

AVAILABLE

**120 CORPORATE  
DRIVE  
SPARTANBURG, SC  
29303**

# C O R P O R A T E C E N T E R



## FEATURES

**23,000 SF Available**  
**Quality Flex Space can be Office, Manufacturing or Warehouse**  
**Interstate Access I-85**  
**Will Divide**  
**Existing Layout can be Modified**

## BUILDING INFORMATION

**Total Building Size: 48,300 SF**  
**Space Available: 23,000 SF**  
**Office: 23,000 SF**  
**Site Area: +/- 8.5 Ac**  
**Clear Heights: 22' - 24'**  
**HVAC: Fully Heated and Air Conditioned**  
**Fire Protection: 100% Wet System**

**For additional information, please visit [www.corpctri85.com](http://www.corpctri85.com)**

## CONSTRUCTION

**Walls: Precast Concrete 6"**  
**Roof: Standing Seam Metal**  
**Floor: Concrete 6" Slab**  
**Column Spacing: 30'x40'**

## ACCESS

**Frontage on I-85 Business**  
**20 Minutes to GSP Airport**  
**55 Minutes to Charlotte Douglas Airport**  
**5 Minutes to I-26**

## UTILITIES

**Water: Spartanburg Water District**  
**Sewer: Spartanburg Water District**  
**Power: Duke Energy**  
**Gas: Piedmont Natural Gas**  
**Phone: AT&T/Charter Fiber Available**

**The Corporate Center is Designated as a Foreign Trade Zone**

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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