



FOR LEASE | INTERSTATE FRONTAGE AND AMPLE LAND FOR STORAGE

740 FALLING CREEK RD

SPARTANBURG, SC

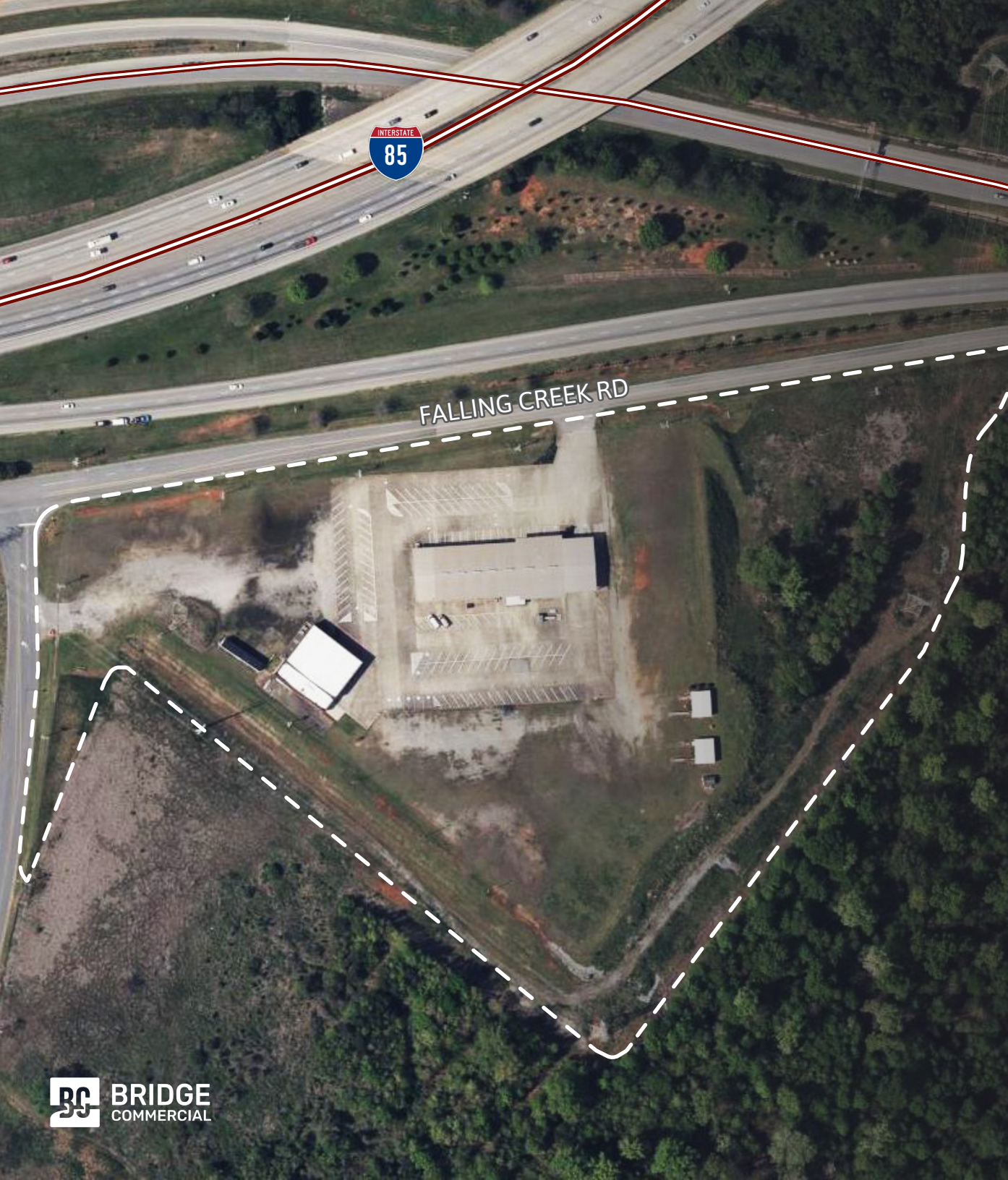
ALEX SHIELDS

Senior Associate

+1 904 377 9963

alex.shields@bridge-commercial.com

SITE SUMMARY



FALLING CREEK RD

ADDRESS	740 Falling Creek Rd, Spartanburg, SC
MUNICIPALITY	Spartanburg County
PARCEL ID	616-00-037
SITE SIZE	14.11 Gross, 10.00 Net Acres (Est.)
BUILDING SF	Primary Building - Est. 12,000 SF Additional 4,750 SF of mezzanine Secondary Building - Est 6,000 SF
LOADING	Eight (8) Drive through doors Two (2) Dock high positions
HEIGHT	Est. 23'
POWER	3 Phase (Heavy power)
CONDITION	Metal Building, Concrete parking lot, Large graveled yard for storage
ASKING RATE	Contact Broker for Pricing
LEASE TYPE	NNN

POTENTIAL IMPROVEMENTS



Primary Building

- Install (7) manual OH rolling doors at openings
 - LED Lighting
- Fresh paint on canopy structural steel
- Concrete Parking repairs

Office

- Replace stained and missing ceiling tile
- New paint and re-fresh
- Strip, clean, and wax VCT floors

Yard

- Removal of Miscellaneous trailers on site
- Perimeter fencing – 2,000 LF of 6' chain-link fencing

2nd Building

- Demo Interior, removing walls, framing, and carpet
- Install (1) Manual OH rolling door at existing opening, assumed to be on NE face of building.
- Repaint CMU walls with BM CC-20 Decorator White

