

FOR LEASE

**OFFICE/RETAIL
ON BOILING
SPRINGS ROAD**

1215 BOILING SPRINGS ROAD
SPARTANBURG, SC 29303



PAMELA JACKSON
713.927.7026

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	1215 Boiling Springs Road Spartanburg, SC 29303
Lease Rate:	\$10/SF NNN
Available SF:	±1,008 SF
Zoning:	C
Parking Spaces:	8
Tax Map ID:	7-08-01-103.00

PROPERTY HIGHLIGHTS

- ±1,088 SF commercial property located on Boiling Springs Road, on a high traffic corridor with ±22,000 vehicles per day.
- Building layout can be easily configured for three offices and a lobby, or two offices with a conference room and lobby. Includes full kitchen and bathroom.
- The large lot offers ±8 dedicated parking spaces plus additional space for laydown or equipment storage. Ideal for contractors or service-based users.
- Landlord willing to provide an allowance for tenant improvements/upfit.



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PROPERTY PHOTOS



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PROPERTY PHOTOS

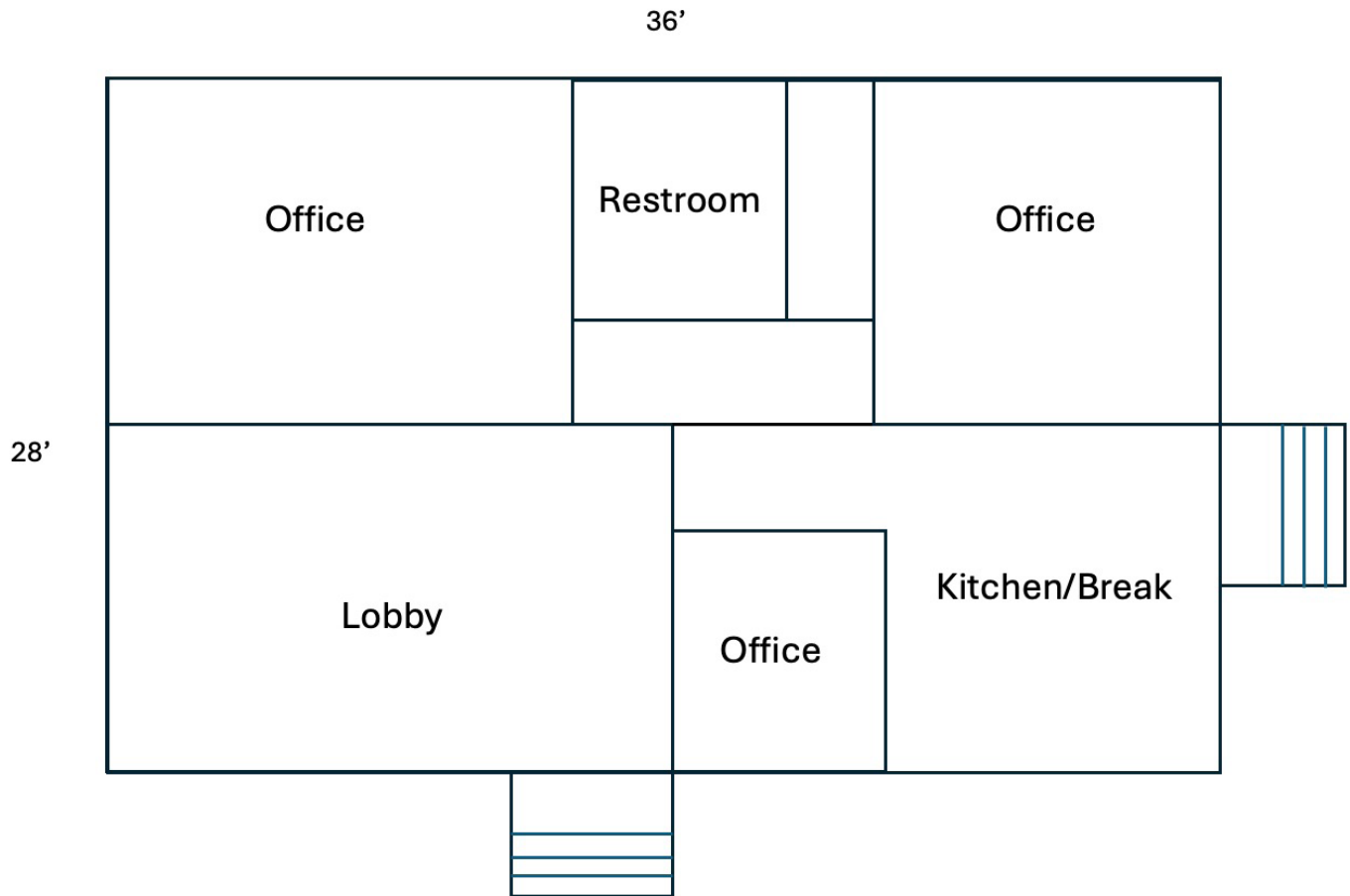


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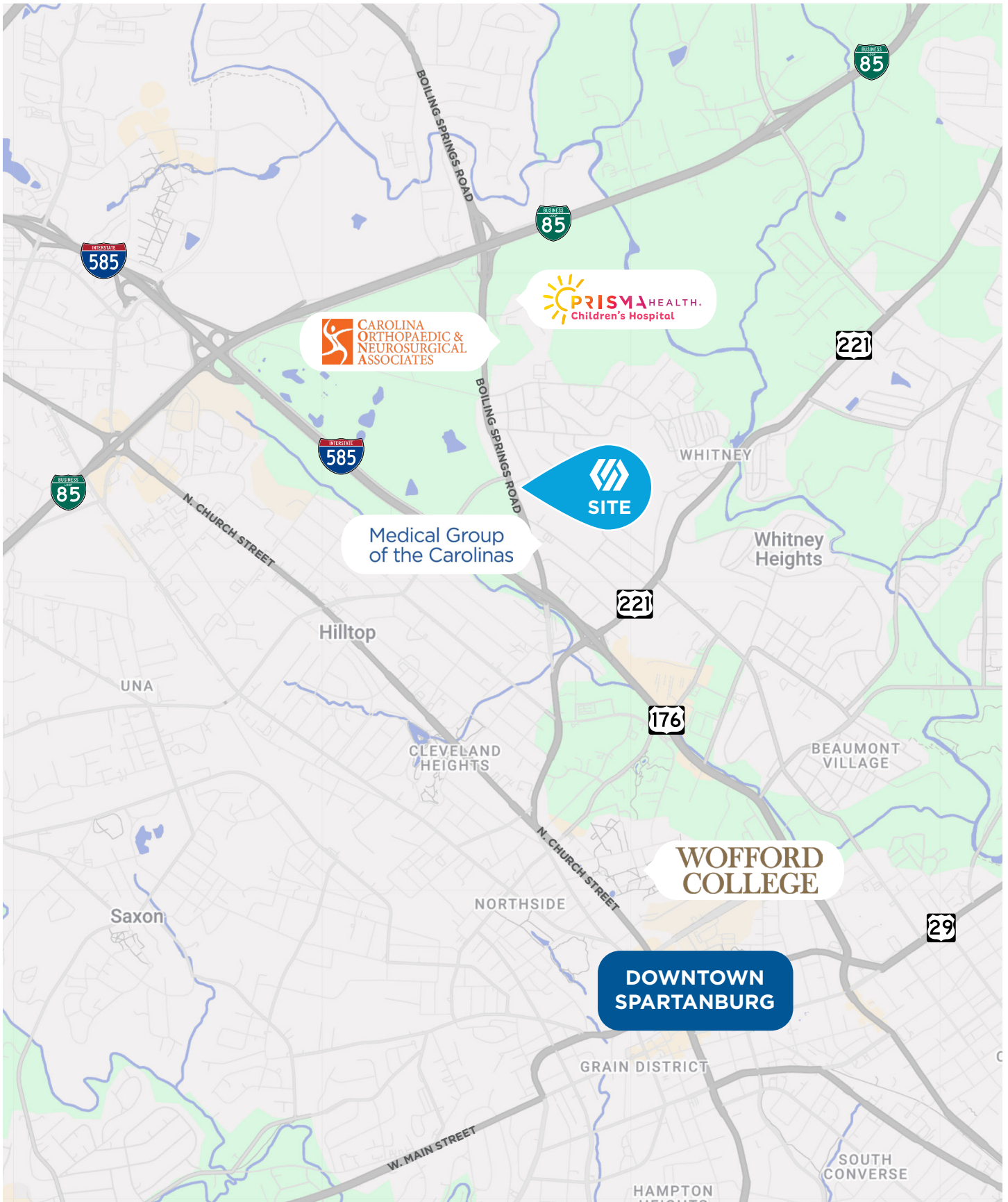
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FLOOR PLAN



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.¹

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

#2

in the U.S. for Manufacturing 2024
Site Selection Group

#2

State for Doing Business 2024
Area Development

\$18B+

Capital Investment in the
Upstate over Last 5 years



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.