



**COLDWELL
BANKER
COMMERCIAL**

CAINE

FOR LEASE

CBCCAINE.COM

301 RAILROAD STREET

Roebuck, SC 29376

AVAILABLE SPACE

+/-12,476 SF

LEASE RATE

\$3.50 SF/yr (NNN)



CONTACT

Tim Satterfield
864 342 2322
tsatterfield@cbccaine.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL
CAINE**

151 S. Daniel Morgan Avenue, Spartanburg, SC 29306
864.585.8713



301 RAILROAD STREET

Roebuck, SC 29376

LEASE



OFFERING SUMMARY

Available SF:	+/-12,476 SF
Lease Rate:	\$3.50 SF/yr (NNN)
Lot Size:	+/-4.03 Acres
Year Built:	1989
Building Size:	+/-12,476 SF

PROPERTY OVERVIEW

+/-12,476 SF of which +/-4,500 SF could become warehouse space

PROPERTY HIGHLIGHTS

- Constructed in 1989
- 15 private offices
- Receptionist Lobby
- Training Room
- Conference Room
- File/Work Room
- Kitchen/Break room
- 2 large open working areas
- +/-355 SF deck at rear of building
- 50 parking spaces
- Spartanburg County Tax Map Number 6-33-00-024

CBCCCAINE.COM

Tim Satterfield
864 342 2322
tsatterfield@cbccaine.com

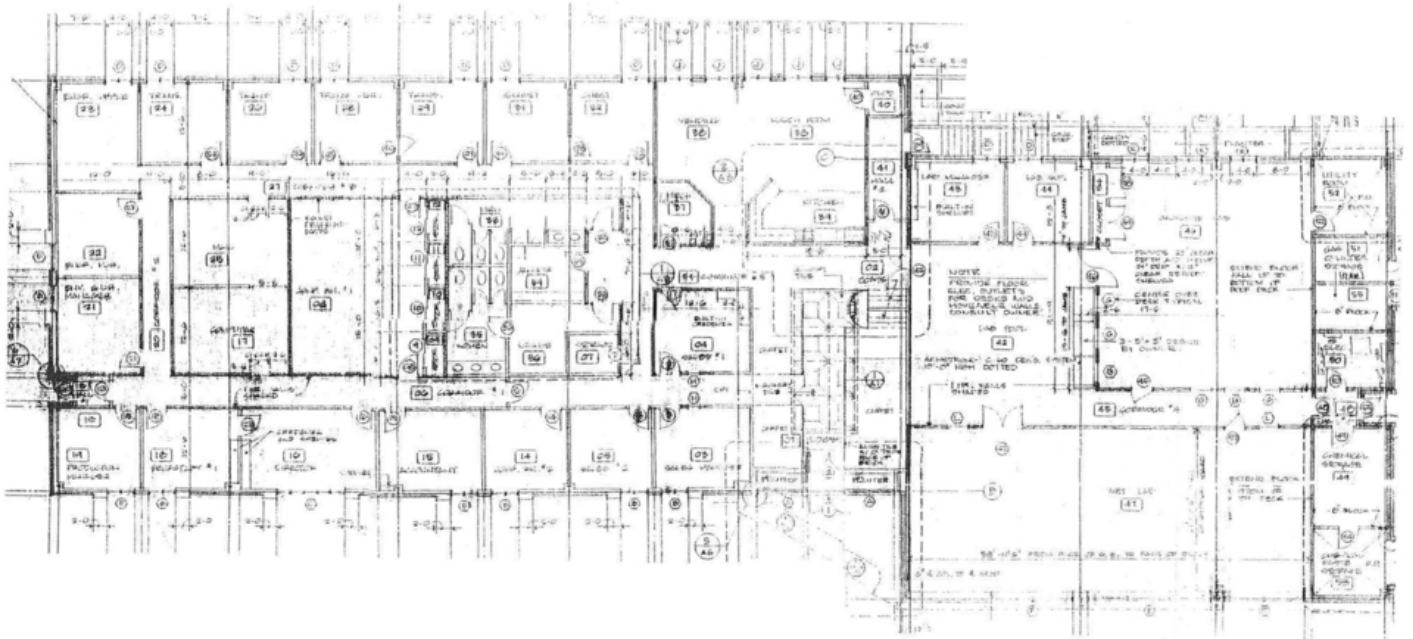




301 RAILROAD STREET

Roebuck, SC 29376

LEASE



CBCCAINE.COM

Tim Satterfield
