



9855 WARREN H ABERNATHY FOR LEASE



Building 4: ±101,752 SF

9855 Warren H Abernathy Hwy
Spartanburg, SC

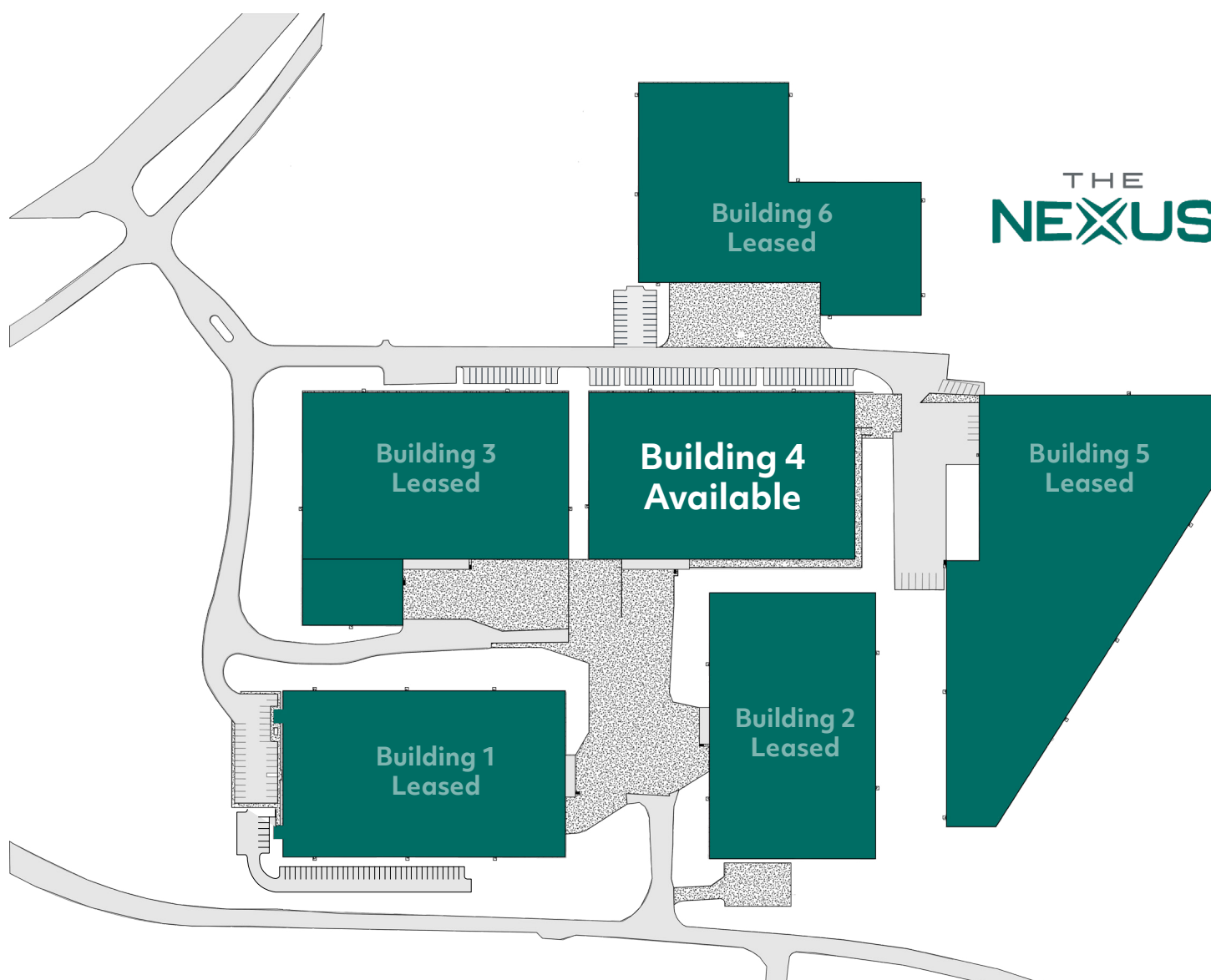
