

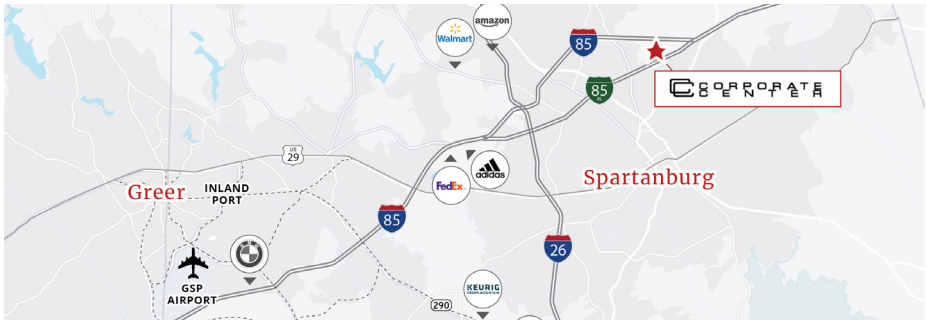
FOR LEASE | 107 CORPORATE DRIVE, SPARTANBURG, SC

±7,000-SF Flex Space for Lease | Office and/or Lab-Ready

***Note: this is industrially oriented and not suitable for retail; appropriate for office or lab use.**

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 space
- Staging area
- 15' - 20' clear height
- Office buildout option
- Option to modify space
- **Suite C:** ±7,000 SF



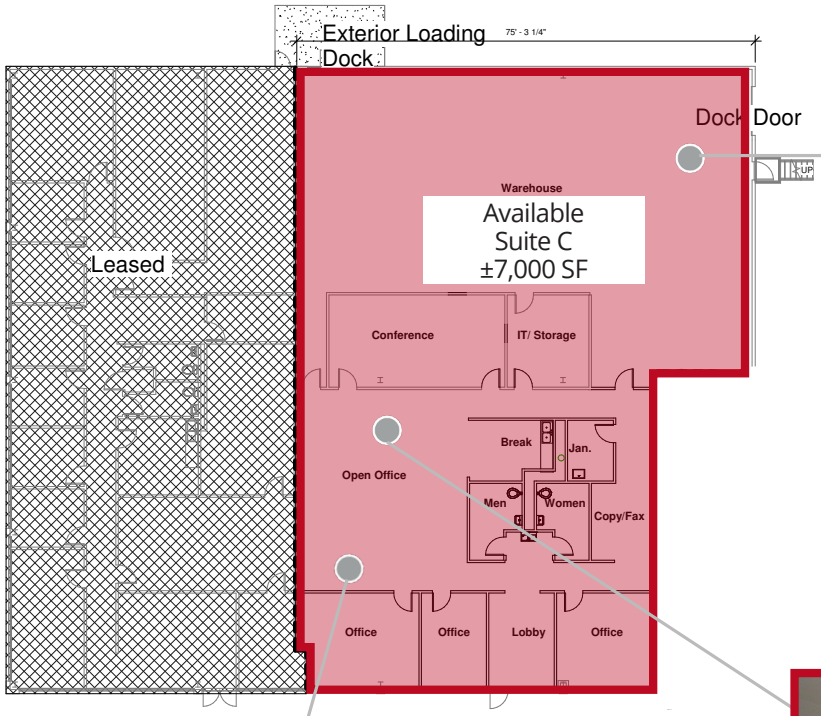
Contact us:
Kevin Pogue
Vice President
+1 864 527 5445
kevin.pogue@colliers.com

Colliers | South Carolina
145 W Main Street, Suite 300
Spartanburg, SC 29306
P: +1 864 297 4950

