

THE NEXUS

9855 WARREN H ABERNATHY FOR LEASE

3

Renovations
Complete!

Building 3: $\pm 118,480$ SF

9855 Warren H Abernathy Hwy
Spartanburg, SC

Additional ± 4.55 Acres Industrial Outside Storage Available

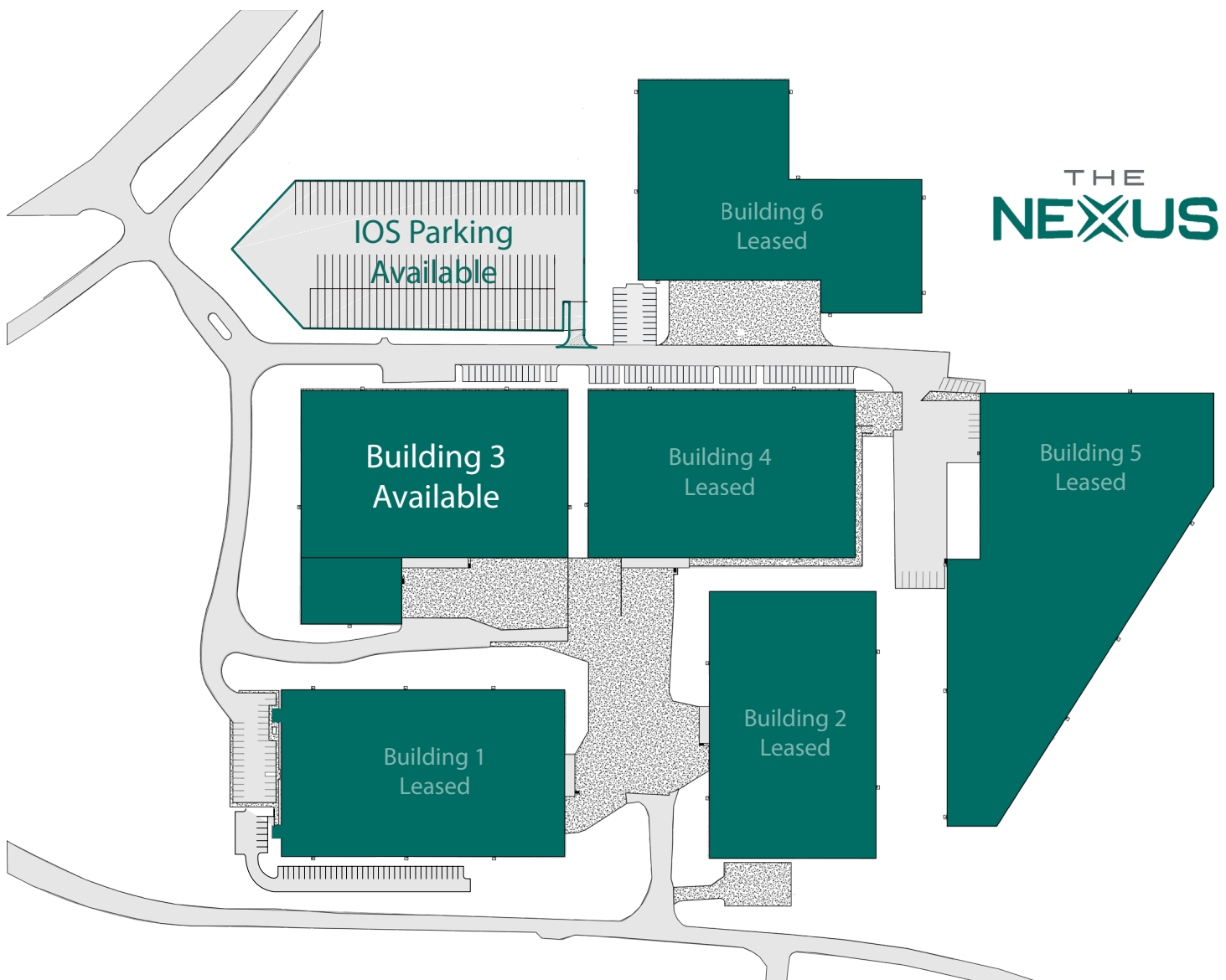
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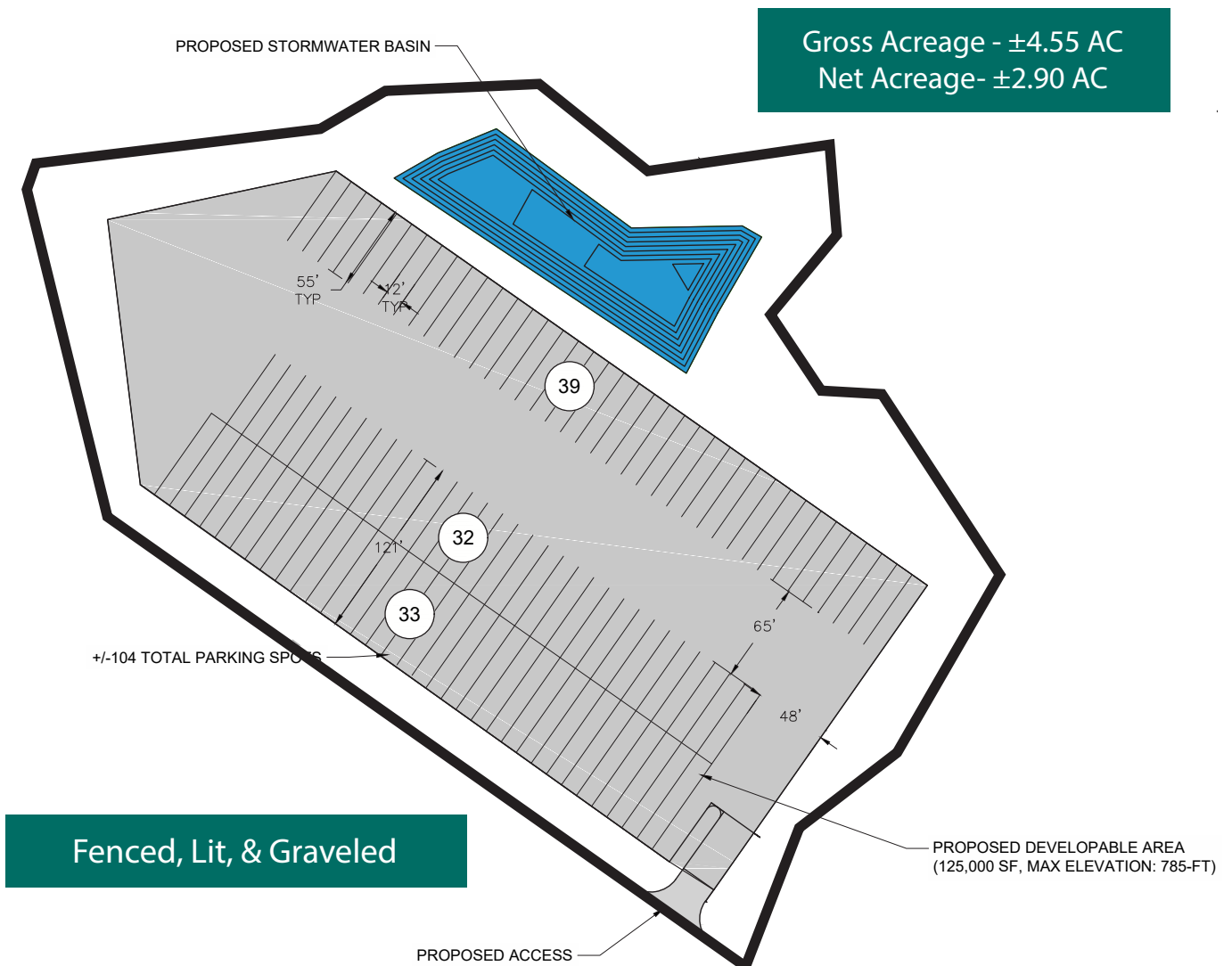


