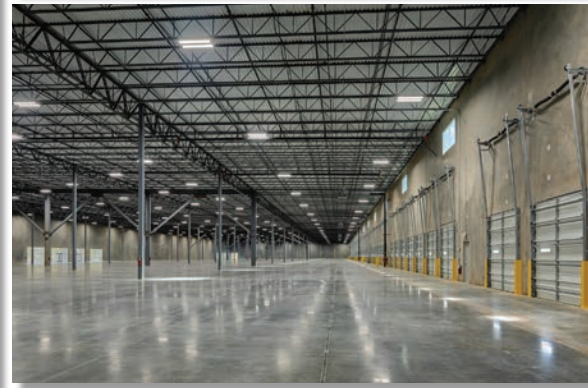


FOR LEASE

# SPARTAN RIDGE LOGISTICS CENTER SPARTANBURG, SC



This state-of-the-art spec building is strategically located in close proximity to BMW's Spartanburg manufacturing campus (8 miles), the Norfolk Southern Greer Inland Port (10 miles) and Greenville- Spartanburg International Airport (10 miles). Excellent access to I-85 (1 mile) and I-26 (5 miles). Ideally suited for office/warehouse distribution, logistics and light manufacturing operations. An additional adjacent 29-acre BTS site is also available.

AVAILABLE: 95,940 SF

COUNTY: SPARTANBURG

STATE: SOUTH CAROLINA

TOTAL SF: 273,000 SF

OFFICE SF: BTS

ACREAGE: 21

CONSTRUCTION: TILT-UP CONCRETE

YEAR BUILT: 2018

CEILING HEIGHT: 32'

COLUMN SPACING: 52' X 50' TYP

SPACING AT SPEED BAY: 60'

AUTO PARKING: 214

DOCK HIGH DOORS: (66) 9' X 10'

DRIVE-IN DOORS: (2) 12' X 14'

BUILDING DEPTH: 260'

SPRINKLER: ESFR

LIGHTING: T5

TRAILER PARKING: 131 MAX

TRAILER COURT: 135' - 185'

ROOF: 60 MIL TPO

POWER: 2400 AMP, 277/480 V

WATER/SEWER: SPARTANBURG

GAS: PIEDMONT NATURAL GAS

POWER PROVIDER: DUKE

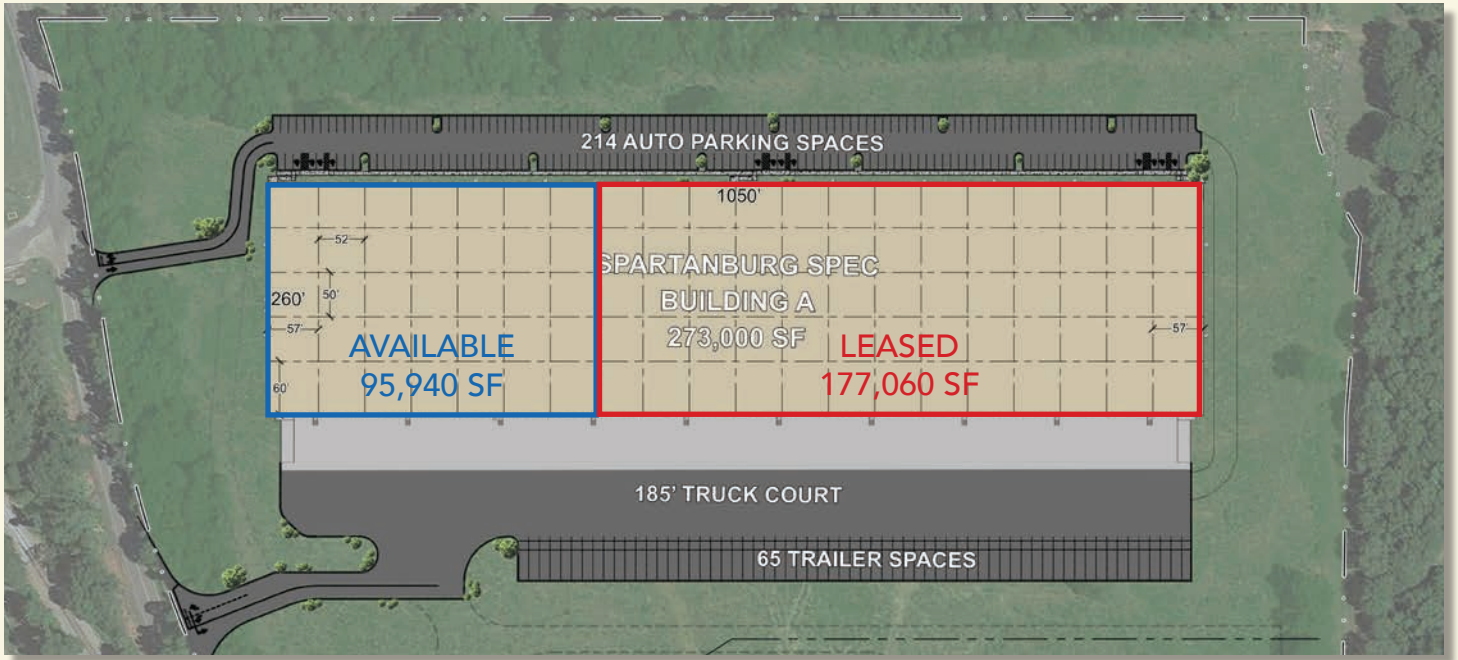
FLOOR SLAB: 6" NON REINFORCED



2010 NAZARETH CHURCH ROAD, SPARTANBURG, SC 29301

[www.rookerco.com](http://www.rookerco.com)

# SPARTAN RIDGE LOGISTICS CENTER SPARTANBURG, SC



## SITE PLAN



**CASON BUFE**  
casonbufe@rookerco.com  
470.235.3530

**JOHN ROOKER**  
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678.367.4291

FOR MORE INFO OR TO VISIT THIS PROPERTY, PLEASE CONTACT THE REPRESENTATIVE(S) ABOVE

# SPARTAN RIDGE LOGISTICS CENTER SPARTANBURG, SC



## OVERALL SITE PLAN

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