864 342 2322
tsatterfield@cbccaine.com

 **COLDWELL
BANKER
COMMERCIAL**
CAINE

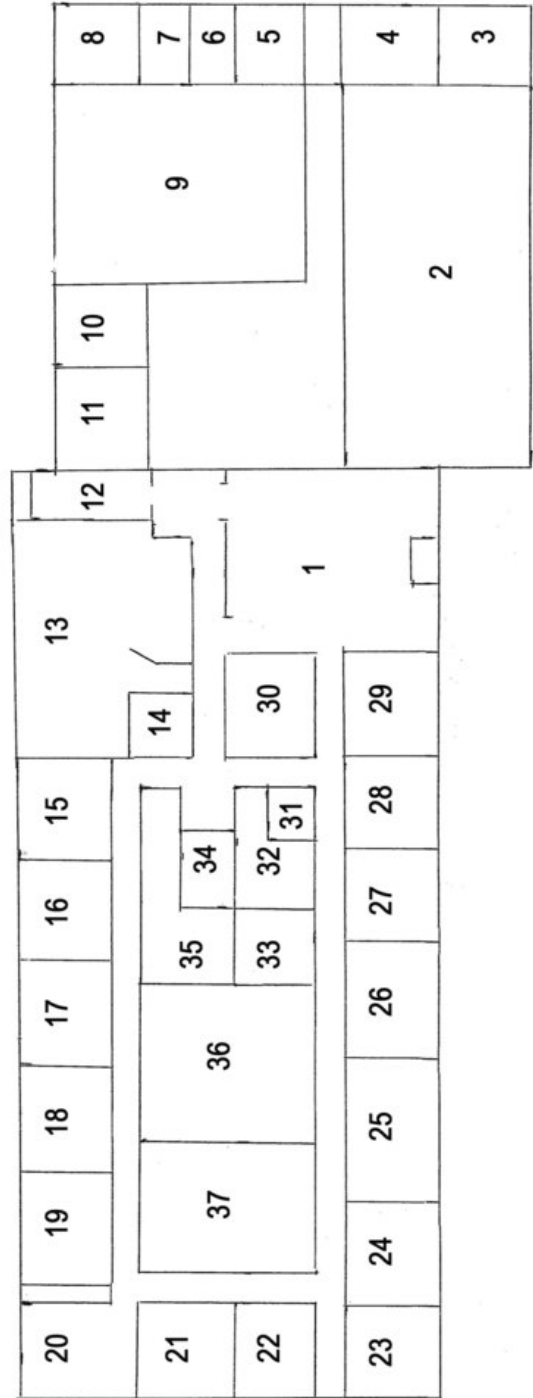


301 RAILROAD STREET

Roebuck, SC 29376

LEASE

1	Entry/Reception	25-4 x 23-6
2	Call Center	51 x 24-3
3	Outside Storage	10-10 x 10
4	Conference Room	10-10 x 14
5	Electrical Panels	10-10 x 7-10
6	Outside Storage	10-10 x 7
7	Outside Storage	10-10 x 7
8	Kitchenette	10-10 x 11-4
9	Call Center	30-11 x 34
10	Office	12-2 x 12-1
11	Office	14-2 x 12-1
12	Entry/Hallway	5-6 x 20
13	Kitchen/Breakroom	32 x 24
14	Telephone/Server	7-6 x 8-1
15	Office	12-1 x 12-5
16	Office	12-1 x 12-5
17	Office	12-1 x 12-5
18	Office	12-1 x 12-5
19	Office	12-1 x 12-5
20	Library	12-9 x 17
21	Office	12-1 x 12-5
22	Office	12-1 x 12-5
23	Office	12-2 x 12-2
24	Office	12-2 x 14-2
25	Office	12-2 x 20-2
26	Office	12-2 x 15-2
27	Office	12-2 x 12-2
28	Office	12-2 x 12-2
29	Office	12-2 x 14-2
30	Conference Room	12-1 x 14-1
31	Storage	7 x 6
32	Women's Sitting Room	15-8 x 10-6
33	Women's Bathroom	9 x 14
34	Broom Closet/Shower	7-5 x 10-4
35	Men's Bathroom	9-3 x 25-4
36	Large Conference Room	19-8 x 24-7
37	File/Work Room	16-8 x 24-7



