



**FOR LEASE** | 107 CORPORATE DRIVE, SPARTANBURG, SC

## ±15,000 SF Flex Space for Lease | Office and Warehouse

**\*Note: this is industrially oriented and not suitable for retail.**

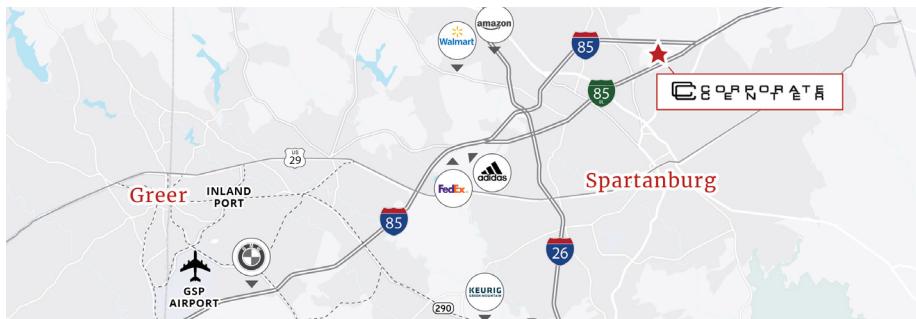
107 Corporate Center is a standalone building in park-like setting previously used for chemical preparation and hydroponics. The property is ideally located off Business 85 between Charlotte, NC and Atlanta, GA.

- Fully conditioned spaces
- Two staging areas
- 15' - 20' clear heights
- Office buildout option
- Option to modify space
- Two suites available
- **Suite C** ±7,000 SF and **Suite F** ±8,000 SF
- **Lease rate: \$10.95 NNN PSF**

**Contact us:**

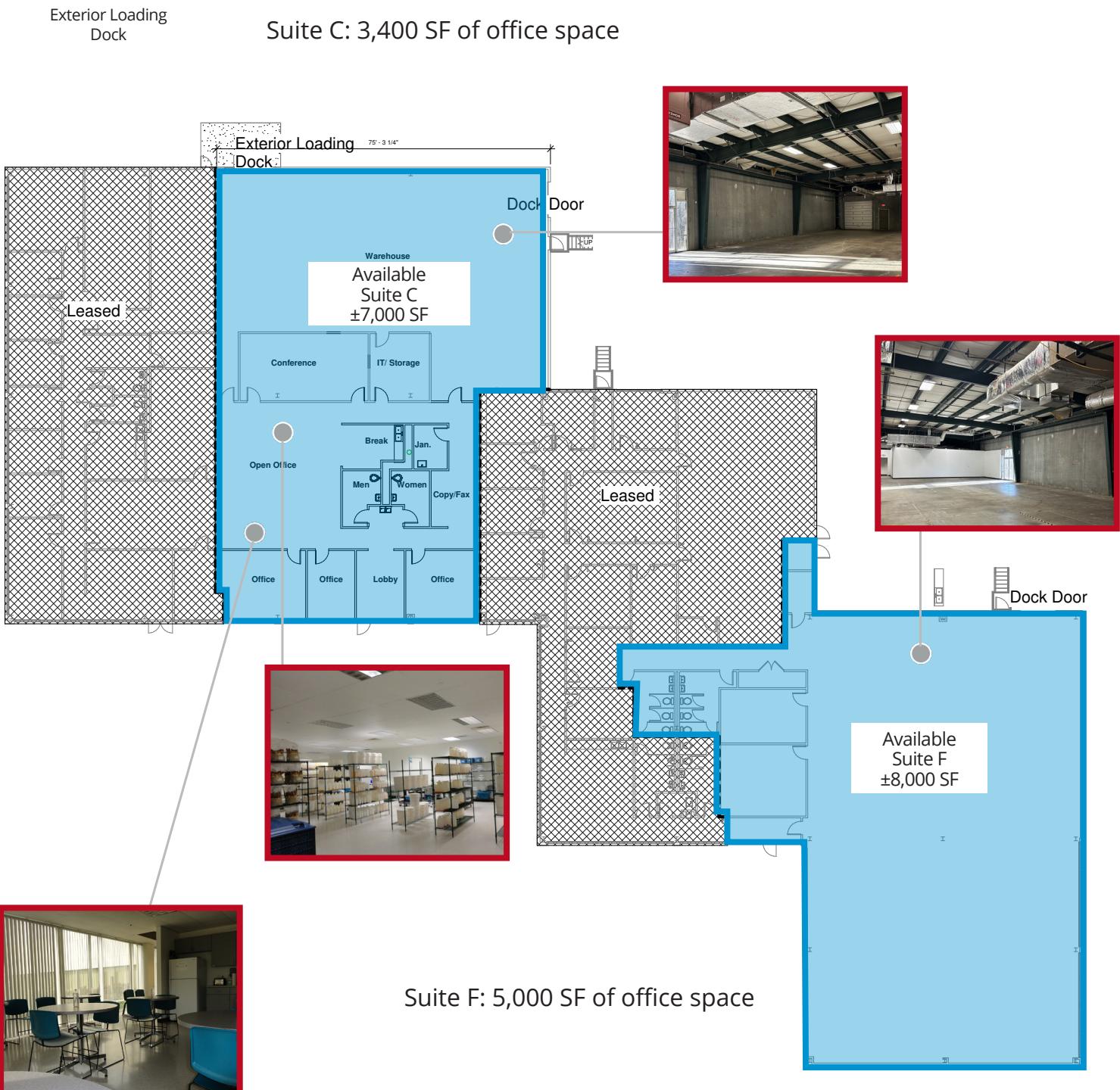
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# Site Plan



