

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

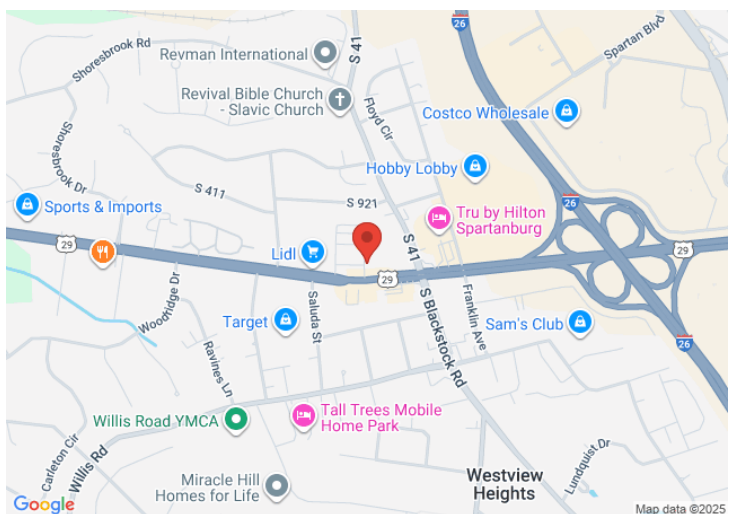
mratchford@kdscaine.com

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

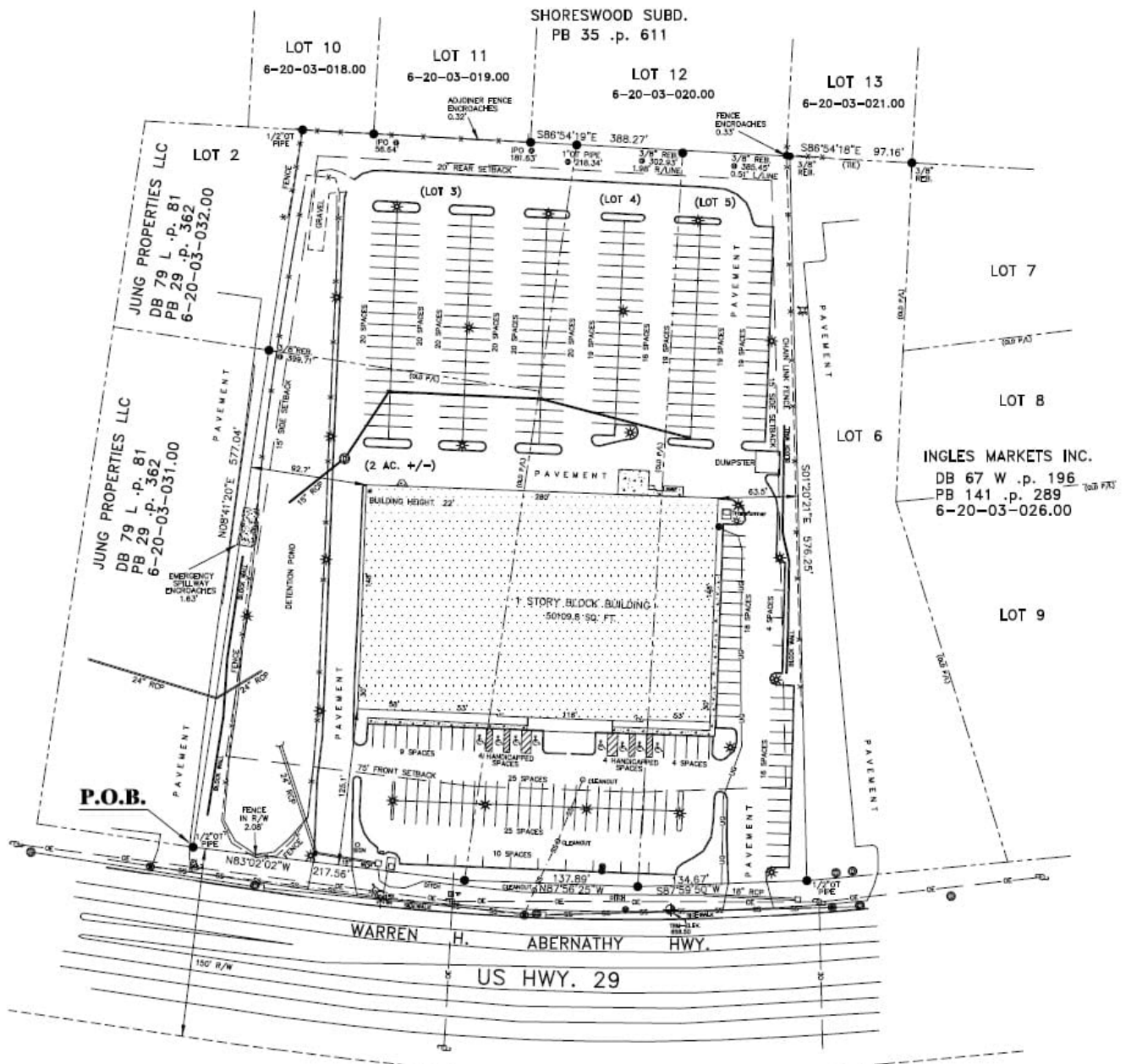


All information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. It is also subject to change without notice.