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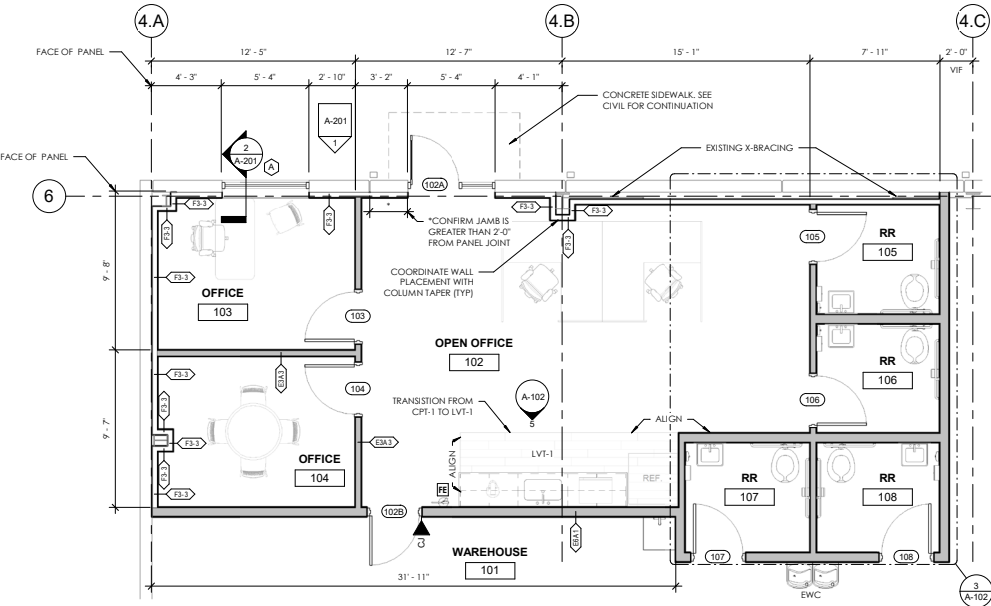
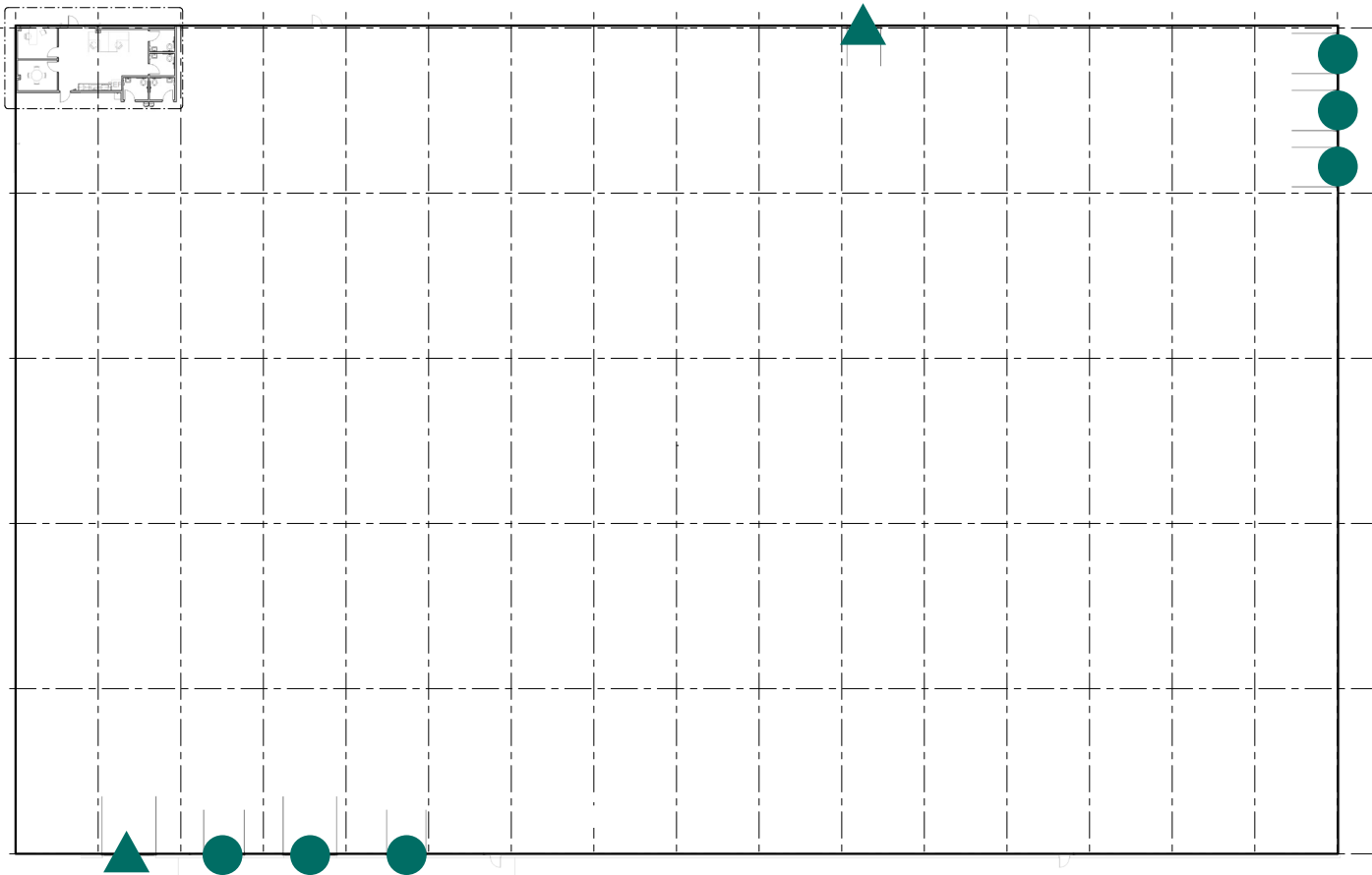