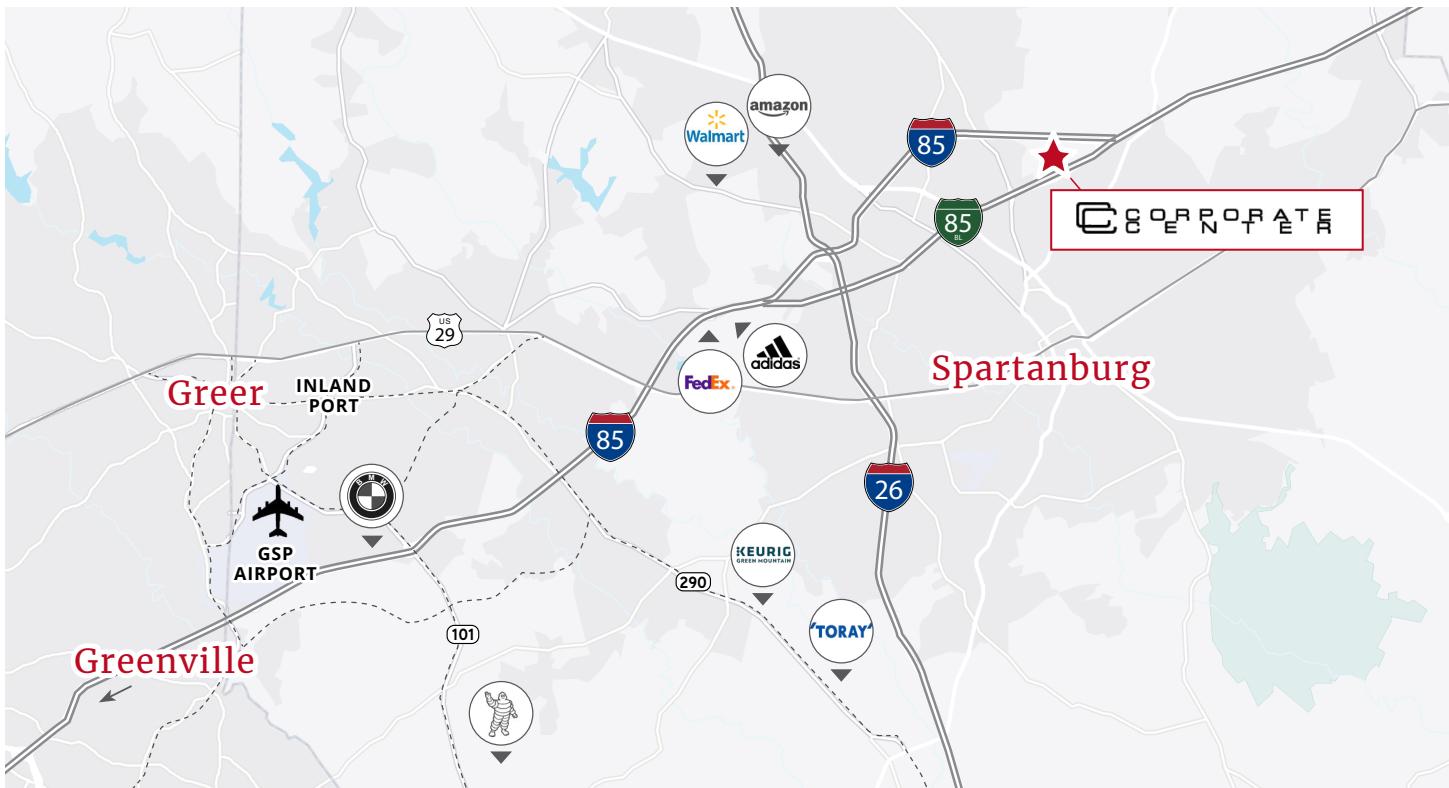


Ready for occupancy

## Property Profile

Street Address:	107 Corporate Drive
Location:	Spartanburg, SC
Site:	2 spaces available
Warehouse:	1 warehouse dock high door in each unit
Parking:	52 spaces, front lot
Offices / Break area:	Dedicated per unit Buildout as needed
	Height from 15' to 20'
Warehouse area:	Sectioned for varied usage Fully conditioned space

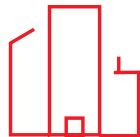
# Area Map



## Corporate Center Demographics (2024)



**±92,581** Population  
in a 5-mile radius



**3,828** Total  
businesses in 5-mile radius



**37,100** VPD via  
Business 85



**±95,137** Projected  
2028 population

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