

8150 Warren Abernathy Highway Spartanburg, SC 29301

Office | Medical | College | School Building
or Redevelopment Opportunity

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



AGENT CONTACT



MARK RATCHFORD, MAI

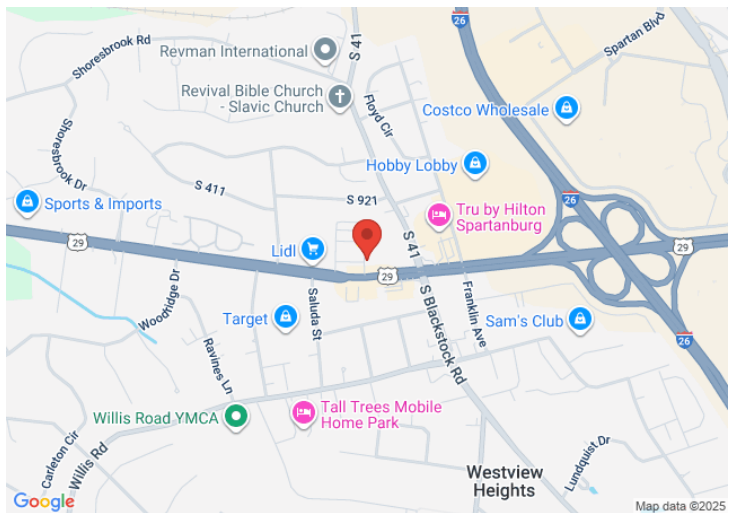
mratchford@kdscaine.com

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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



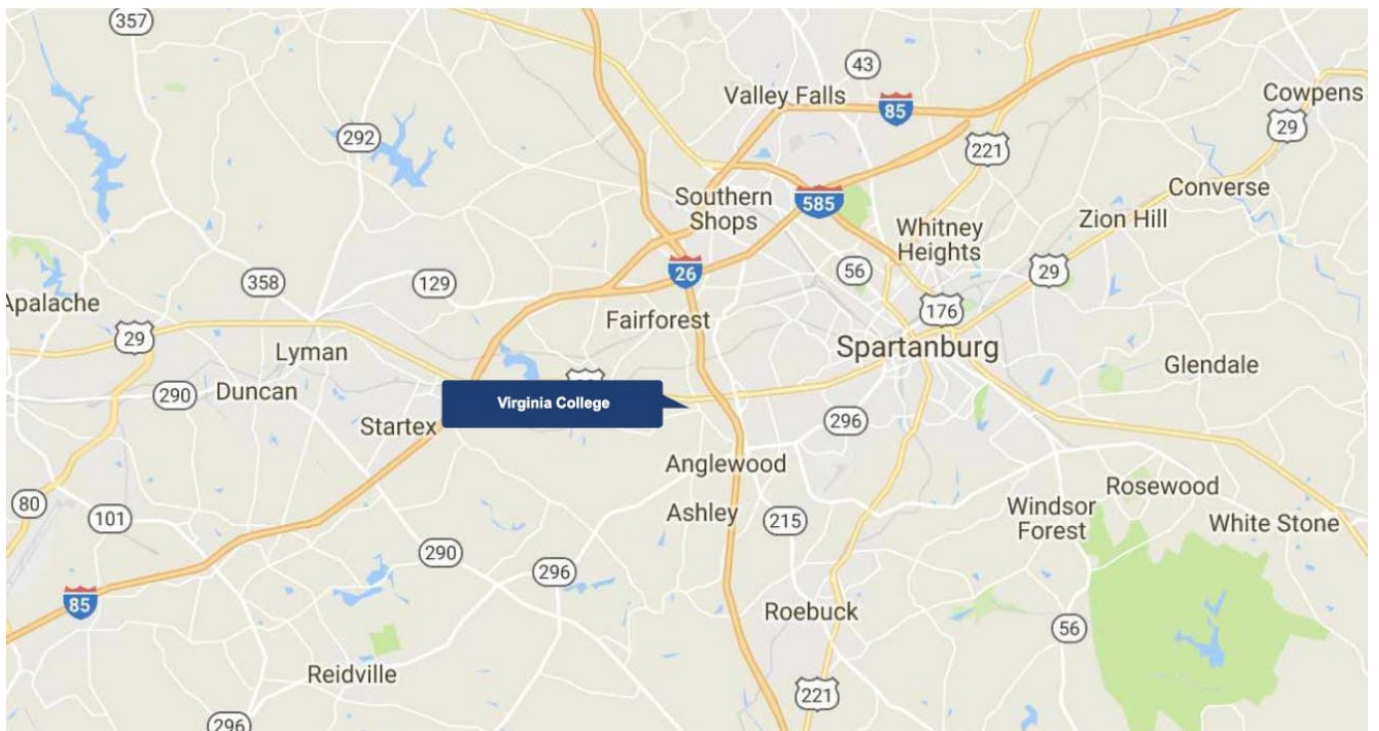
All information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. It is also subject to change without notice.

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

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AERIAL VIEW



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PHOTOS



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