



FOR LEASE | CORPORATE DRIVE, SPARTANBURG, SC

**FEATURING FLEXIBLE OFFICE, MANUFACTURING, WAREHOUSE,
LAND AND BUILD-TO-SUIT OPTIONS.**

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





Spartanburg's Premier Business Park

Corporate Center is Spartanburg's premier business park located on I-85 Business. It is comprised of 400,000 square-feet of flexible office, manufacturing and warehouse space with plans to expand to 1.5 million square-feet in development to ensure tenant's immediate and long-term needs are fulfilled. Tenants are provided an unique experience with an on-site designer and architect ready to customize the space to fit both their immediate and long-term occupancy and expansion needs.

- Ideally located along the I-85 business corridor
- Easy interstate access and connections
- 3 international airports serve Upstate South Carolina
- Situated on 193 acres
- Space available : ±50,000 square feet and beyond
- Wide column spacing
- High ceilings with ability to create mezzanine
- Loading docks at rear service area
- Exterior walls with high insulation rating
- Extensive window walls allowing for flexible floor plans
- 100% sprinkled
- ±350 automotive, advanced material, aerospace, energy and bioscience industries make up over 30% of the local economy
- Logistical advantages include accessibility to the South Carolina Inland Port in Greer (SCIP), located ±19 miles from Corporate Center and the Port of Charleston, the most productive container port in North America.
- The SCIP opened in 2013, linking the upstate of South Carolina to the Port of Charleston via an overnight Norfolk Southern rail service and
- As of 2022, the SCIP moved nearly 2.8 million TEU.
- Many companies are developing distribution facilities near the SCIP to take advantage of lower costs and efficient logistics



UPSTATE SOUTH CAROLINA

Comprised of Spartanburg, Greenville and the surrounding cities, the Upstate region of South Carolina boasts a top-ranked pro-business climate, exceptional quality of life and a world-renowned research environment supported by quality institutions of higher learning. The region consistently earns a low cost-of-living ranking among large US metropolitan regions, allowing a higher quality of life at a lower cost for the region's residents.

KEY DISTANCES

I-85	1.4 miles	GSP International Airport	21 miles
Spartanburg, SC	5.5 miles	Charlotte Douglas International Airport	64 miles
Greenville, SC	31 miles	BMW	20 miles
Atlanta, GA	174 miles	Milliken	2.9 miles
Charlotte, NC	71 miles	Amazon Fulfillment	9.5 miles
SC Inland Port	19 miles		



AVAILABILITIES

Building 100	Suite L & *N	±6,300 SF; *±4,000 SF	Flex Space
Building 107	Suites C & F	±7,500 SF; ±8,000 SF	Flex Space
Building 120	Suites K-M	±11,000 SF	Flex Space
Building 140	Suites A-G	±26,950 SF	Flex Space
Building 150	TBD	TBD	Flex Space

* Suite N: ±4,000 SF will be available at the end of 2024

AVAILABILITIES

www.corporatecenteri85.com

Building 100

Suite L & N

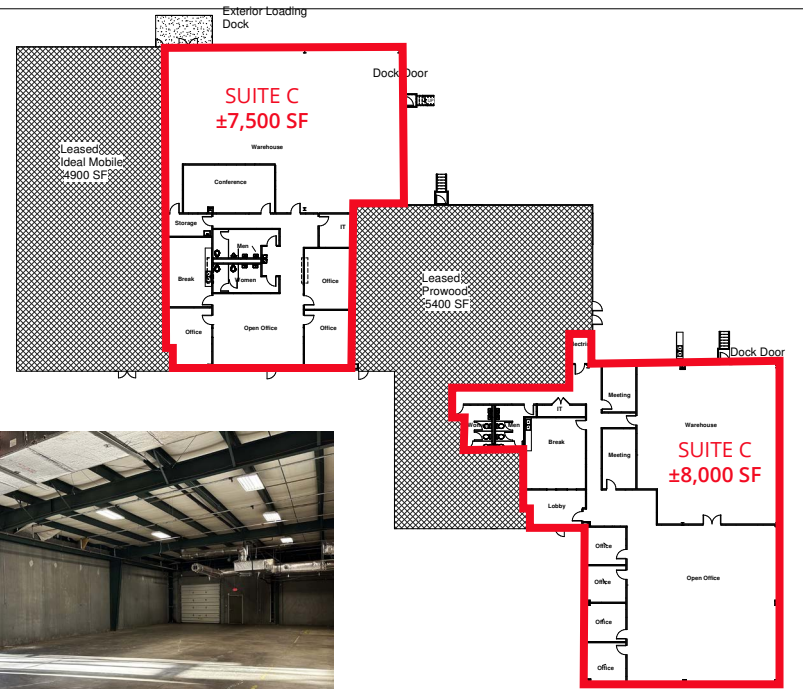
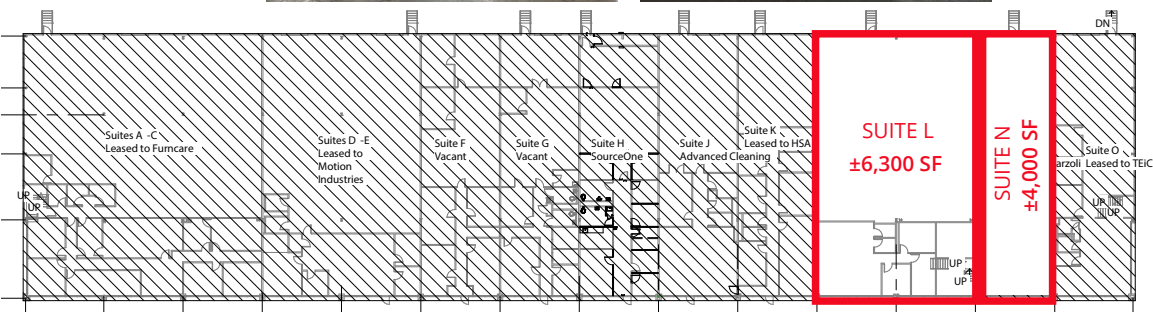
This building currently has ±6,300 SF available. Suite N; ±4,000 SF will be available at the end of 2024 totalling ±10,300 SF

