



for sale

12,148 SF OFFICE BUILDING + 7,600 SF WAREHOUSE

325 S. CHURCH STREET + 101 DEBORAH DR., SPARTANBURG . SC 29306



BROKER



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

PROPERTY + PRICING

Addresses 325 S. Church St. + 101 Deborah Dr.
Spartanburg, SC 29306

Tax Map No. Spartanburg County 7-12-14-355.02

Buildings

1	Office Building	12,148 SF
2	Warehouse	7,600 SF
		19,748 SF

Land Size ±2.49 AC

Parking 50+ spots with automated fence

pricing

SALE PRICE \$3,300,000

Blended rate of \$167.10 PSF across the two buildings



PROPERTY LOCATION

Downtown Spartanburg is seeing tremendous investment and this property is situated at the heart of the city's most recent development efforts.

The property is just four blocks south of Morgan Square and walkable to downtown Spartanburg's dining, banking, and government offices.

Positioned under a mile from Fifth Third Park Baseball Stadium, it neighbors the \$542M Project Core district which announced a boutique hotel, 375+ luxury apartments and 200,000 SF of office space and retail space. As well, the property is mere blocks from the \$17M Morgan Square redesign and the \$52.3M joint city-county government complex/judicial center.



OFFICE BUILDING

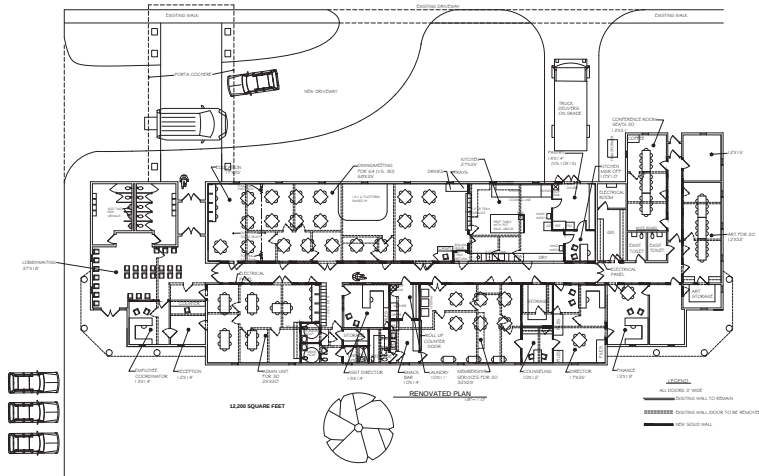
325 S. Church Street

Easily customizable front office

12,148 SF

Industrial kitchen

Sprinklered



WAREHOUSE

101 Deborah Drive

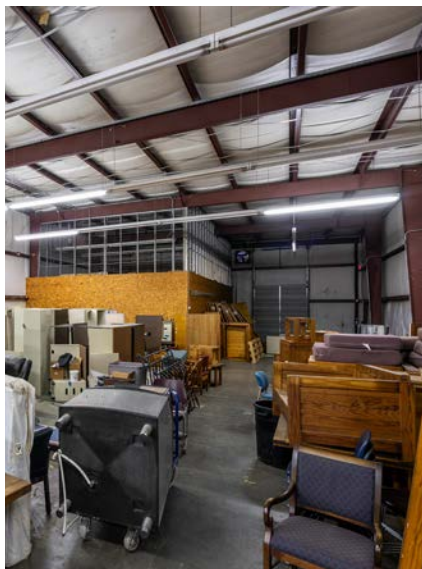
7,600 SF

10ft Dock door

Large Mezzanine

Separate truck storage area with drive-in

Office component with HVAC





For more information on 325 S. Church Street and 101 Deborah Drive in Spartanburg, South Carolina, please contact:



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