FOR SALE

PRIME OFFICE OPPORTUNITY ON SPARTANBURG'S EASTSIDE

1440 FERNWOOD GLENDALE RD
SPARTANBURG, SC 29307

GREG NORRIS
864.494.7061

All information deemed reliable, but not guaranteed.

KDS CAINE
COMMERCIAL REAL ESTATE

DETAILS

AVAILABLE SPACE

Address:	1440 Fernwood Glendale Rd. Spartanburg, SC 29307
Sales Price:	$749,000
Square Feet:	±5,200 SF
Acreage:	±0.32 Acres
Zoning:	Commercial
Parking:	22 Spaces
Tax Map ID:	7-13-03-055.00

PROPERTY HIGHLIGHTS

- Four separate office suites, ideal for owner-user or multi-tenant investment
- Private bathroom in each office, offering convenience and tenant privacy
- Flexible layout suitable for professional, medical, or service-based users (Bottom left suite setup for dentist office)
- Strong functionality for individual businesses or shared office concepts
- Excellent opportunity for investors seeking stable office income or businesses needing room to grow
- Ample space to accommodate multiple professionals under one roof
- Convenient to downtown Spartanburg and I-85

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PROPERTY PHOTOS

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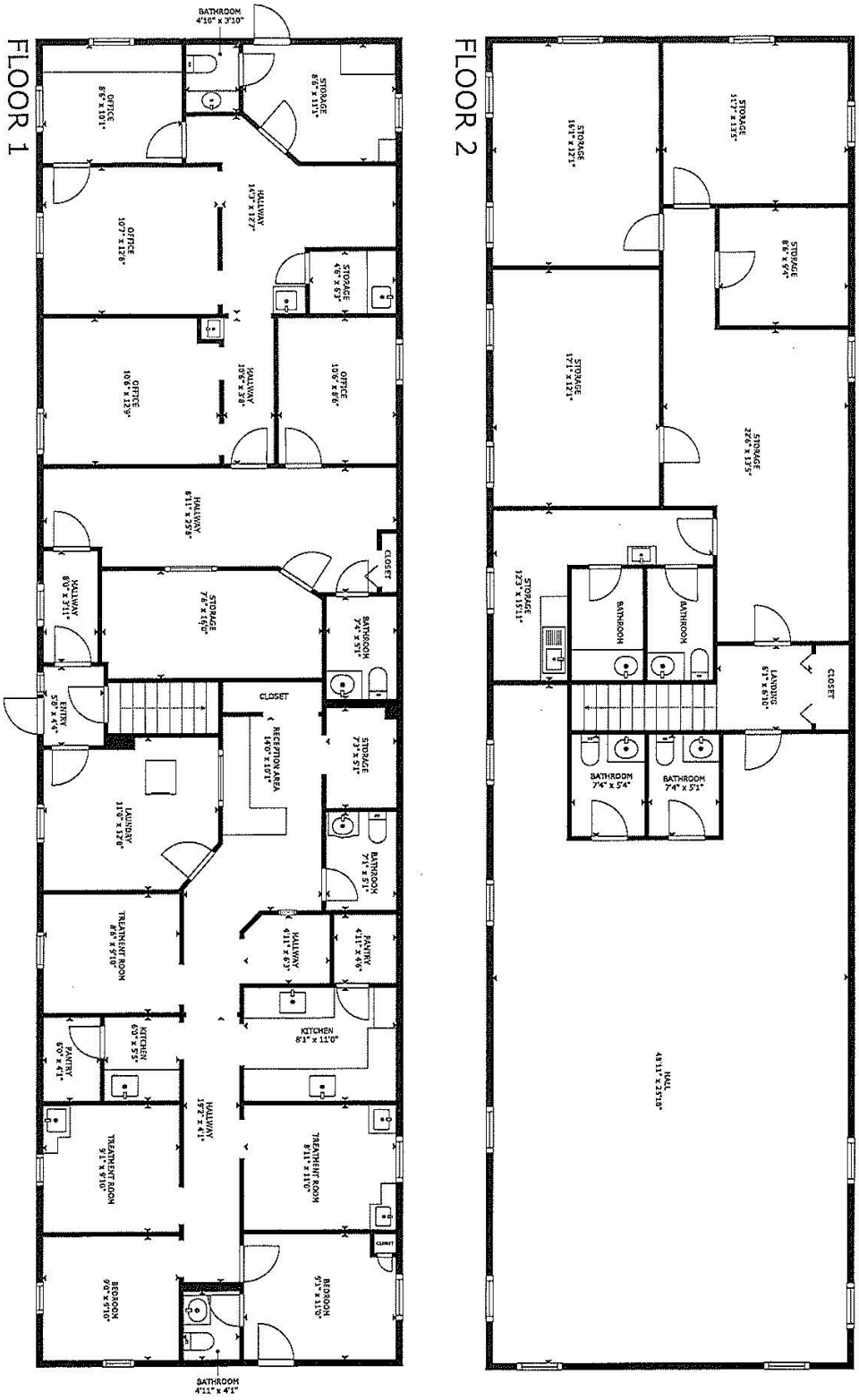
FLOOR PLANS