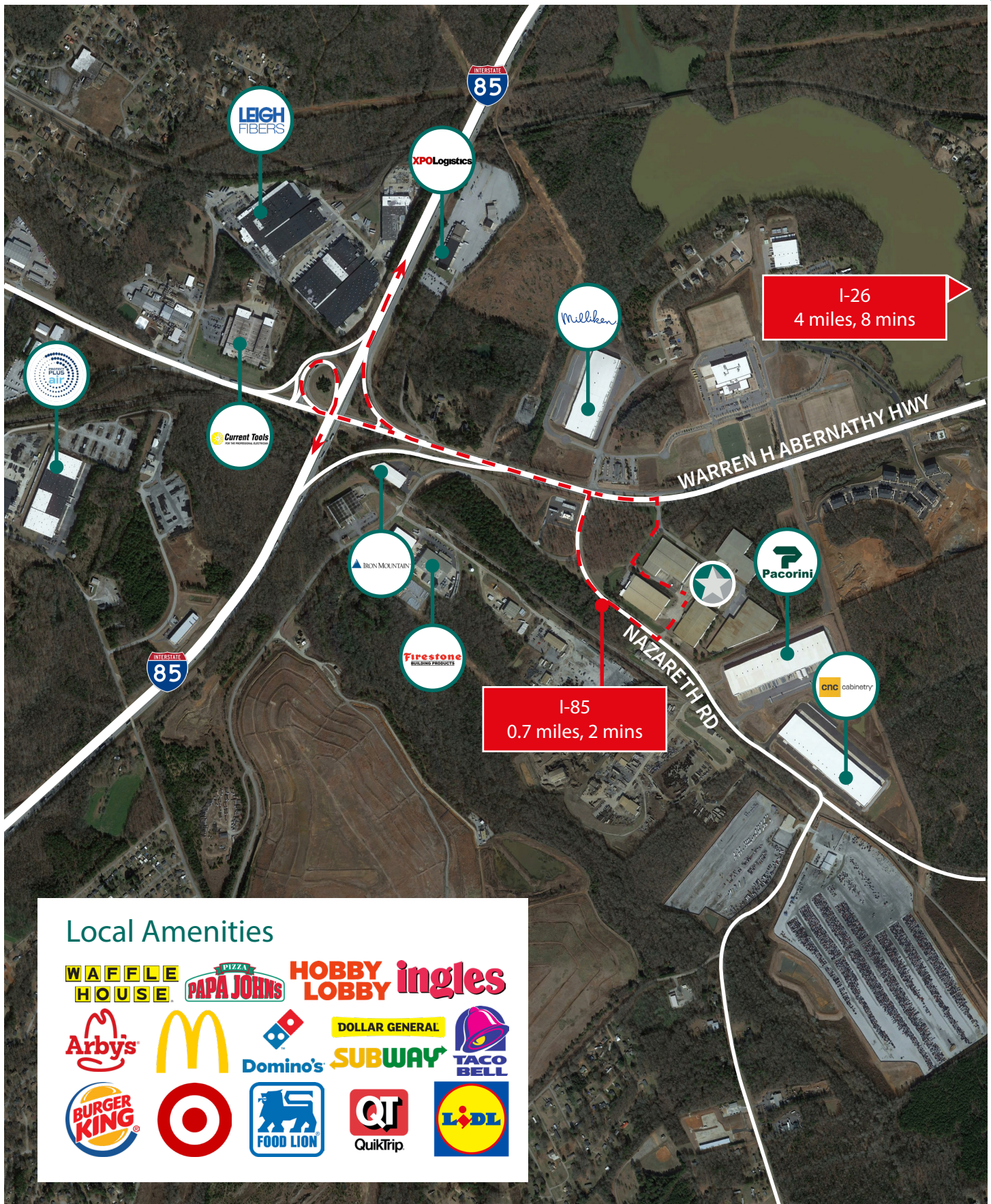
Property Specifications

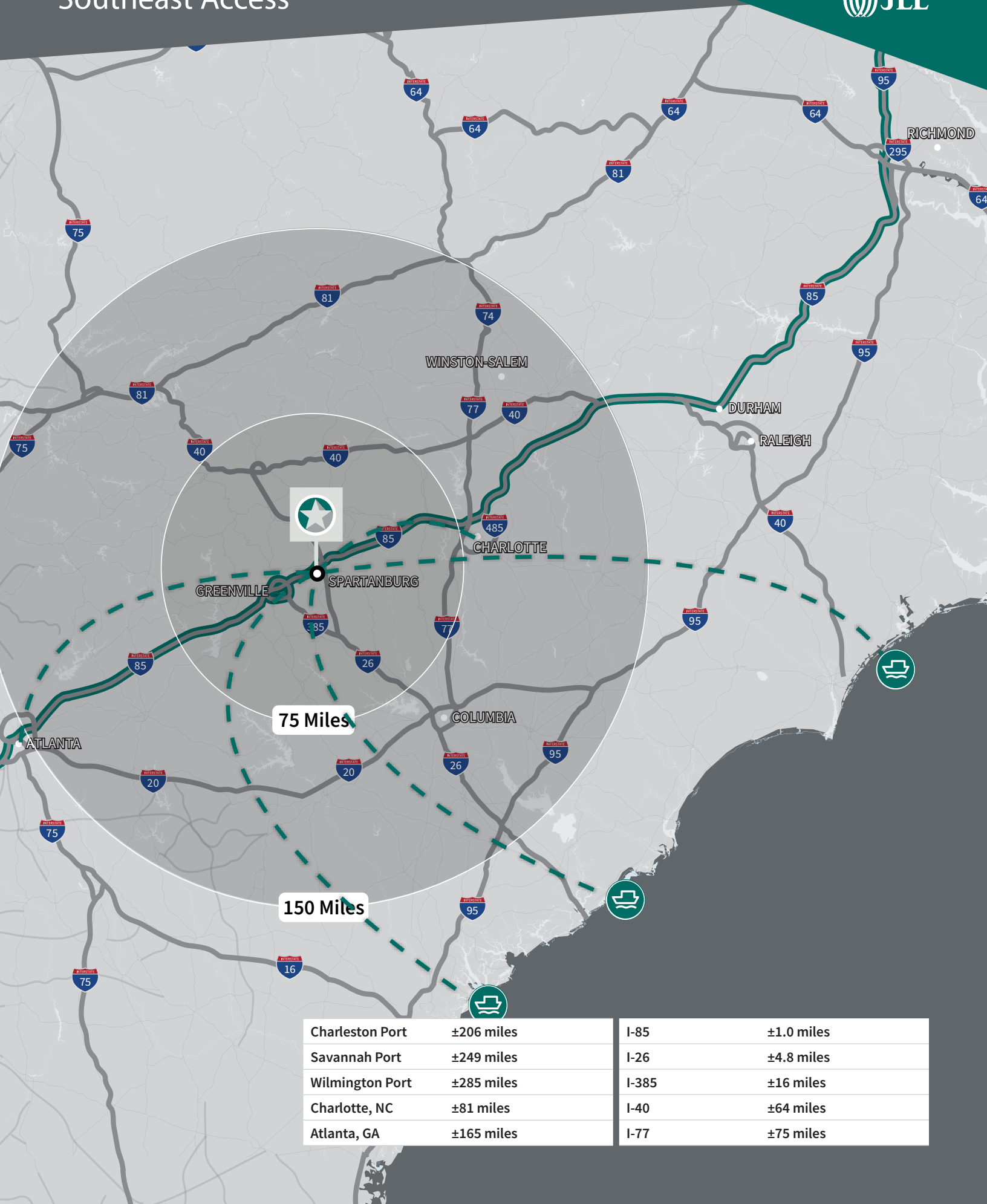


Available Space	±118,480 SF	Auto Parking	±38 Spaces
Office Space	±572 SF (expandable)	Lighting	LED
Construction	Pre-Cast Concrete	Electrical	Duke Energy 600 amps 480V 3 phase
Clear Height	20'6" - 22'2"	Sprinkler	ESFR
Column Spacing	25' x 50'	Heat	Natural Gas Suspended Heaters
Load Type	Rear Load	Roof	Standing Seam Metal
Dock High Doors	7	Sewer & Water	Spartanburg
Drive In Doors	2	Gas	Piedmont Natural Gas









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