CBCCAINE.COM

Tim Satterfield
 864 342 2322
 tsatterfield@cbccaine.com



COLDWELL
BANKER
COMMERCIAL

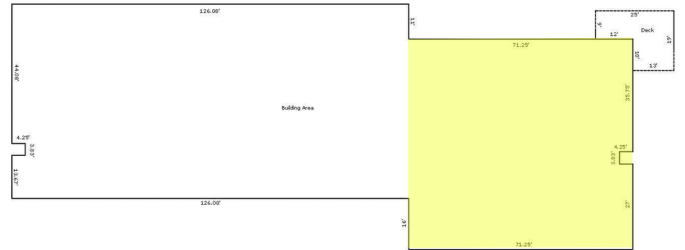
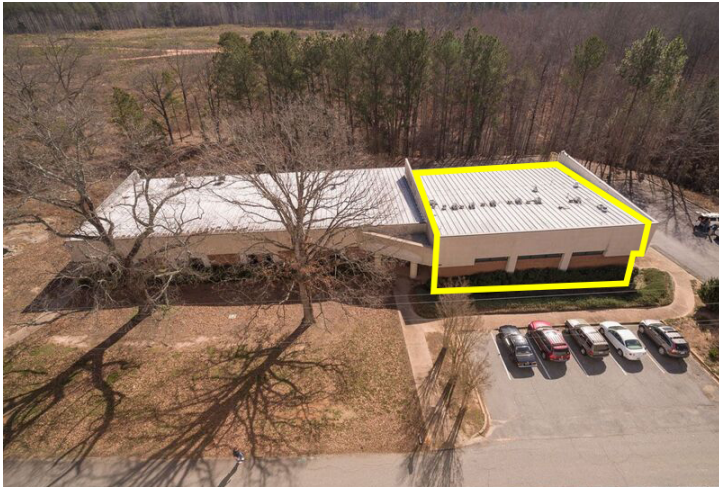
CAINE



301 RAILROAD STREET

Roebuck, SC 29376

LEASE



+/-4,500 SF POSSIBLE WAREHOUSE SPACE

+/-4,500 SF POSSIBLE WAREHOUSE SPACE



PROPERTY OUTLINE

DECK

CBCCAINE.COM

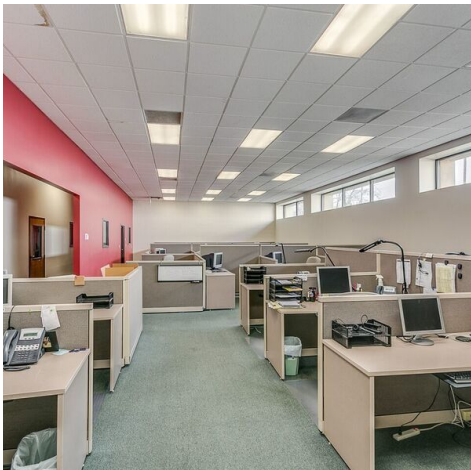
Tim Satterfield
864 342 2322
tsatterfield@cbccaine.com



