

## 8150 Warren Abernathy Highway Spartanburg, SC 29301

Office | Medical | College | School Building  
or Redevelopment Opportunity

<b>Property Type</b>	Medical, Office, Redevelopment, Retail
<b>Status</b>	Sold
<b>Sale Price</b>	\$5,250,000
<b>Lease Rate</b>	\$10.00/SF NNN
<b>Acreage</b>	+/- 5.88 Acre(s)
<b>Square Feet</b>	+/- 50,024 Square Feet
<b>Zoning</b>	Un-zoned
<b>County</b>	Spartanburg
<b>Tax Map</b>	6-20-03-029.00



### AGENT CONTACT



MARK RATCHFORD, MAI

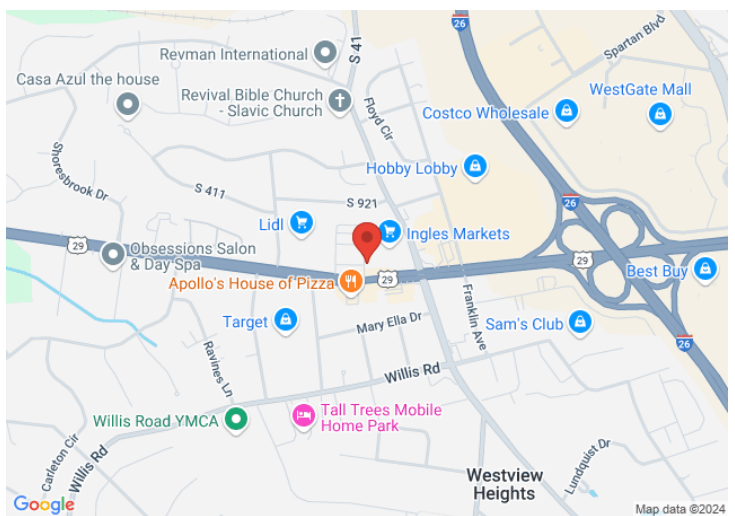
[mratchford@kdscaine.com](mailto:mratchford@kdscaine.com)

**O:** 864-242-4200

**M:** 864-430-0371

### PROPERTY FEATURES

- Current Tenant in Process of Vacating Premises
- 50,024 SF Building for Lease/Sale on 5.88 Acres
- Currently Built-out for Technical College or Trade School; Nursing, Cosmetology, Charter School, Information Technologies
- Multiple Classrooms, Administrative/Staff Office, Assembly Halls, and Training Rooms
- Market TI Allowance based on Term and Credit
- Highway Location on Warren H. Abernathy (Hwy 29) | Major East/West Thoroughfare | Six Lanes | ADT 35,000
- One-Half Block from Intersection with I-26 | ADT 48,000
- Year Built: 1997 | Retrofitted for Current Use: 2010 | Parking Spaces: 325