GROSS INTERNAL AREA
FLOOR 1: 2,433 sq. ft, FLOOR 2: 2,461 sq. ft
TOTAL: 4,894 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®

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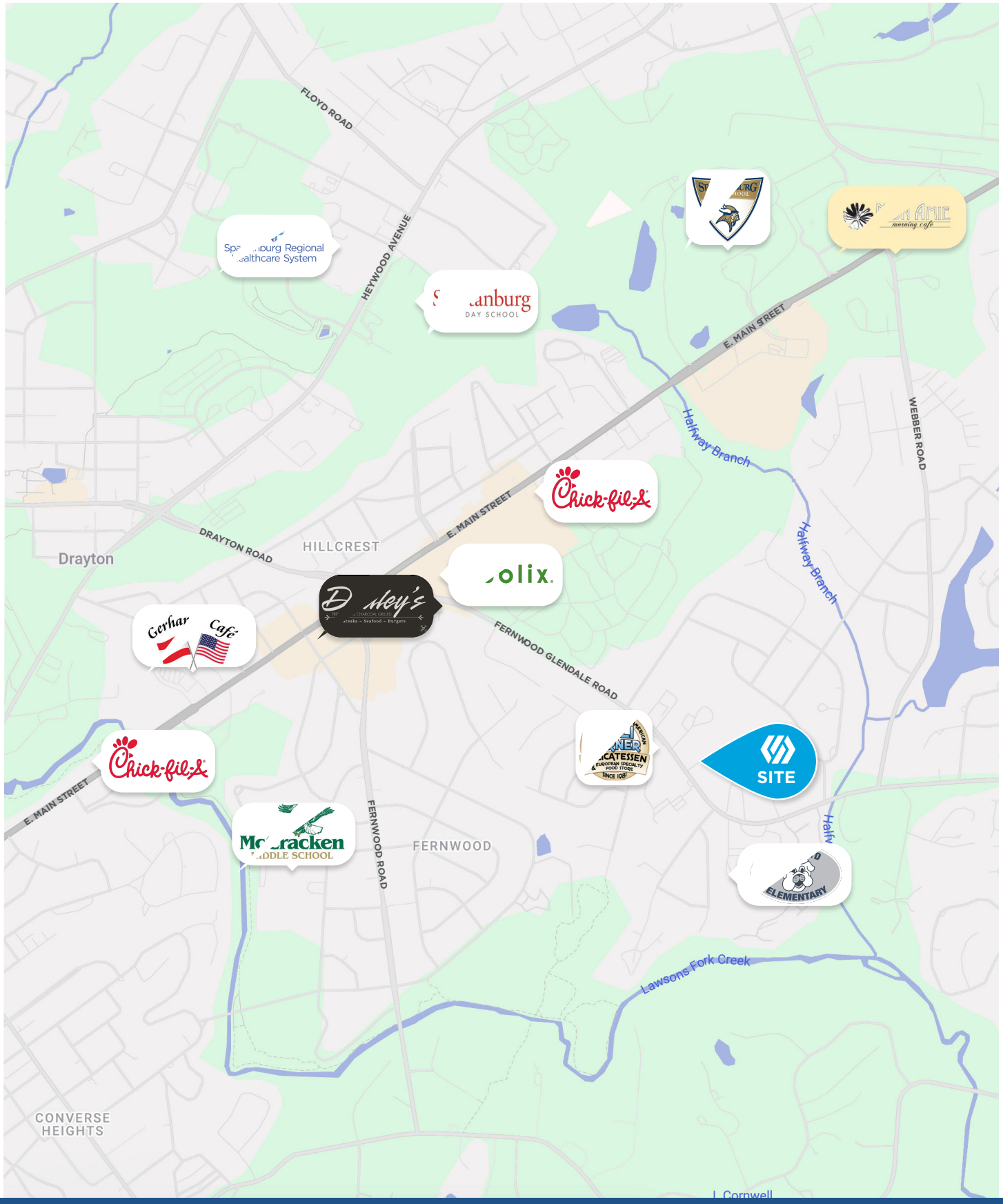
LOCATION



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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.

Data & Information Provided by One Spartanburg, Inc.

THE UPSTATE

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

Data & Information Provided by Upstate Alliance [1] Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia

KDS CAINE
COMMERCIAL REAL ESTATE

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.