Hamaker. "We couldn't be happier with the warm welcome we have received from the staff at the Sparks Center and all they have done to make our transition to our new home a reality."

AIRSYS Cooling Technologies Inc.'s services are designed to provide a wide variety of cooling solutions for schools, data centers, mobile shelters and outdoor telecom cabinets.

Located at the new Smith Farms Industrial Park in Greer, SC, the AIRSYS Cooling Technologies Inc. facility will manufacture high-performance HVAC wall pack units for the telecom industry, as well as for human comfort to be used primarily at educational facilities across the U.S. Operations are expected to be online by February of 2020.

- Business Facilities, December 3, 2019



COLUMBIA, S.C. – Polydeck Screen Corporation, a leading provider of polyurethane and rubber screen media and specialty screening solutions, is expanding its operations in Spartanburg County. The more than \$8.7 million investment will create 45 new jobs.

Polydeck Screen Corporation is a family-owned business aimed at providing optimal screening solutions for the aggregate, coal and mining industries around the world. Specifically, Polydeck Screen Corporation produces polyurethane and rubber screen media, trommel screens and screening accessories. The company also offers process consulting and screen evaluation services to customers in all three industries. In 1978, Polydeck Screen Corporation opened its first U.S. operation in Spartanburg, S.C., and this project marks the company's eighth expansion.

Located at 1790 Dewberry Road in Spartanburg County, this expansion will allow Polydeck Screen Corporation to accommodate significant sales growth.

-South Carolina Department of Commerce, September 17, 2019



COLUMBIA, S.C. – R&E Automated Systems, an internationally-recognized leader in the automation, engineering and prototype build industries, today announced plans to expand operations in Spartanburg County. The \$12 million investment is expected to create 176 new jobs.

Established in 1999, R&E Automated Systems is on the cutting edge of technological advancements and provides a wide range of services to companies in the automotive, defense, aerospace, heavy industrial, energy, mining and entertainment industries. The company provides clients with unique solutions that are tailored to accommodate their project needs.

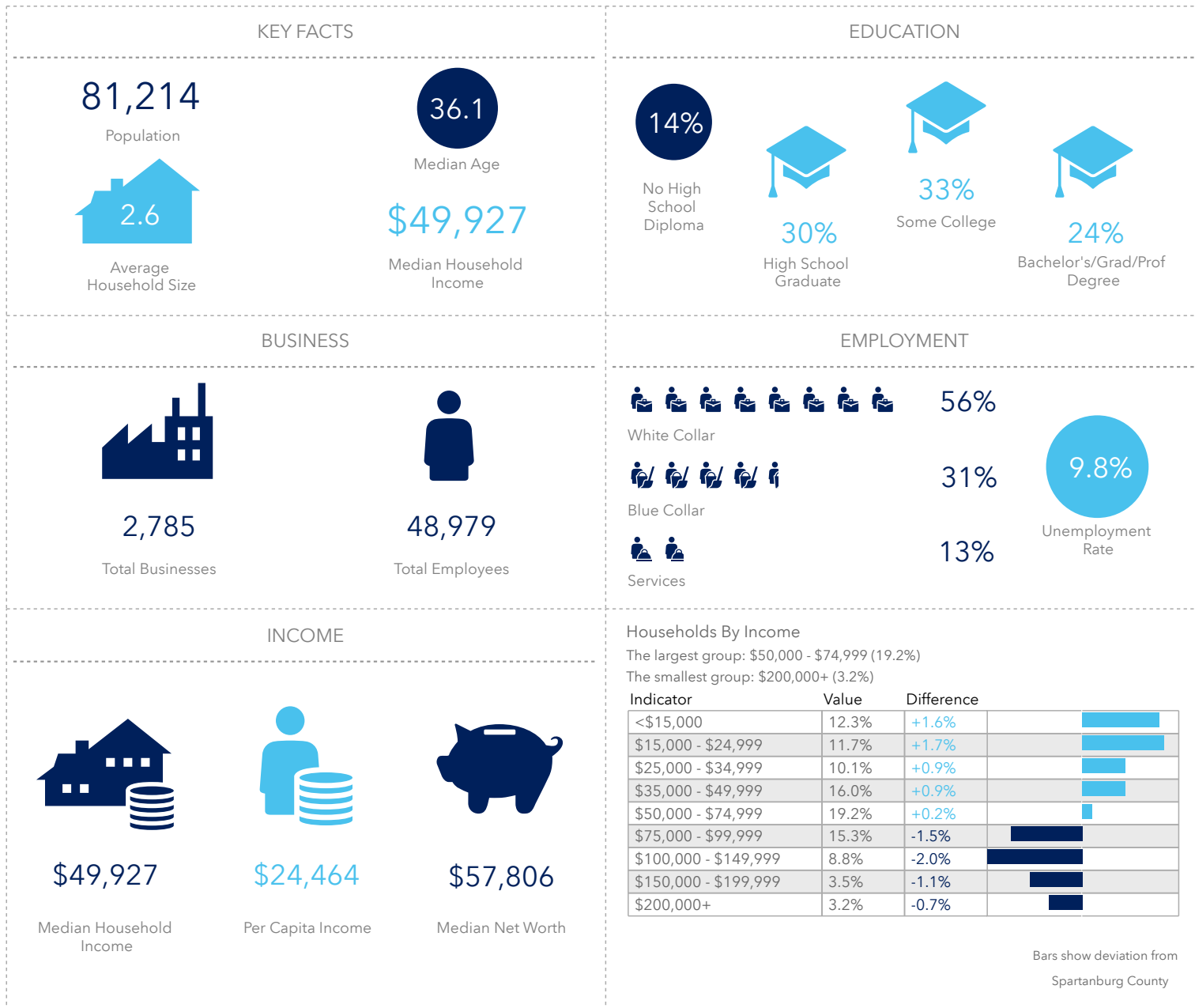
R&E Automated Systems' expansion in Spartanburg County includes the launch of manufacturing operations at 175 Spartangreen Boulevard. The company is housing its existing office operations in the new facility.

R&E Automated Systems will specialize in robotics and controls programming, weld engineering, automation engineering, as well as prototype and service production. The company's South Carolina expansion will service its customer base of more than 600 automotive original equipment manufacturers, Tier One suppliers, as well as defense industry, heavy equipment, pharmaceutical and entertainment customers – especially those local to the region.

Operations are expected to be online in the fourth quarter of 2019.

-South Carolina Department of Commerce, September 11, 2019

Demographics : 5 Mile Radius



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South Carolina Industrial Team

Avison Young's industrial professionals combine extensive real estate expertise, leading edge market research and in-depth knowledge of the unique issues facing the industrial market to navigate this dynamic environment and achieve real estate and business goals.

Brokerage Team



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Thank you.

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