



**COLDWELL
BANKER
COMMERCIAL
CAINE**

110 IAN COURT

\$695,000

Spartanburg, SC 29306

AVAILABLE SPACE

1,599 - 10,000 SF

AREA

Located just off SC Hwy 295 (Southport Road) on the southwest side of Spartanburg, 8 minutes from I-26.



OFFICE

Tim Satterfield

864.342.2322

tsatterfield@cbccaine.com

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**COLDWELL BANKER COMMERCIAL
CAINE**

117 Williams Street, Greenville, South Carolina 29601
864.250.2800

SALE / LEASE

CBCWORLDWIDE.COM



110 IAN COURT

Spartanburg, SC 29306

SALE



OFFERING SUMMARY

Sale Price:	\$695,000
Available SF:	1,599 - 10,000 SF
Lot Size:	3.0 Acres
Year Built:	2001
Building Size:	10,000 SF
Price / SF:	\$69.50

PROPERTY OVERVIEW

Suite A (Vacant): +/-2,503 SF Office, +/-3,834 SF Warehouse (Also for lease at \$3,500/Month NNN)
 Suite B (Leased): +/-649 SF Office, +/-1,472 SF Warehouse
 Suite C (Vacant): +/-514 SF Office, +/-1,085 SF Warehouse (Also for lease at \$1,200/Month NNN)

PROPERTY HIGHLIGHTS

- 24 ft. ceiling height
- 1 dock door, 5 drive in doors
- 8 offices, 4 bathrooms, 2 workrooms, conference room, kitchen & reception area
- Built in 2001 - excellent condition
- +/-3 acre site (+/-1 acre site available for development with 333 ft. frontage along Southport Rd.)
- Large fenced-in laydown yard
- Spartanburg County Tax Map No.: 6-26-00-014.02

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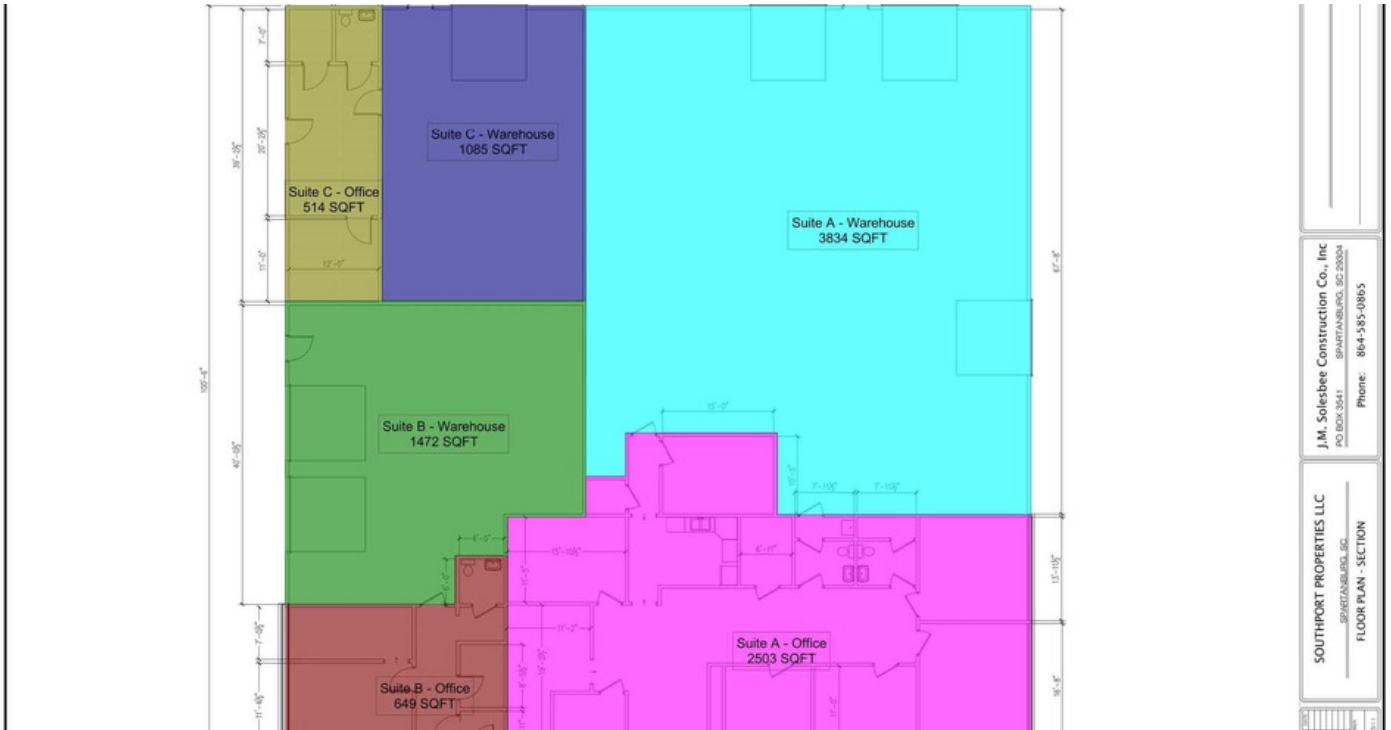
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Spartanburg, SC 29306