INTERSTATE
85

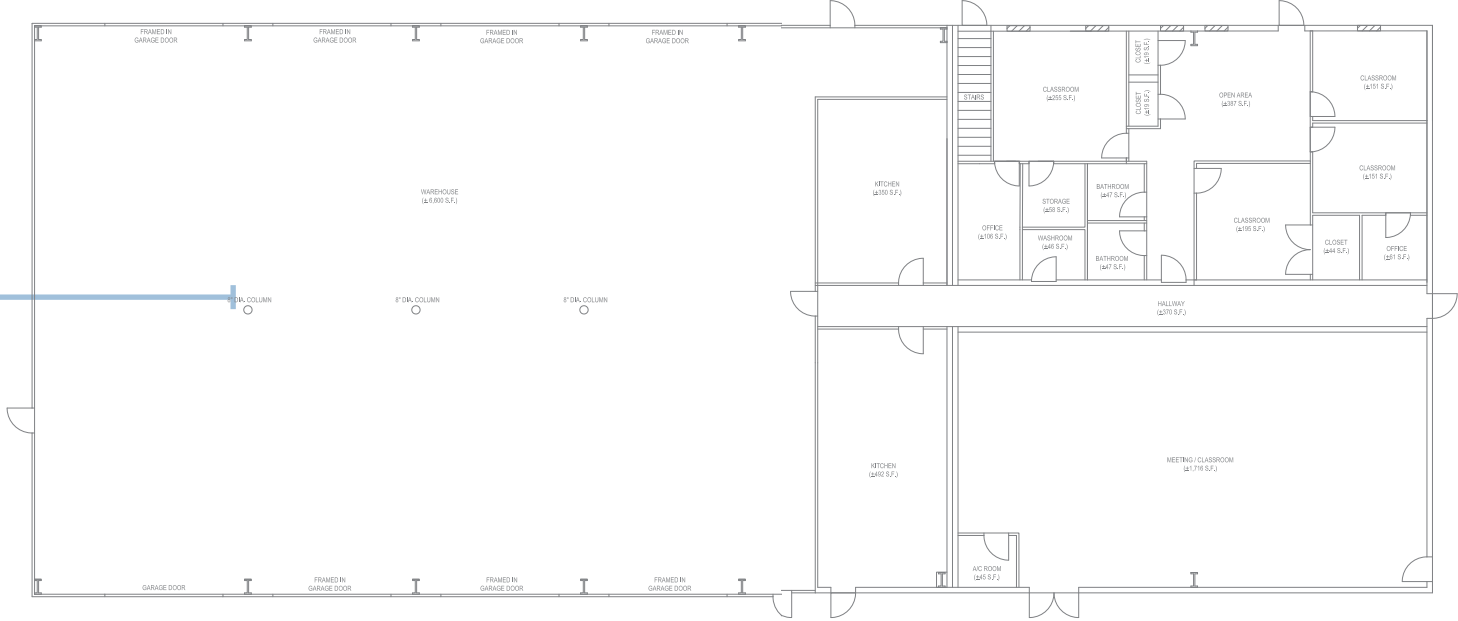
SECONDARY BUILDING: ~6,000 SF

PRIMARY BUILDING: ~12,000 SF

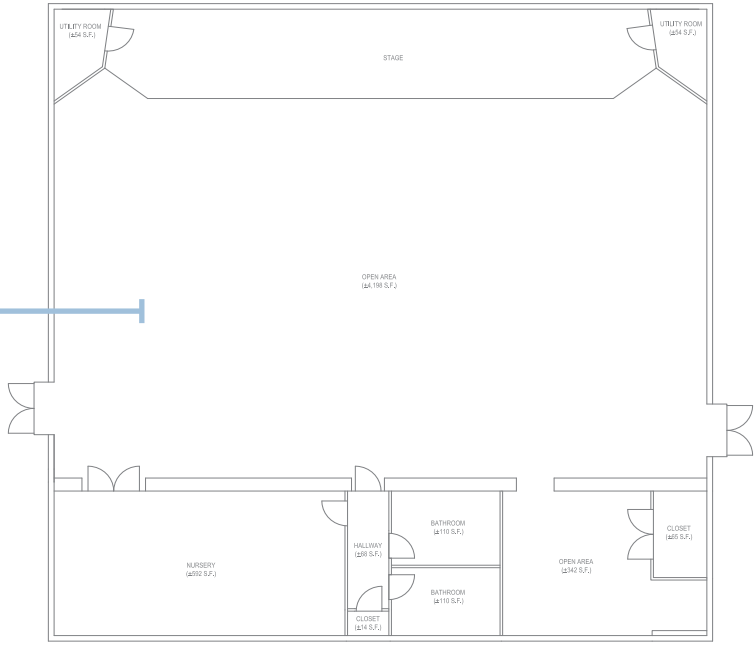
Located 2 miles from Exit 68 on I-85, this estimated 18,000 SF service warehouse is efficiently laid out with ample land for outdoor storage. Potential users would benefit from interstate frontage and immediate access to major infrastructure.

BUILDING AS-BUILTS

PRIMARY BUILDING



SECONDARY BUILDING



EXIT 18

INTERSTATE
85

INTERSTATE
26

EXIT 19



CEDAR CREEK RD

740 FALLING
CREEK RD

LOCATION

I-85:	0.8 Miles/1 Minute
I-26:	2.6 Miles/ 5 Minutes
Greenville:	25.3 Miles/25 Minutes
Charlotte:	79.3 Miles/1 Hour 21 Minutes

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