



**FOR LEASE** | 100 CORPORATE DRIVE, SUITES G-H & SUITE L | SPARTANBURG, SC

## Two $\pm 6,200$ SF Flex Spaces for Lease

Corporate Center offers several move-in ready flex units for lease. Building 100 currently offers 2 separate  $\pm 6,200$ -square-foot suites. The property is ideally located off Business 85 between Charlotte, NC and Atlanta, GA.

- Existing floor plan can be modified
- 24' clear heights in warehouse
- Fire protection
- Ample surface parking
- AT&T/Charter fiber available
- Labs can be created
- Business 85 access
- Lease rate: contact brokers

**Contact us:**

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**Colliers**

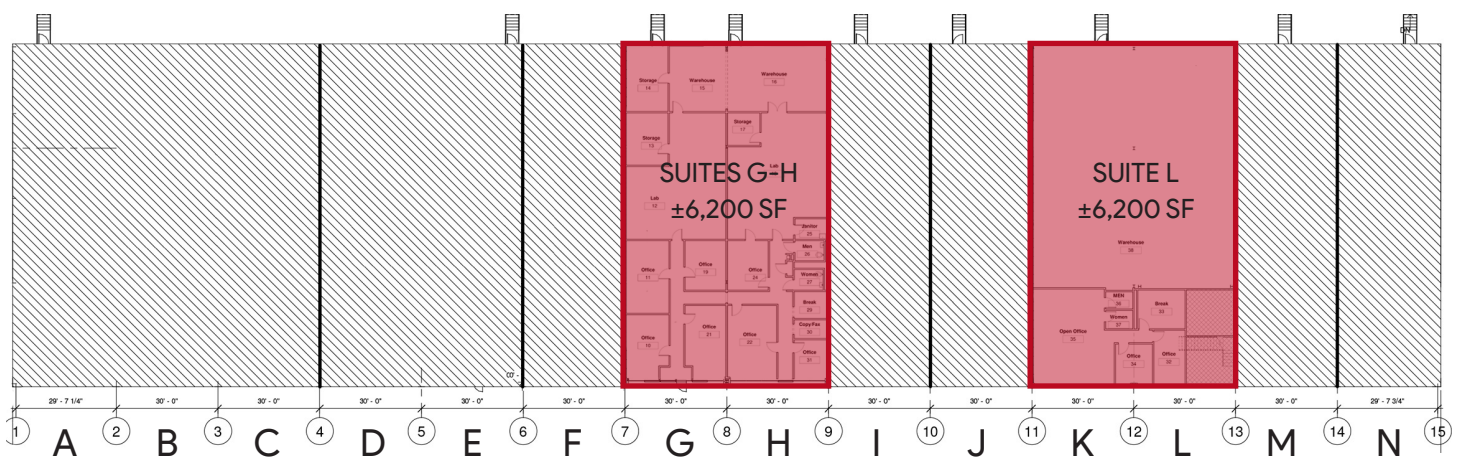
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## Floor Plan

\*Floor plans can be customized



## Demographics (2020)



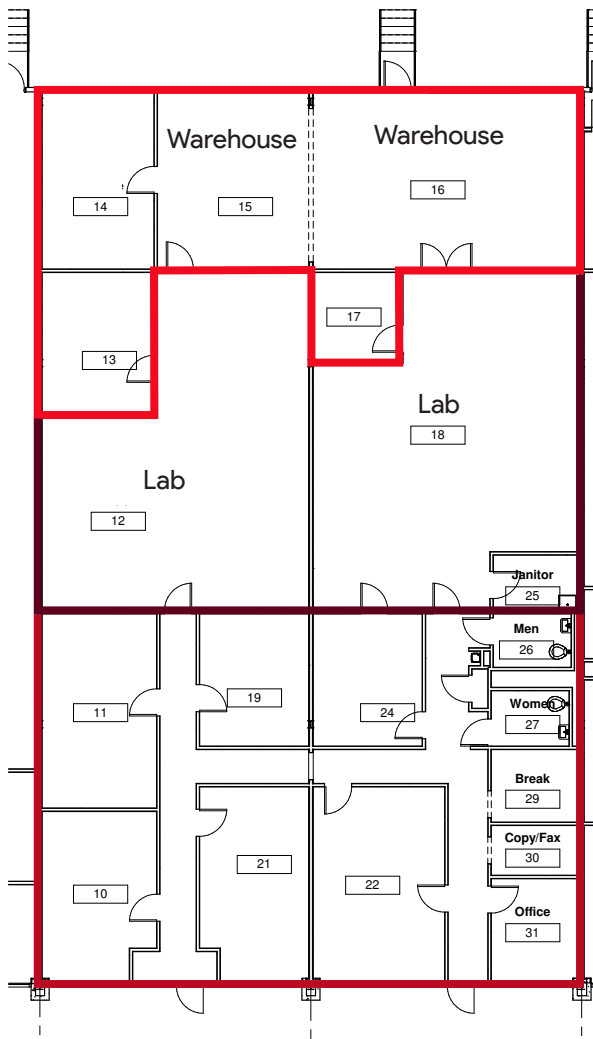
**±93,563** Population  
in a 5-mile radius



**\$62,438** Average  
household income



**3,732** Total  
businesses in 5-mile radius



## Suite G-H

- Office space
- Lab space
- Warehouse space

- Office & lab space:  $\pm 4,830$  SF
- Warehouse space:  $\pm 1,370$  SF
- Highway facing
- Former inspection & testing location
- VCT floors
- Easily usable as office space
- Easy to adapt space for specific users





## Suite L

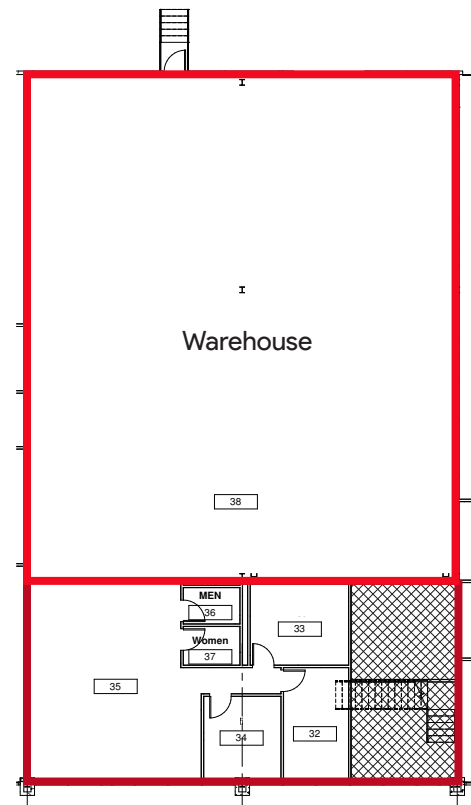


Office space



Warehouse space

- Office space:  $\pm 1,350$  SF
- Warehouse space:  $\pm 4,650$  SF
- Highway facing
- Two dock-high doors
- 24' ceilings
- Set up for distribution or assembly
- Protected rear parking and dock access



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