SALE



J.M. Solesbee Construction Co., Inc
 PO BOX 3541 SPARTANBURG, SC 29304
 Phone: 864-585-0865

SOUTHPORT PROPERTIES LLC
 SPARTANBURG, SC
 FLOOR PLAN - SECTION



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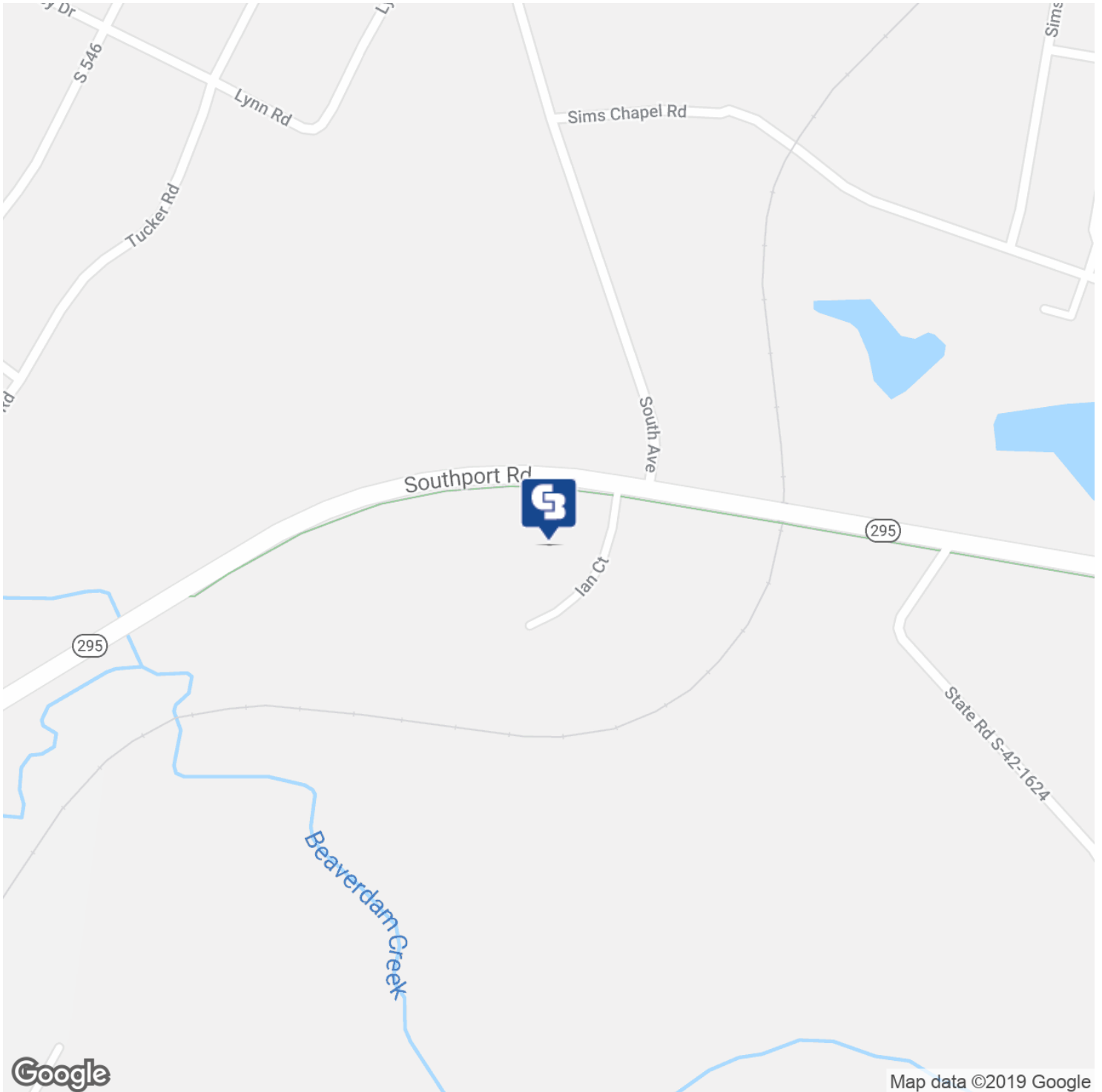
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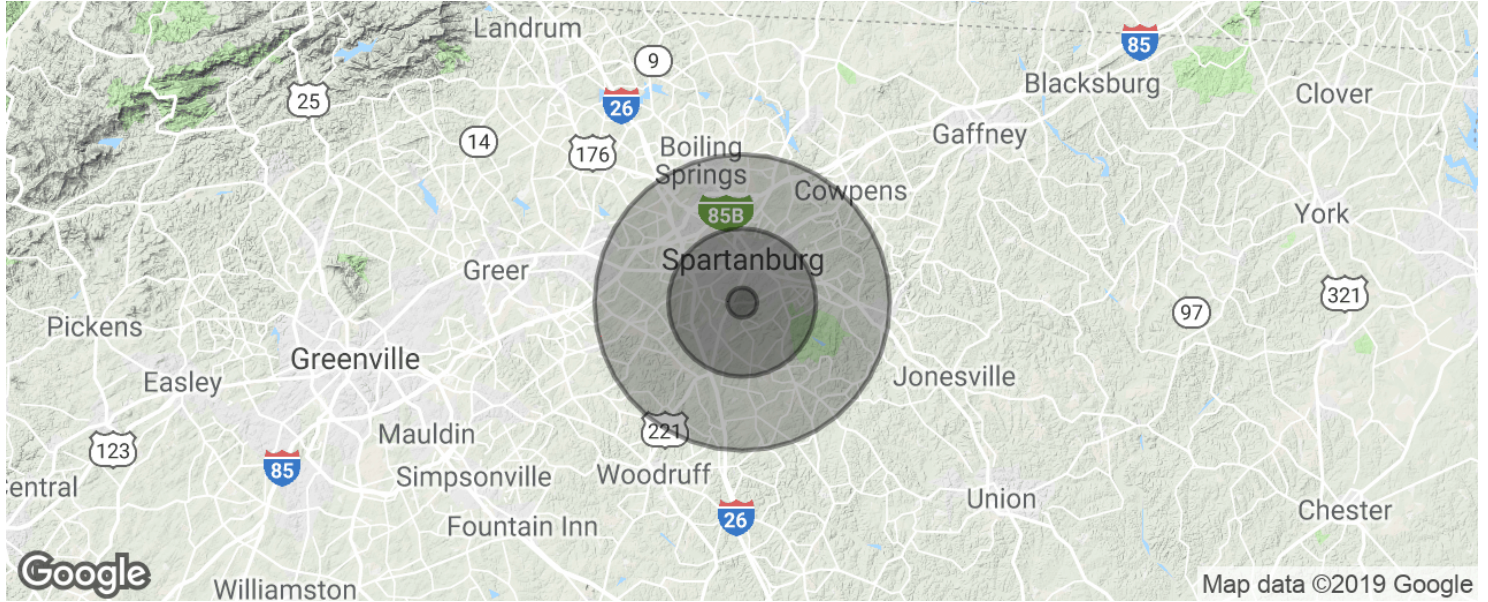
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,687	74,221	178,020
Median age	41.5	35.4	36.1
Median age (Male)	39.2	34.9	35.3
Median age (Female)	43.2	36.4	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	643	28,402	67,144
# of persons per HH	2.6	2.6	2.7
Average HH income	\$48,655	\$54,332	\$57,414
Average house value	\$99,061	\$170,504	\$167,845

* Demographic data derived from 2010 US Census

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