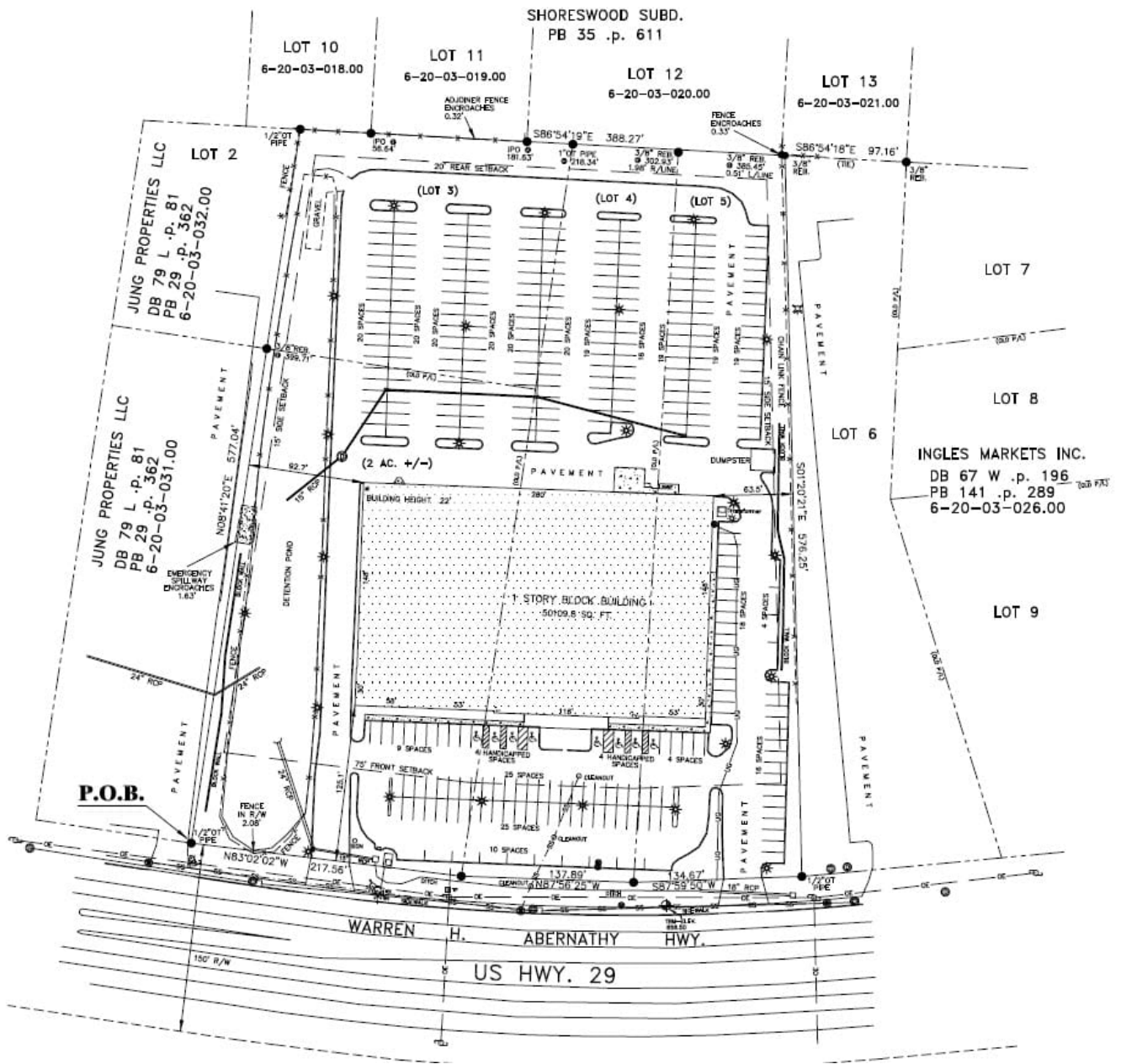


*All information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. It is also subject to change without notice.*

340 Rocky Slope Rd., Suite 302, Greenville, SC 29607

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SITE PLAN

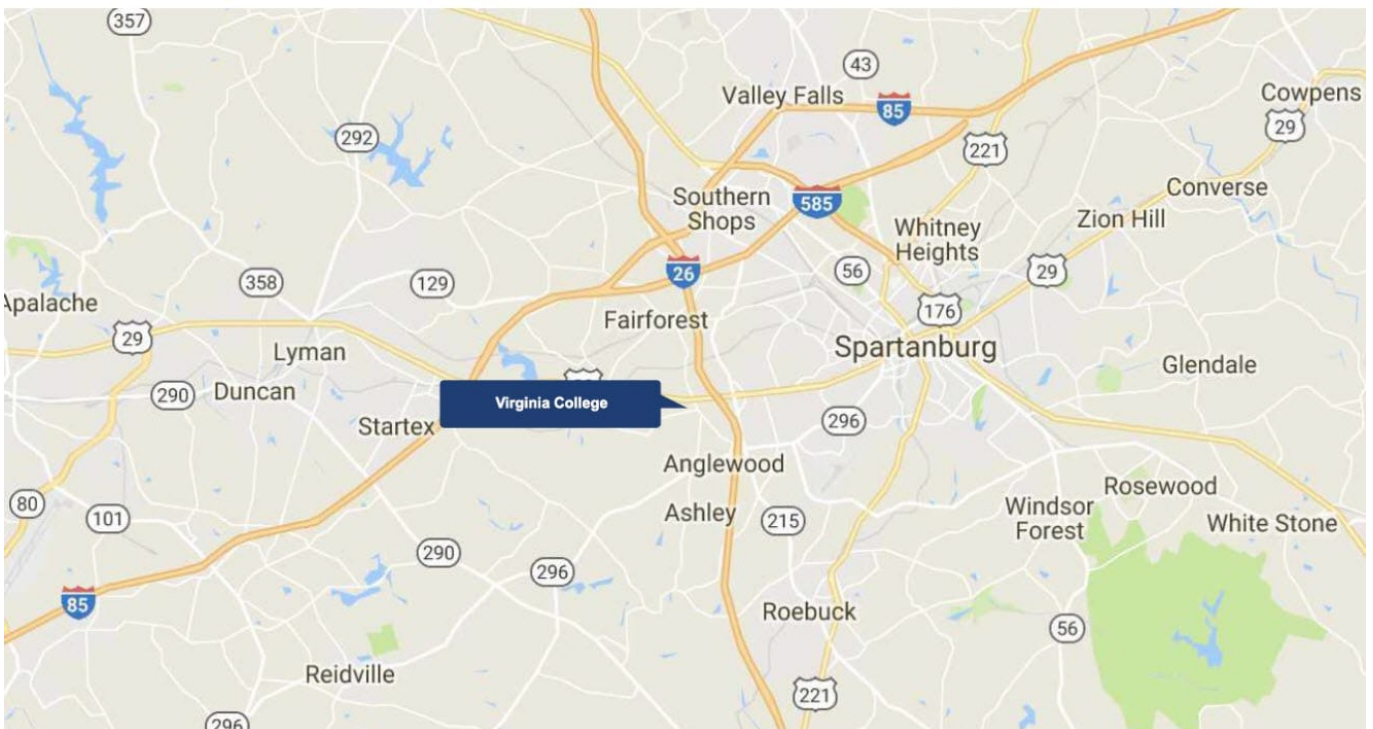


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# PHOTOS



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