Building 107

Suite C & F

Building 107 has ±15,500 SF available.

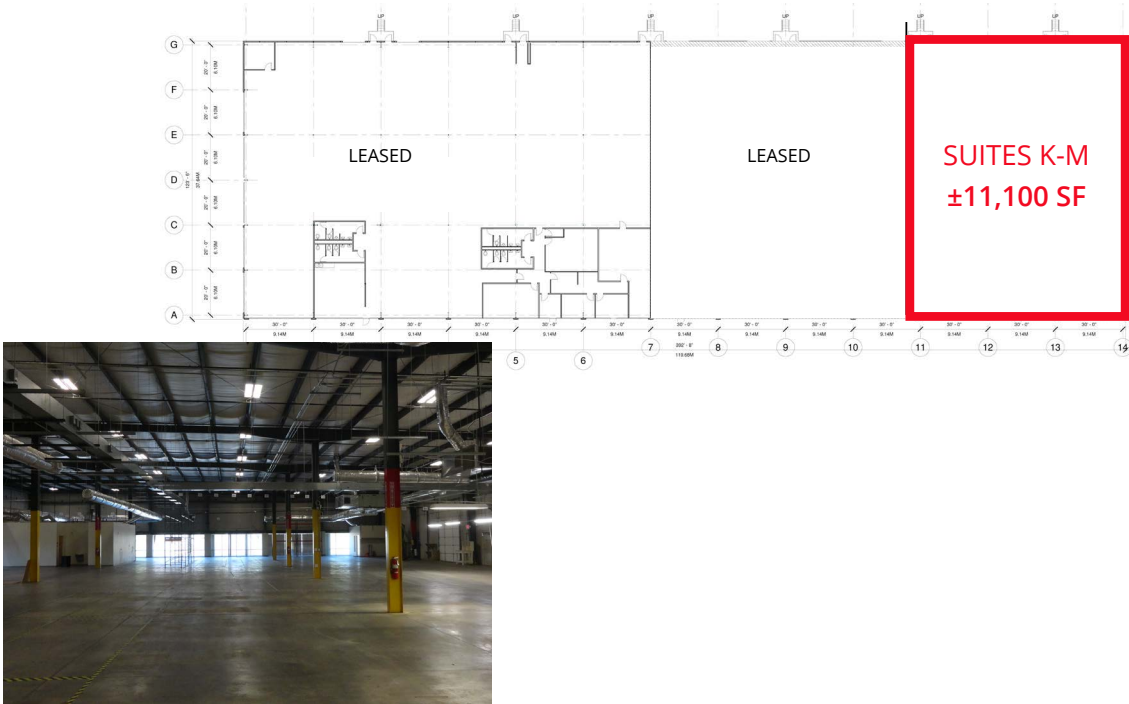
- Suite C; ±7,500 SF
- Suite F; ±8,000 SF



AVAILABILITIES (Cont.)

