

FOR LEASE

±53,033 SF | INDUSTRIAL

105 LITTLEJOHN STREET, SPARTANBURG, SC 29301

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



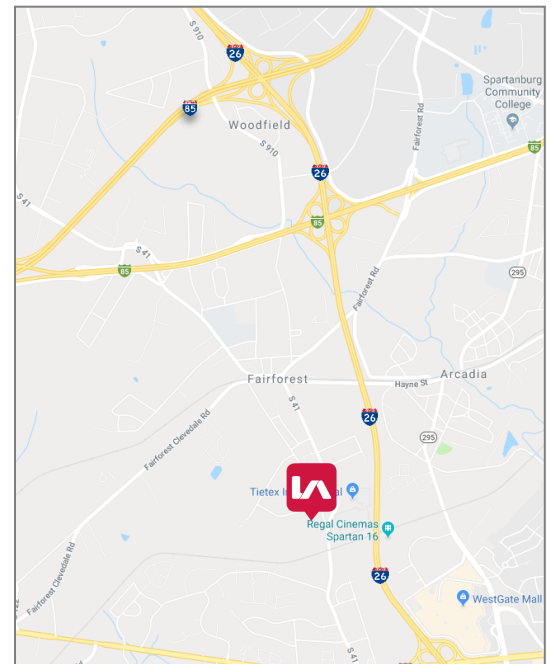
LISTING DATA

BUILDING SIZE: ±53,033 SF
OFFICE: ±1,989 SF
WAREHOUSE: ±51,044 SF
COUNTY: SPARTANBURG
CITY LIMITS: NO
TAX MAP #: 6-17-00-041.13
FEATURES:

- Located just ±1.2 miles from I-26 & ±2 miles from I-85
- Very close proximity to I-26 & I-85 interchange
- 100% WET sprinkler system
- Eight (8) dock high doors with EOD Levelers & Seals
- Ceiling Height: 22' Eave rising to 26'
- 3 phase | 277 / 480 volts | 225 amp

ECONOMIC DATA

LEASE RATE: \$3.25 / SF (NNN)



Randall Bentley, CCIM, SIOR
rbentley@lee-associates.com
P 864.704.1040

Adam D. Padgett, SIOR
apadgett@lee-associates.com
P 864.704.1040

Jordan Skellie
jskellie@lee-associates.com
P 864.704.1040

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PROPERTY DETAILS

PROPERTY NAME:	105 Littlejohn Street	SIGNAGE:	Building
PROPERTY DESCRIPTION:	Single-tenant industrial building	FLOORS:	6" concrete slab
PROPERTY ADDRESS:	105 Littlejohn Street Spartanburg, SC 29301	LIGHTING:	Metal Halide
TAX MAP #:	6-17-00-041.13	# OF DOCKS:	8
BUILDING SIZE (TOTAL):	±53,033 SF	DOCK EQUIPMENT:	8 EOD
OFFICE/SHOWROOM:	±1,989 SF	PARKING:	17 free surface spaces
WAREHOUSE:	±51,044 SF	COLUMN SPACING:	30' x 45'
BUILDING DIMENSIONS:	181' x 293'	CRANES:	No
BUILDING SHAPE:	Generally Rectangular	GAS:	Piedmont Natural Gas
YEAR BUILT:	1985	WATER:	Spartanburg Sewer and Water
LOT SIZE:	±2.00 AC	SEWER:	Spartanburg Sewer and Water
LOT DETAILS:	Level	POWER:	Duke Energy 3 phase 277 / 480 volts 225 amp
CONSTRUCTION:	Pre-Engineered Metal	PHONE/DATA:	Confirming
CONDITION:	Good	SECURITY:	Tenant Responsible
CITY LIMITS:	No	HEAT:	100% suspended Gas Heaters
COUNTY:	Spartanburg	AIR-CONDITIONING:	HVAC (Office only)
CEILING HEIGHT:	22' Eave rising to 26'	SPRINKLERS:	100% WET
ROOF:	Metal	VENTILATION:	2 Ventilation Fans 3 Louvers



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