

PRIME LOCATION TO I-85, I-26, BMW AND THE INLAND PORT



370 Old Spartanburg Hwy
WELLFORD, SOUTH CAROLINA

±82,000 SF Available for Sublease



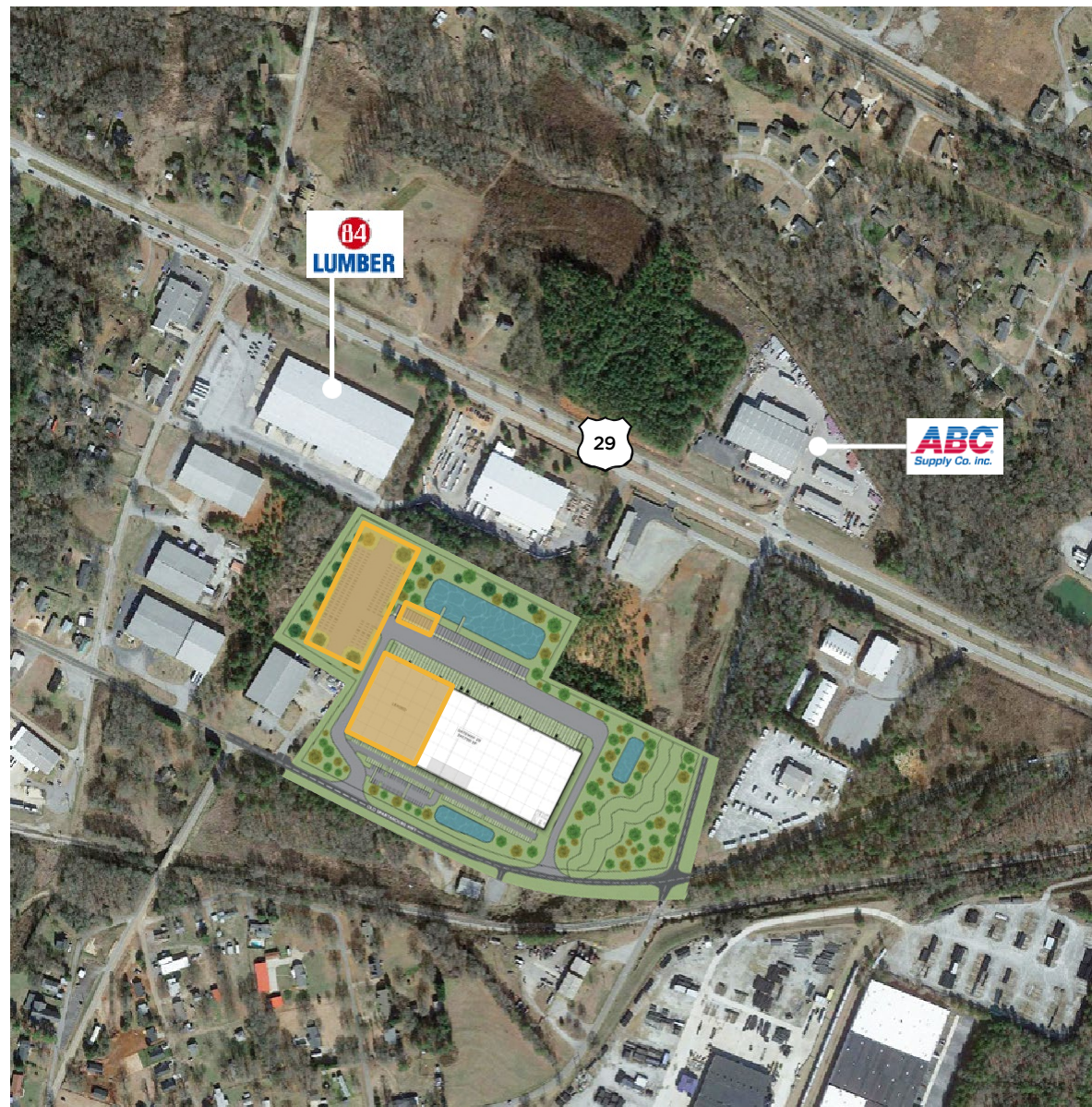
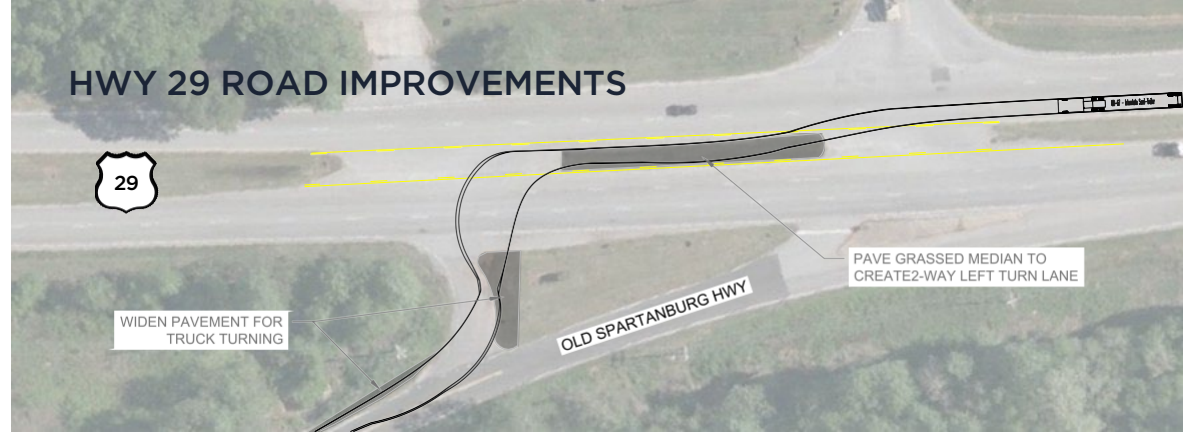
370 Old Spartanburg Hwy | Wellford, South Carolina