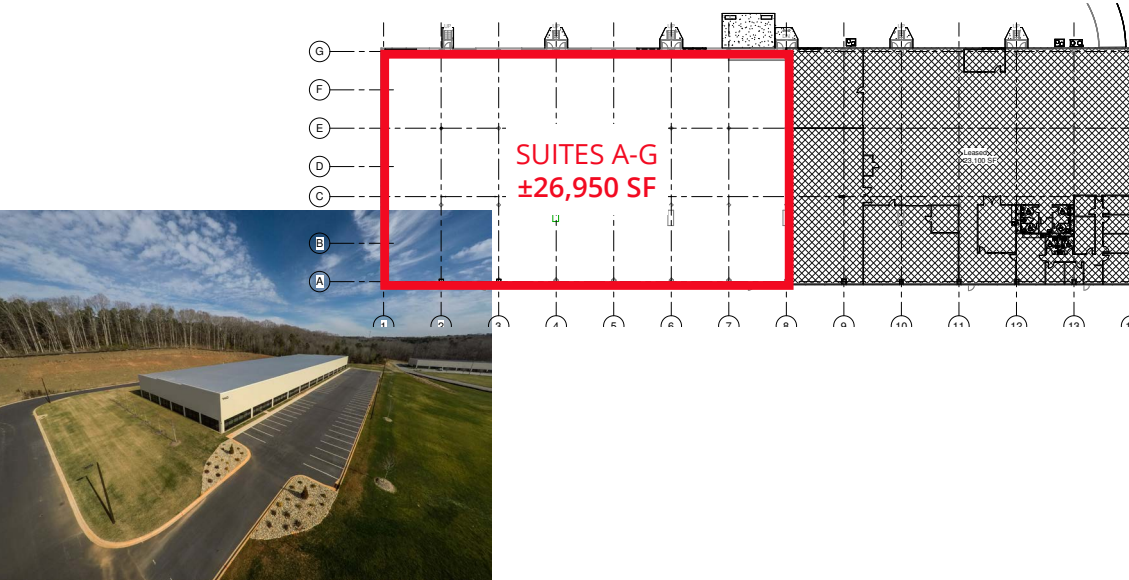
Building 120
Suites K-M

This building has ±11,100 SF of space available as of June 2024.



Building 140
Suite A-G

Building 140 is the newest buildings to the Corporate Center Business Park campus. Suites A-G are available totaling ±26,950 SF.



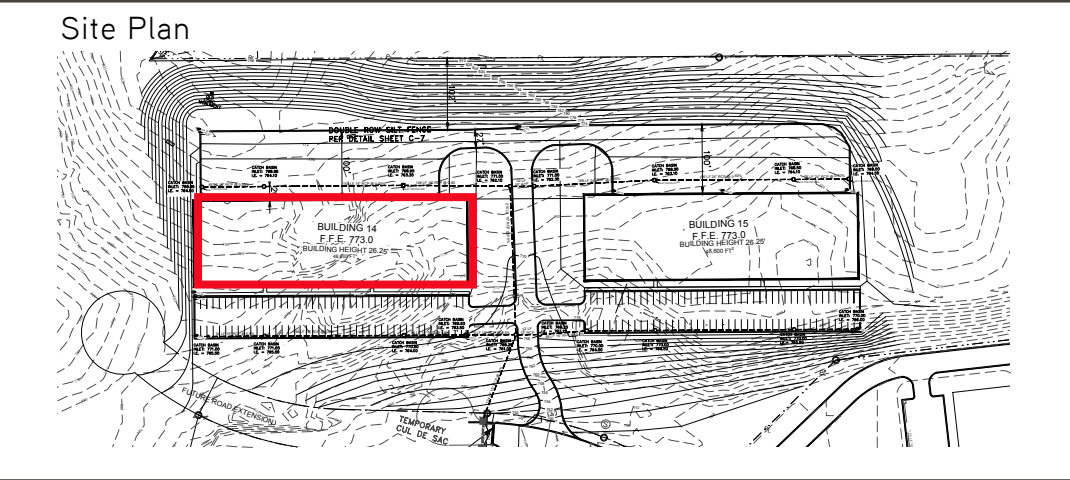
AVAILABILITIES (Cont.)

Building 150
Suites A-M

Building 150 will be the newest buildings to the Corporate Center Business Park campus. Suites A-M will be available and offer ±50,000 SF. Pad ready.

For more information, contact Richard Barrett, MCR or visit www.corporatecenteri85.com

TO BE BUILT



CORPORATE

www.corporatecenteri85.com



RICHARD BARRETT, MCR
Senior Brokerage Associate
864.527.5448
ro.barrett@colliers.com

55 E Camperdown Way, Suite 200
Greenville, SC 29601
www.colliers.com

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