



DESIGN, ASSEMBLE, SHIP

FOR LEASE | 140 CORPORATE DRIVE, SPARTANBURG, SC

±50,000 SF Flex Space for Lease

140 Corporate Center is available and ready for occupancy. The property can be customized to meet your needs. Don't miss this great location, located off Business 85 between Charlotte, NC and Atlanta, GA.

- ±50,000 SF for lease
- Building is 126' x 394'
- Bay spacings are ±3,800 SF
- 10 12x12 dock high doors
- 24' - 26' clear height
- 100% sprinkled
- Expansion options
- Business 85 access
- Natural light throughout
- Contact broker for leasing & tours

Contact us:

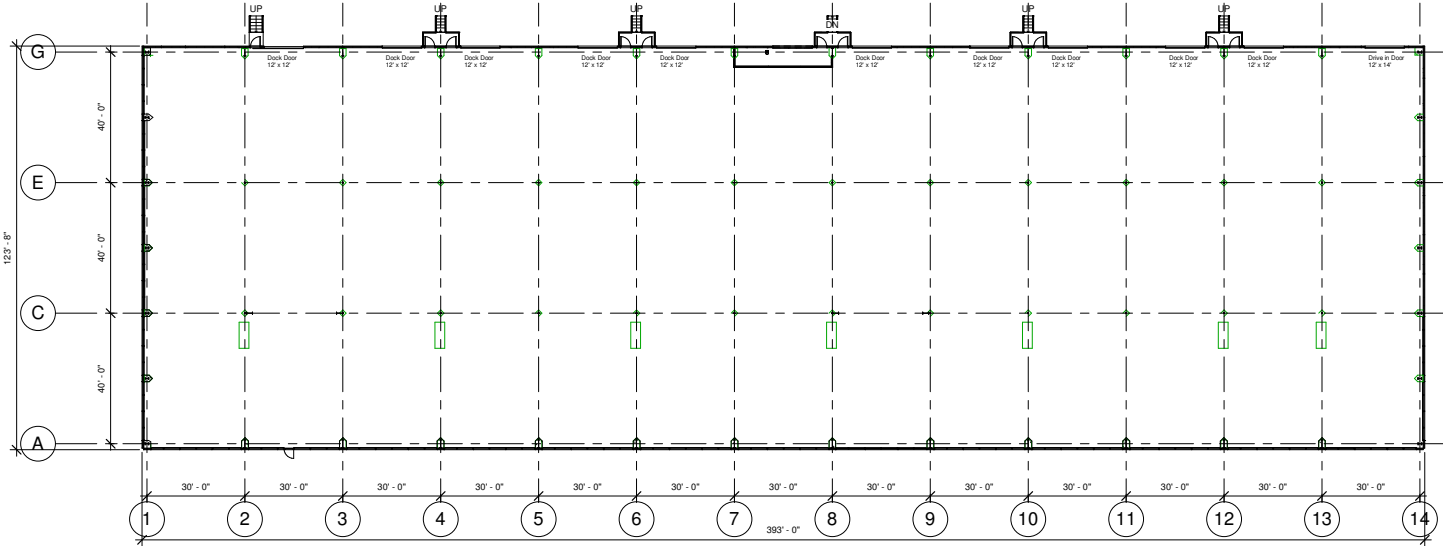
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Site Plan





Natural light



Natural light



Ready for occupancy



Rear access



Owner & architect on-site

Area Map



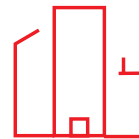
Corporate Center Demographics (2020)



±93,563 Population
in a 5-mile radius



\$62,438 Average
household income



3,732 Total
businesses in 5-mile radius



37,100 VPD via
Business 85



36.3 Median age
in a 5-mile radius



±96,507 Projected
2025 population

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