



FOR LEASE | 107 CORPORATE DRIVE, SPARTANBURG, SC

## ±21,000 SF Flex Space for Lease | Office and Warehouse

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
- Multiple staging areas
- 15' - 20' clear heights
- Potential subdivision opportunity
- ±21,000 square feet
- **Lease rate: \$7.25 NNN PSF**

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

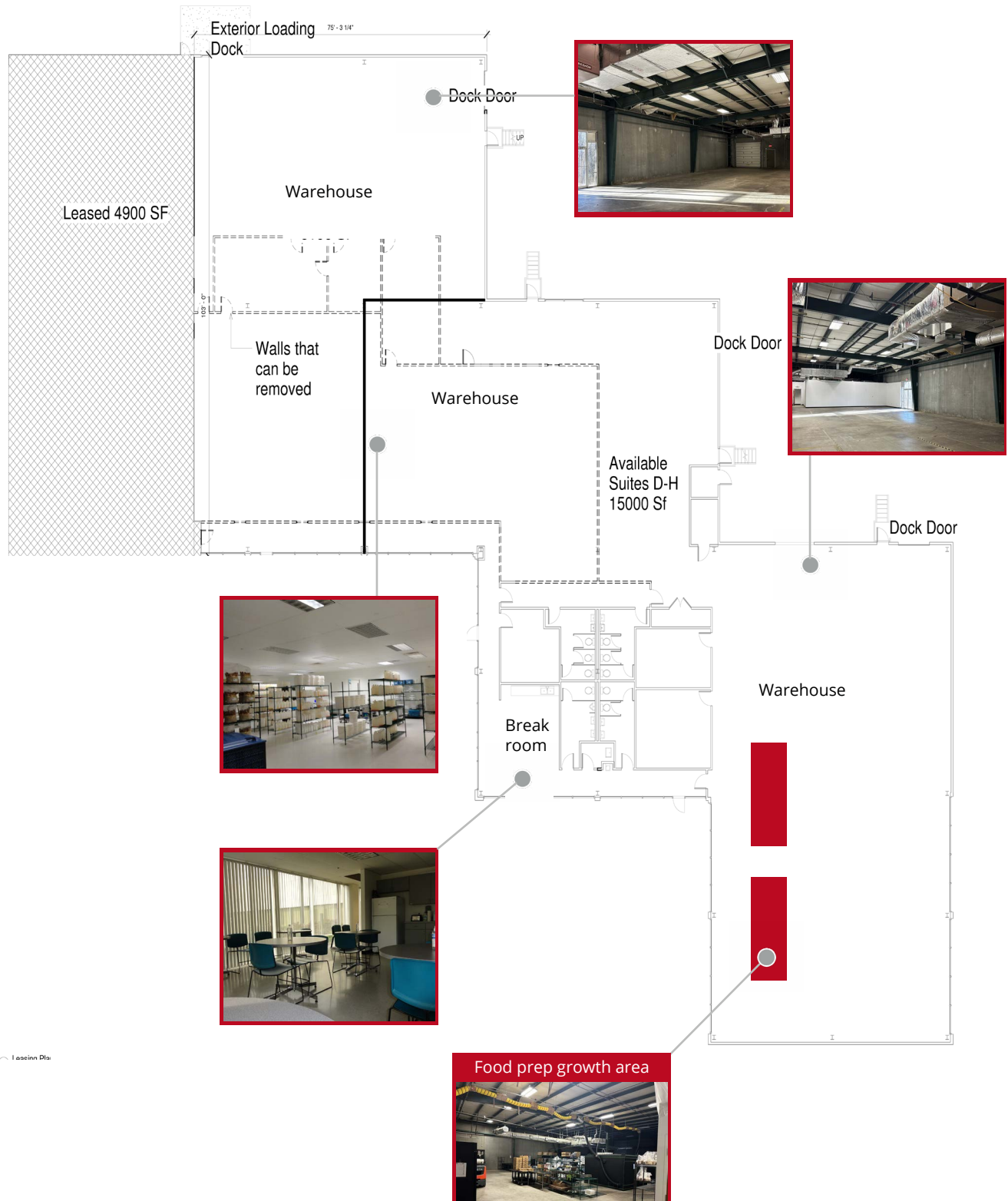
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# Site Plan





Ready for occupancy

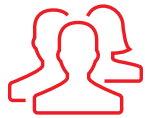
## Property Profile

Street Address:	107 Corporate Drive
Location:	Spartanburg, SC
Site:	Controlled site
Warehouse:	4 warehouse dock high doors in different locations
Parking:	52 spaces, front lot
Offices:	±2,700 SF with meeting space / break area ±18,400 SF
Warehouse area	Height from 15' to 20' Sectioned for varied usage Fully conditioned space Potential to be subdivided

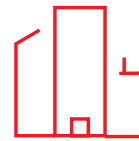
# Area Map



## Corporate Center Demographics (2022)



**±92,104** Population  
in a 5-mile radius



**3,953** Total  
businesses in 5-mile radius



**27,300** VPD via  
Business 85



**±94,815** Projected  
2025 population

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