



Colliers

Lab/Flex Opportunity

110 Corporate Drive, Spartanburg, SC

±22,600 SF former lab and test space
available for lease

Corporate Center offers previous lab and office units for lease. Building 110 offers suites that can be combined for a total of ±22,600 square-feet. The property is ideally located off Business 85 between Charlotte, NC and Atlanta, GA.

- ±22,600 SF flex space
- 8 available bays (subdividable)
- 1 drive-in dock door
- 24' clear heights
- All utilities available
- 100% wet system
- Expansion space available
- Business 85 access
- Lease rate: contact brokers

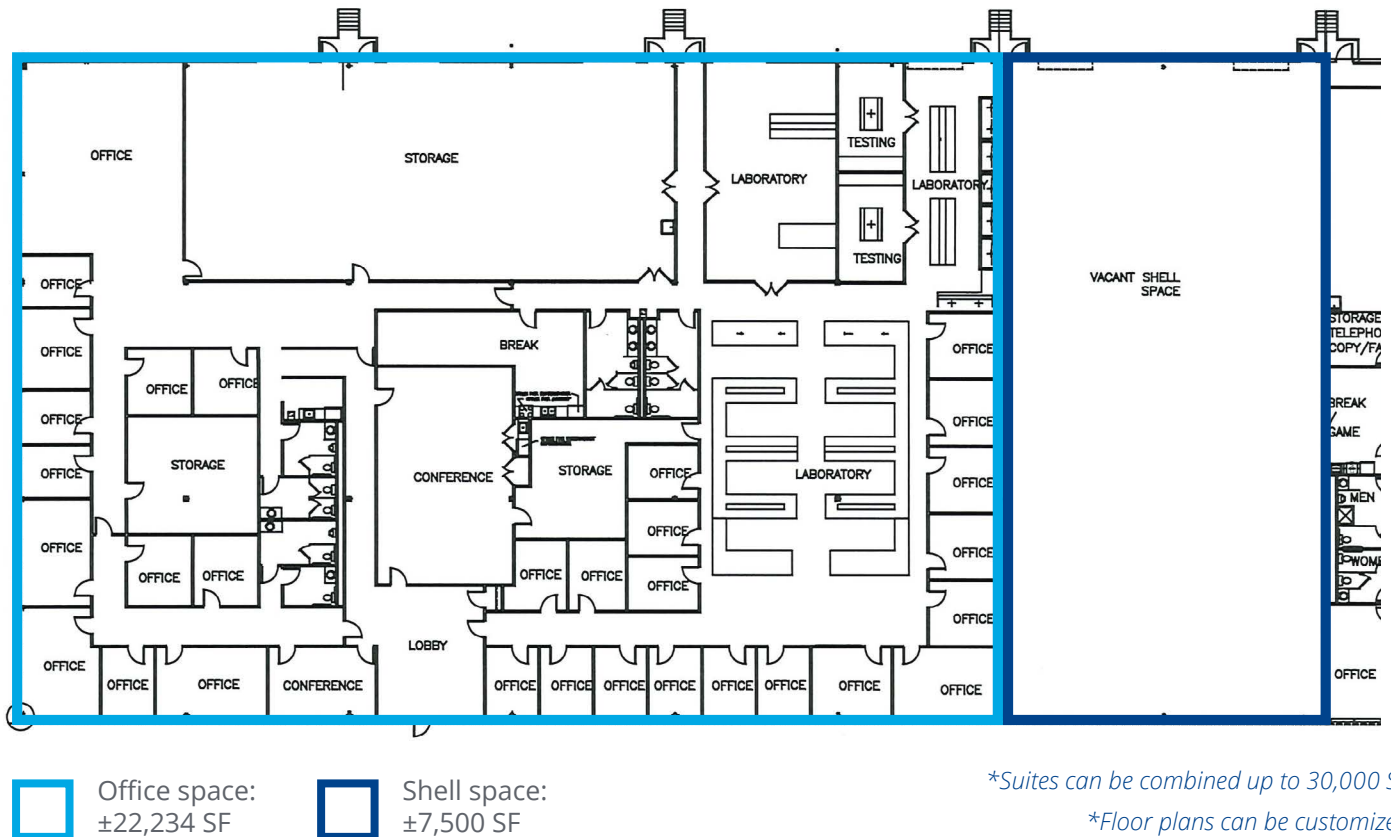
Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Richard Barrett, MCR
Senior Brokerage Associate
+1 864 527 5448
ro.barrett@colliers.com

55 E. Camperdown Way, Suite 200
Greenville, SC 29607
P: +1 864 297 4950
colliers.com

For Lease

Floor Plan



**Suites can be combined up to 30,000 SF*

**Floor plans can be customized*

Suite Features

- End unit
- Natural light on two sides
- Offices primarily lined with windows
- Large conference rooms
- Defined storage space
- Former lab/testing space
- VCT floors in lab areas
- Plumbing in lab/test area for
 - Water
 - Drains
 - Natural gas
- Flame hood connections available
- Additional ±7,400 SF shell space available for warehousing, storage or expansion
- Rear warehouse wall has some natural light via glassed-in knockouts