Site Plan

Exterior Loading Dock

Suite C: 3,400 SF of office space









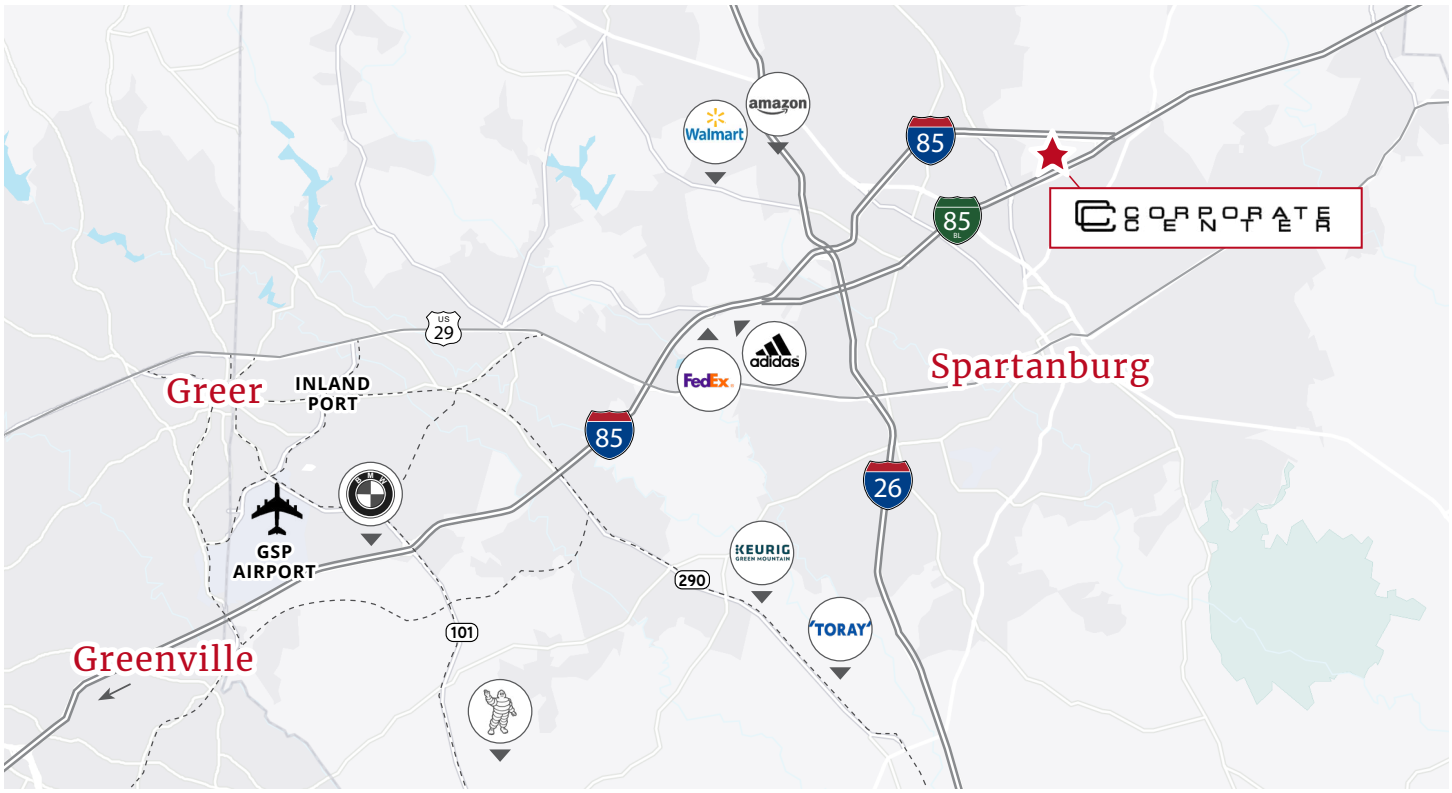


Ready for occupancy

Property Profile

Street Address:	107 Corporate Drive
Location:	Spartanburg, SC
Site:	Suite C available
Users:	Appropriate for office or lab users
Warehouse:	1 warehouse dock high door
Parking:	52 spaces, front lot
Offices / Break area:	Dedicated per unit
	Buildout as needed
Warehouse area:	Height from 15’ to 20’
	Sectioned for varied usage
	Fully conditioned space

Area Map



Corporate Center Demographics (2025)

±95,411 Population
in a 5-mile radius

4,008 Total
businesses in 5-mile radius

36,100 VPD via
Business 85

±99,862 Projected
2029 population

Contact us:

Kevin Pogue
Vice President
+1 864 527 5445
kevin.pogue@colliers.com

Colliers | South Carolina
145 W. Main Street, Suite 300
Spartanburg, SC 29306
P: +1 864 297 4950

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.