301 RAILROAD STREET

Roebuck, SC 29376

LEASE



CBCCAINE.COM

Tim Satterfield
864 342 2322
tsatterfield@cbccaine.com





301 RAILROAD STREET

Roebuck, SC 29376

LEASE



CBCCAINE.COM

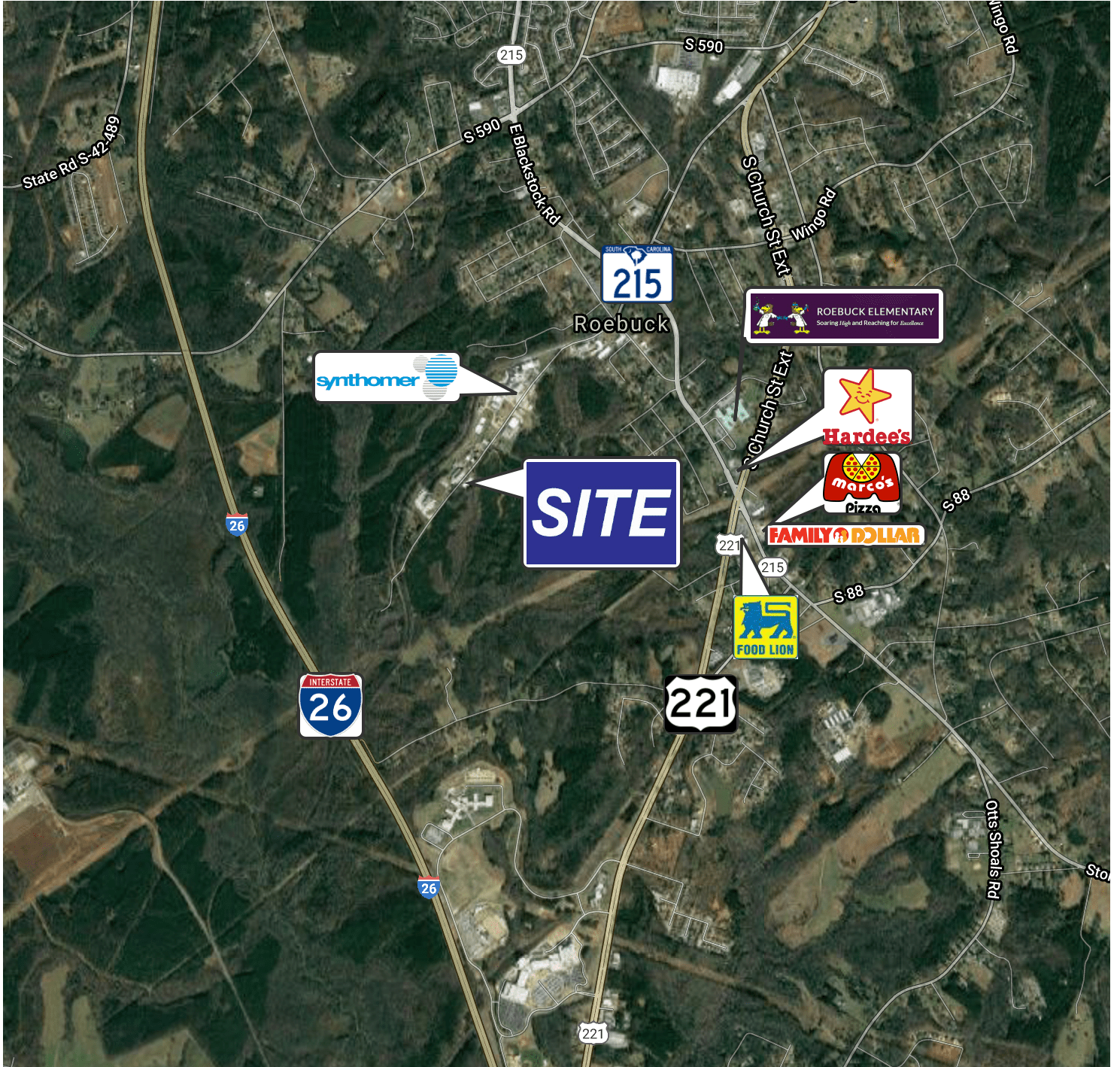
Tim Satterfield
864 342 2322
tsatterfield@cbccaine.com