Property Specifications



Available Space	±101,752 SF	Drive In Doors	2
Office Space	±1,000 SF (built Q3 2023)	Lighting	LED
Construction	Pre-Cast Concrete	Electrical	Duke Energy 600 amps 480V 3 phase
Clear Height	20'6" - 22'2"	Sprinkler	ESFR
Column Spacing	25' x 50'	Heat	Natural Gas Suspended Heaters
Load Type	2 sided	Roof	Standing Seam Metal
Dock High Doors	6	Sewer & Water	Spartanburg
Dock Equipment	3 pit levelers, 3 edge of dock, 3 shelters	Gas	Piedmont Natural Gas





- = dock high door
- ▲ = drive in door

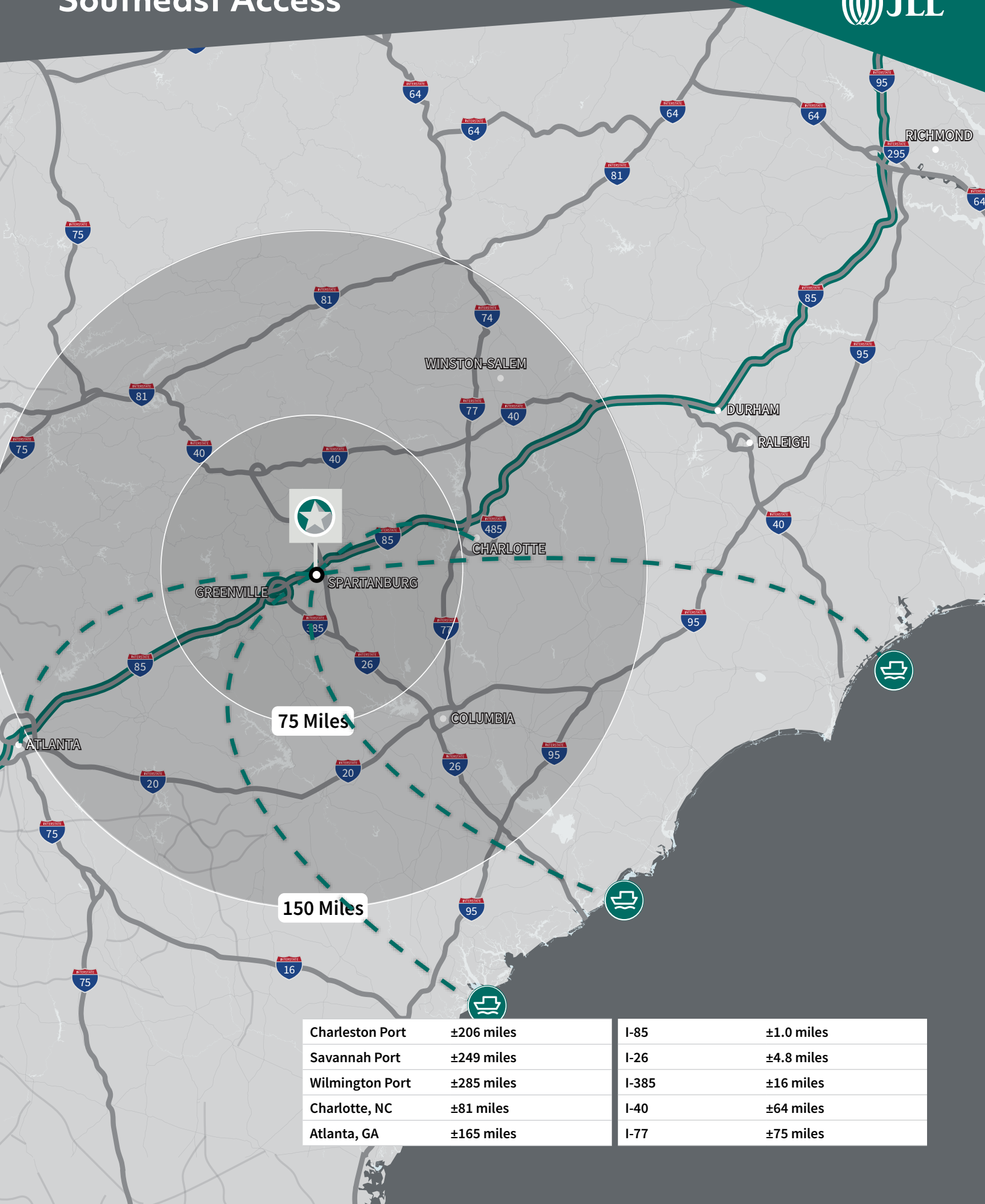
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NEXUS



Local Amenities



Southeast Access



Charleston Port	±206 miles	I-85	±1.0 miles
Savannah Port	±249 miles	I-26	±4.8 miles
Wilmington Port	±285 miles	I-385	±16 miles
Charlotte, NC	±81 miles	I-40	±64 miles
Atlanta, GA	±165 miles	I-77	±75 miles