PROPERTY FEATURES

SPECIFICATIONS

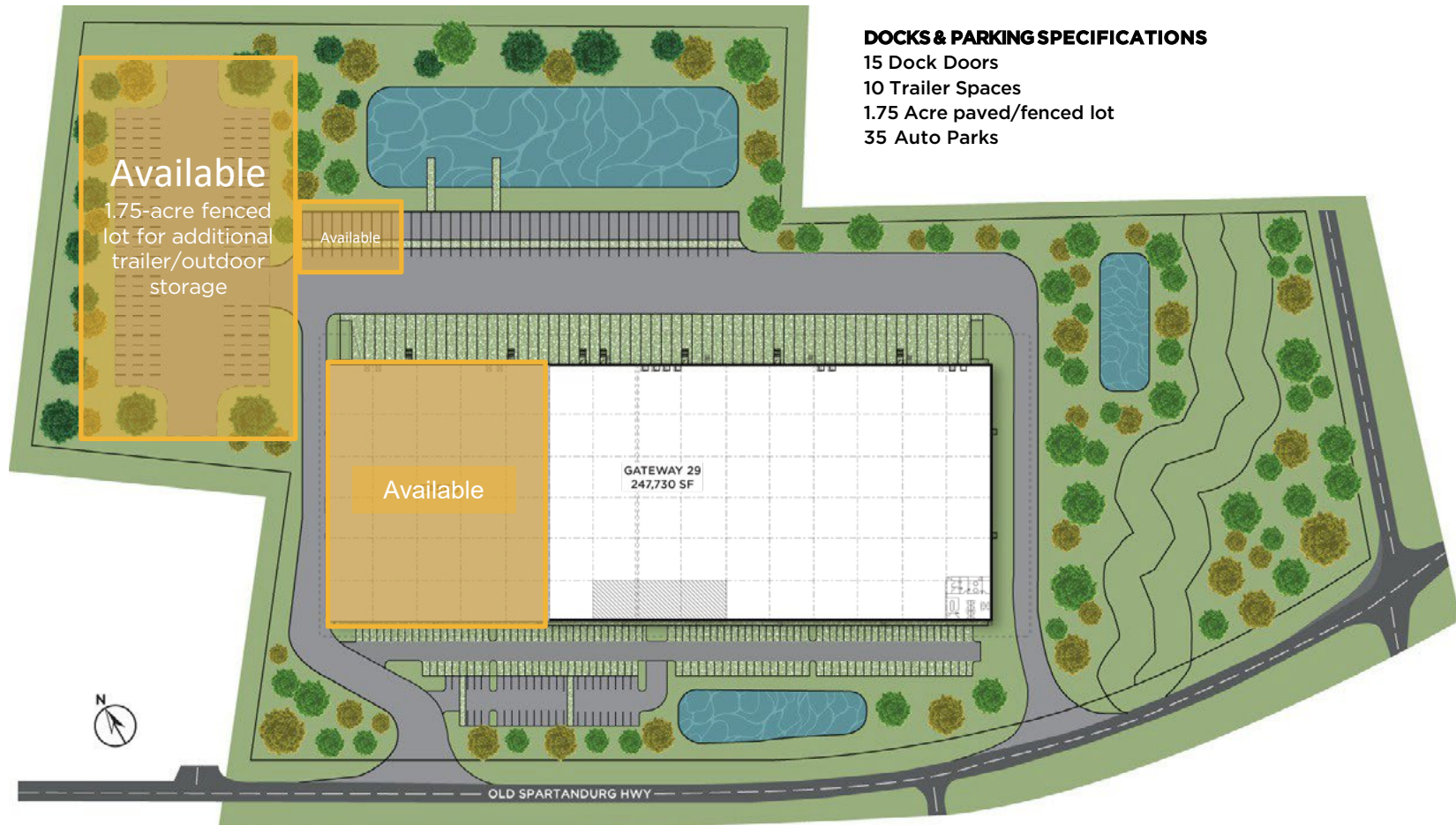
Total Size	±248,000 SF
Available SF	±82,000 SF
Building Dimensions	310' x 800'
Clear Height	±32' Clear Height
Column Spacing	50' x 55' with 60' Speed Bay
Office SF	±1,768
Loading	15 Dock Doors 1 Drive-in Door 12' x 14'
Life Safety	ESFR Sprinkler System
Warehouse Ventilation	1.5 Air Changes per hour
Power	800 Amp, 480 Volt
Construction	Tilt-Wall Concrete Construction
Trailer Parking	10 Trailer Spaces 1.75-acre lot for trailer/outdoor storage
Auto Parking	35 Auto Parking Spaces
Electric Vehicle Ready	Conduit in Place for EV Charging Stations in Car and Trailer Parking Area
Spec Improvements	<ul style="list-style-type: none">• Six (6) Pit Levelers with 35,000 lbs. Rating Installed• 30 FC Avg @ 30' AFF Lighting
Lease Rate	Call Broker for Pricing