301 RAILROAD STREET

Roebuck, SC 29376

LEASE



Google

Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

CBCCAIN.COM

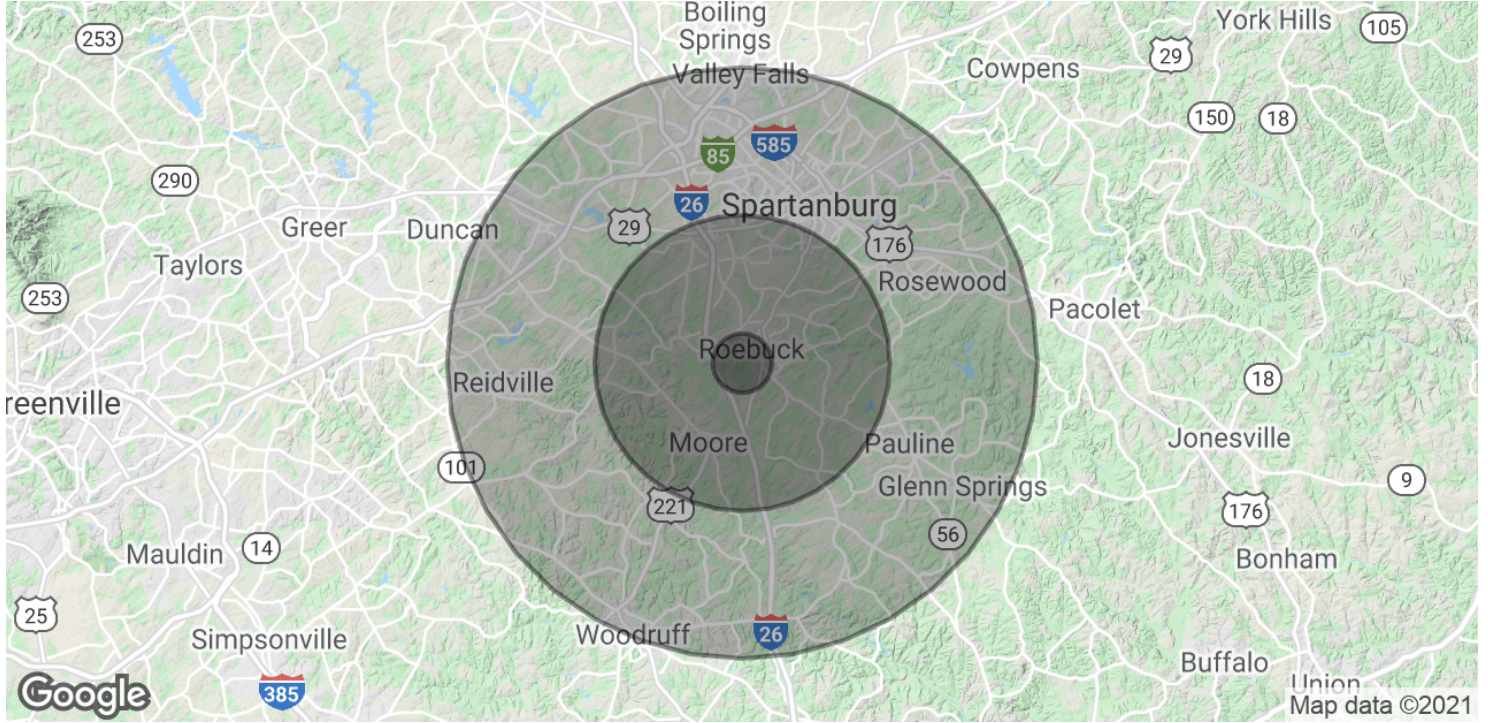
Tim Satterfield
 864 342 2322
 tsatterfield@cbccaine.com

 **COLDWELL
 BANKER
 COMMERCIAL**
 CAINE



301 RAILROAD STREET

Roebuck, SC 29376



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,035	44,800	160,398
Average age	36.1	38.0	36.2
Average age (Male)	37.8	37.7	35.5
Average age (Female)	36.0	38.8	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	805	17,521	60,535
# of persons per HH	2.5	2.6	2.6
Average HH income	\$51,156	\$61,338	\$57,779
Average house value	\$153,006	\$164,695	\$173,700

* Demographic data derived from 2010 US Census

CBCCAINE.COM

Tim Satterfield
864 342 2322
tsatterfield@cbccaine.com

