

FOR LEASE

# ±20,790 SF INDUSTRIAL FACILITY

2362 S. PINE STREET  
SPARTANBURG, SC 29302

3 DOCK DOORS &  
1 DRIVE-IN DOOR



T Cox  
864.747.0602

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE



### AVAILABLE SPACE

**Address:** 2362 S. Pine Street  
Spartanburg, SC 29302

**Lease Rate:** \$7/SF NNN (\$2.30/SF)

**Available SF:** ±20,790 SF

### PROPERTY OVERVIEW

2362 S. Pine St. is a ±20,790 SF industrial/light manufacturing facility on ±1.76 acres in Spartanburg's established industrial corridor with excellent access to I-85, I-26, and regional transportation routes. The building offers a flexible mix of warehouse, production, and office space with efficient loading via three dock-high doors and one drive-in door. Clear heights, robust power, and a secure, fenced site make this property ideal for manufacturing, distribution, assembly, or warehouse users seeking functional space in a prime location.

### PROPERTY FEATURES

- ±20,790 SF industrial/light manufacturing on ±1.76 acres
- Three (3) dock-high doors and one (1) 12x14 drive in door
- Clear heights approx. 16' eaves/18' center
- Finished and conditioned office/showroom space
- 3-phase power for manufacturing operations
- Fully fenced site with ample paved parking
- Excellent access to I-85 and major corridors
- Ideal for manufacturing, distribution, warehouse, or flex users



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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



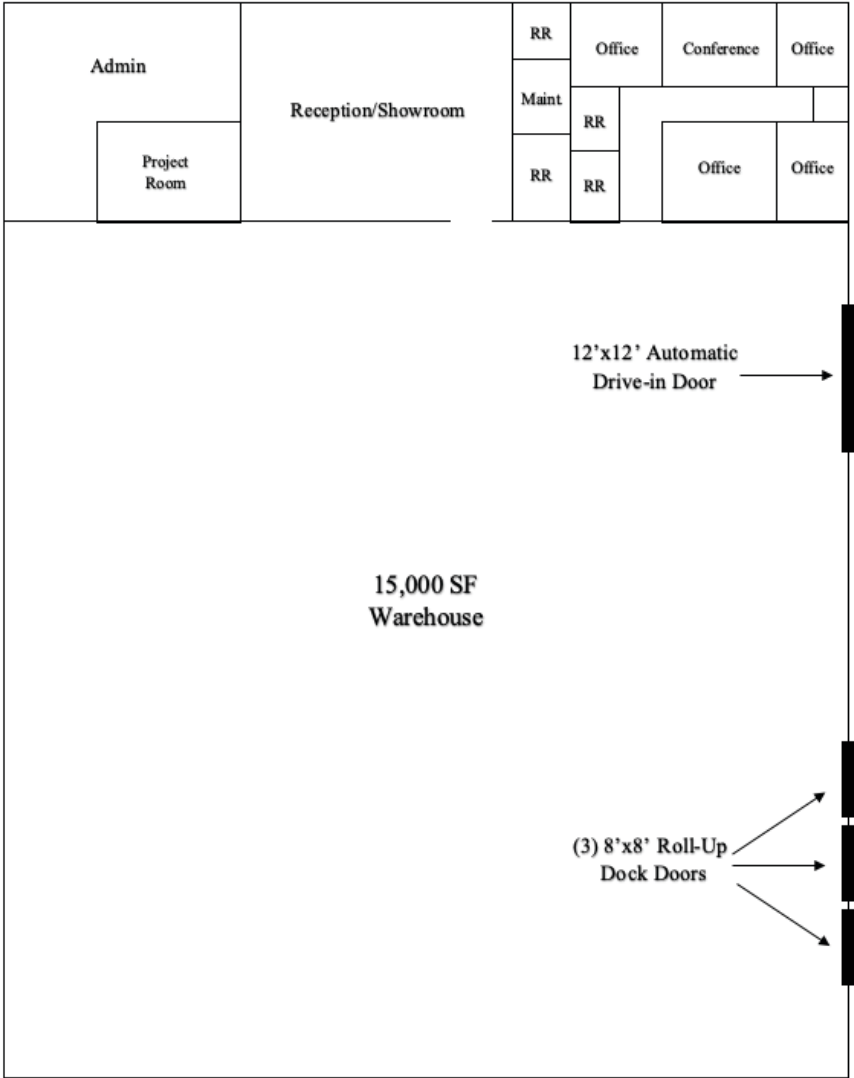
2362 S. PINE STREET  
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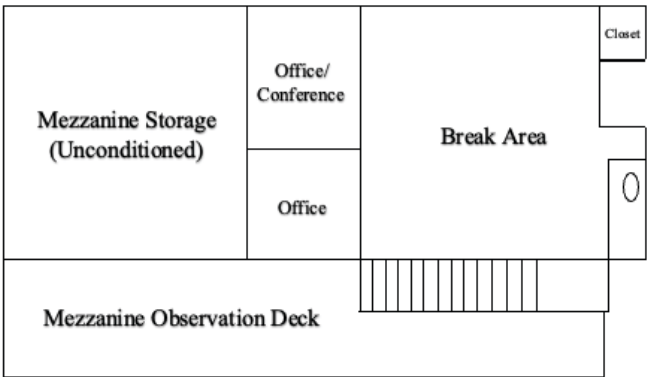
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Main Level Floor Plan