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SITE PLAN

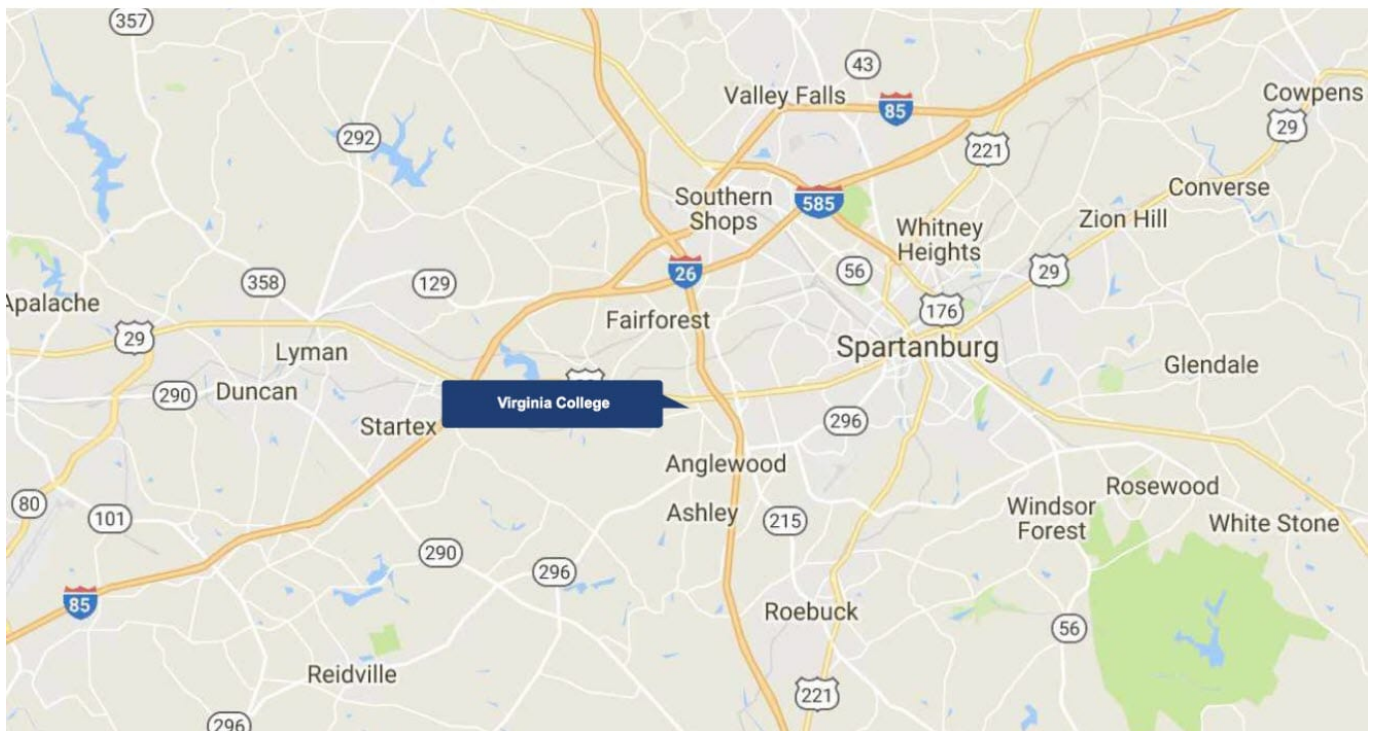


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AERIAL VIEW



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PHOTOS



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