



For Sublease

171 International Park Drive
Spartanburg, SC 29301

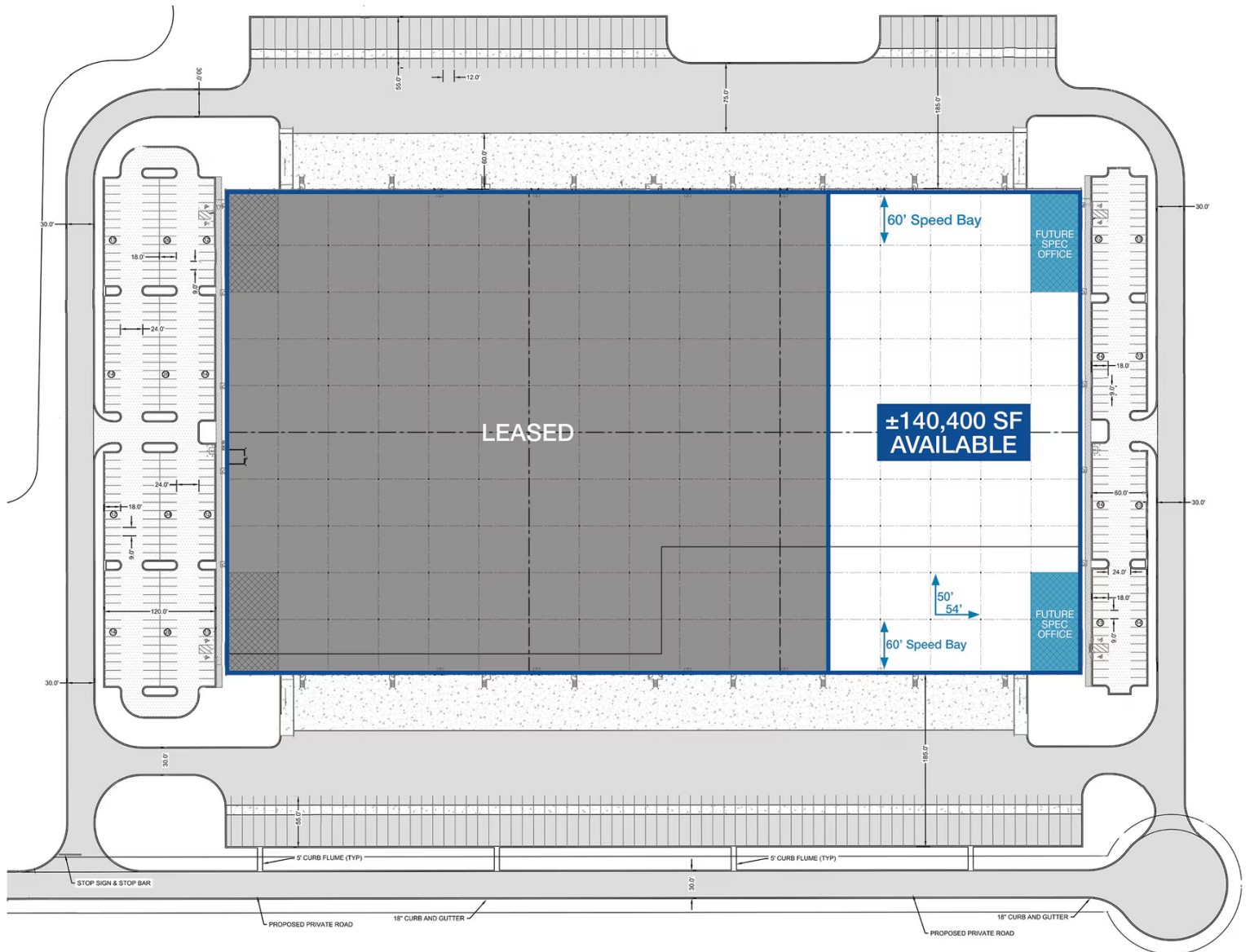
± 140,400 SF Available
Industrial Space

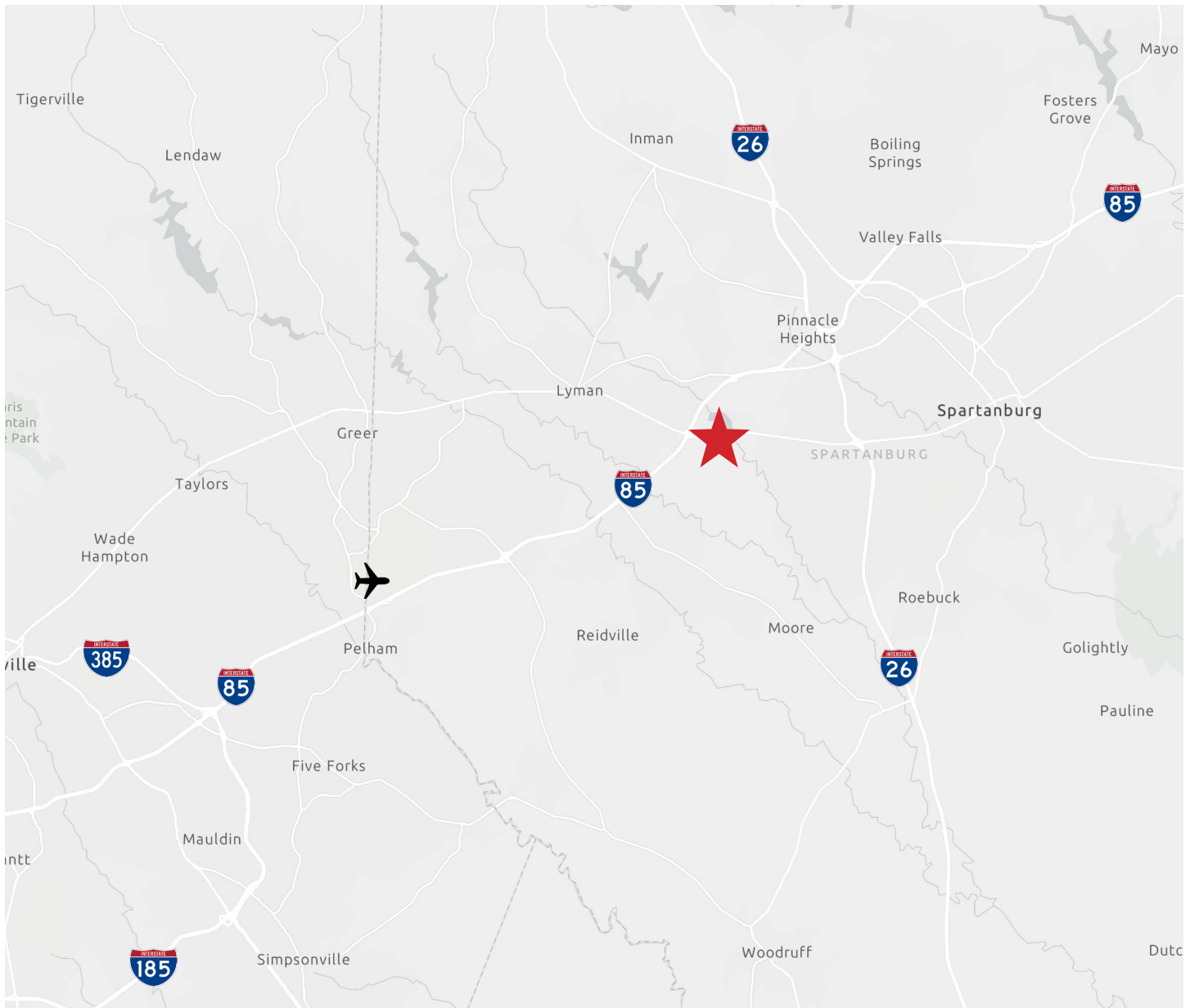
Property Overview & Specifications

Total Building SF	±477,360 SF
Available SF	±140,400 SF
Spec Office	BTS
Premises Dimensions	520' x 270'
Building Class	A
Year Built	2023
Roof	45 mil White TPO, R20 Insulation
Power	1 - 500 KVA Transformer w/400 Amp, 480V Panel Ability to increase existing panel to 800 Amp, 480V Electrical Load
Sprinkler	ESFR
Lighting	LED
Clear Height	36'
Column Spacing	50' x 54' 60' Speed Bay
Dock Doors	26 (4 Equiped with dock lights & 35,000 LB levelers)
Drive-In Doors	2 (12' x 14')
Configuration	Cross Docked
Truck Court Depth	185'
Trailer Parking	±40
Auto Parking	±106



Property Floor Plan





1.5 mi
to I-85

4.5 mi
to I-26

11.5 mi
to GSP Airport

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