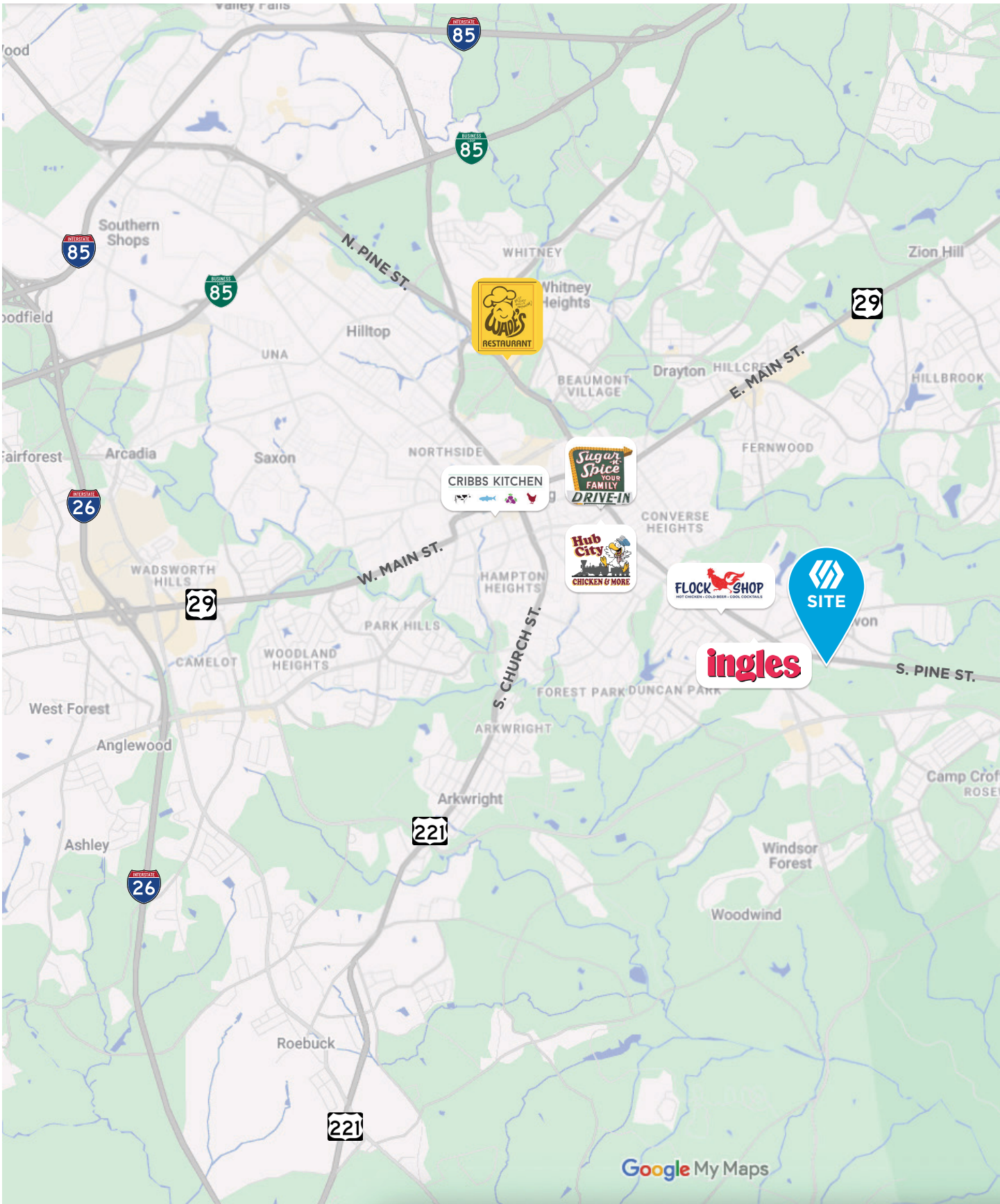
Mezzanine Level Floor Plan



\*\*Not to Scale\*\*



LOCATION



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## WHY SPARTANBURG?

### AN IDEAL LOCATION

Spartanburg County, the 5th-largest in South Carolina, is home to nearly 328,000 residents across 13 distinct municipalities.

There's truly something for everyone here. A bustling downtown filled with new shops, restaurants, and public art at every turn. Career opportunities abound, from international corporations to thriving small businesses, alongside civic and professional organizations. Outdoor enthusiasts will love the miles of trails, blueways, and exceptional recreation options. Spartanburg also takes a community-first approach to education and public health.

Families, young professionals, retirees, and entrepreneurs alike find their place in Spartanburg, growing and thriving in this dynamic community.

### A DECADE OF SUCCESS

Since 2021, Spartanburg County has attracted 80 economic development projects, totaling \$5.1 billion in capital investment and creating 5,787 new jobs.

Spartanburg has consistently led South Carolina in economic investment and job creation for years, earning recognition as the U.S. Small Metro with the Most Economic Growth, and named to Site Selection Magazine's "Best to Invest Rankings" three times.



## LOCATION, LOCATION, LOCATION

### 1.6 Million People

10 Upstate SC Counties

### More Than 575

International Companies

### #3 GDP Worldwide

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.<sup>1</sup>

### 160 New Locations

More than 160 companies have announced new locations in the Upstate over the last 5 years.



## A CRITICAL MANUFACTURING HUB



## SOUTH CAROLINA IS OPEN FOR BUSINESS

# #1

State for Manufacturing in 2022  
*Site Selection Group*

# #2

State for Doing Business  
*Area Development*

# #1

Fastest Growing State  
in the U.S.





**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**

340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**

117 Williams Street  
Greenville, SC 29601

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