HWY 29 ROAD IMPROVEMENTS



CONCEPTUAL SITE PLAN

82,000 SF



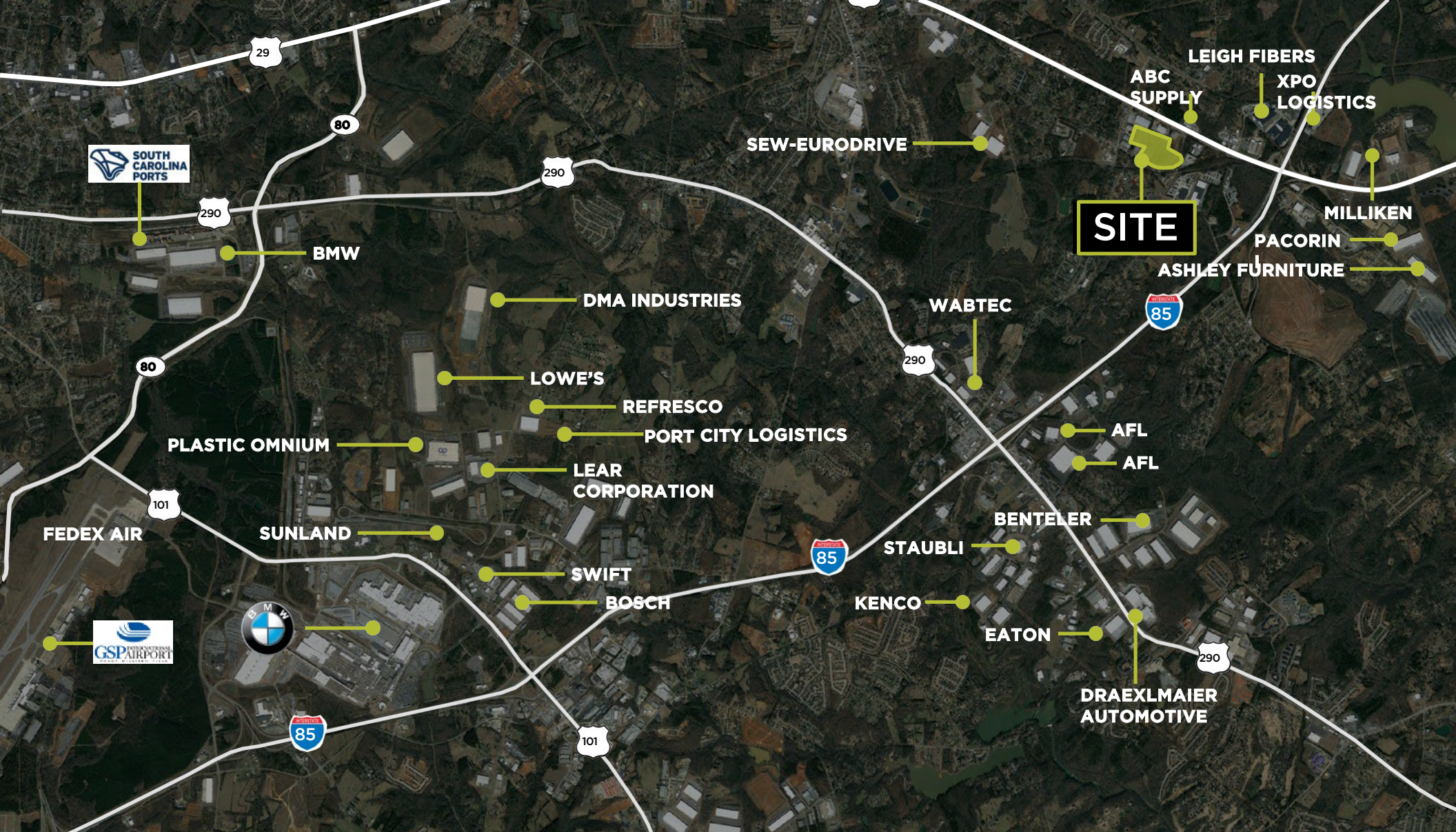
DOCKS & PARKING SPECIFICATIONS

- 15 Dock Doors
- 10 Trailer Spaces
- 1.75 Acre paved/fenced lot
- 35 Auto Parks

370 Old Spartanburg Hwy | Wellford, South Carolina







FOR MORE INFORMATION, CONTACT:

KACIE JACKSON, SIOR

Senior Director
864 370 8193
kacie.jackson@cushwake.com

ELLIOTT FAYSSOUX, SIOR

Senior Director
864 370 8190
elliott.fayssoux@cushwake.com

DREW WALTERS, MBA

Senior Associate
864 704 1345
andrew.walters@cushwake.com

KYLE BERDUGO, CCIM, SIOR

Director
864 704 1366
kyle.berdugo@cushwake.com

15 South Main Street Suite 502
Greenville, SC 29601
www.cushmanwakefield.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

