



SYPHRIT
INDUSTRIAL PARK

FOR LEASE

1,000 SF - 100,000 SF
EFFICIENCY BAYS ON I-85

1101 SYPHRIT RD | WELLFORD, SC



**LEIGH
FIBERS**

**7 BAYS
AVAILABLE FOR
LEASE NOW**



**LEIGH
FIBERS**

**ADDITIONAL
LAYDOWN YARD
AVAILABLE**

**RAIL SPUR
POTENTIAL**



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SYPHRIT INDUSTRIAL PARK

Property Overview

Syphrit Industrial Park is a multi-tenant industrial distribution and storage facility located on the I-85 corridor at Exit 66 near Spartanburg, SC. The park is currently offering several bays for lease which feature a minimum of one dock door for easy loading/unloading and potential for rail spur access if needed.

Office and additional laydown yard or outside storage is also available to tenants for shipping and receiving, trailer parking or general use, based on need.

This location offers strategic access to consumers throughout the Southeast and is an easy 10-minute drive to the industrial epicenter of Greenville-Spartanburg at the Inland Port in Greer, GSP International Airport and BMW's Headquarters.

Space is flexible to suit tenant's needs, offering space from 1,000 SF (single bay) up to 100,000 (multiple bays).



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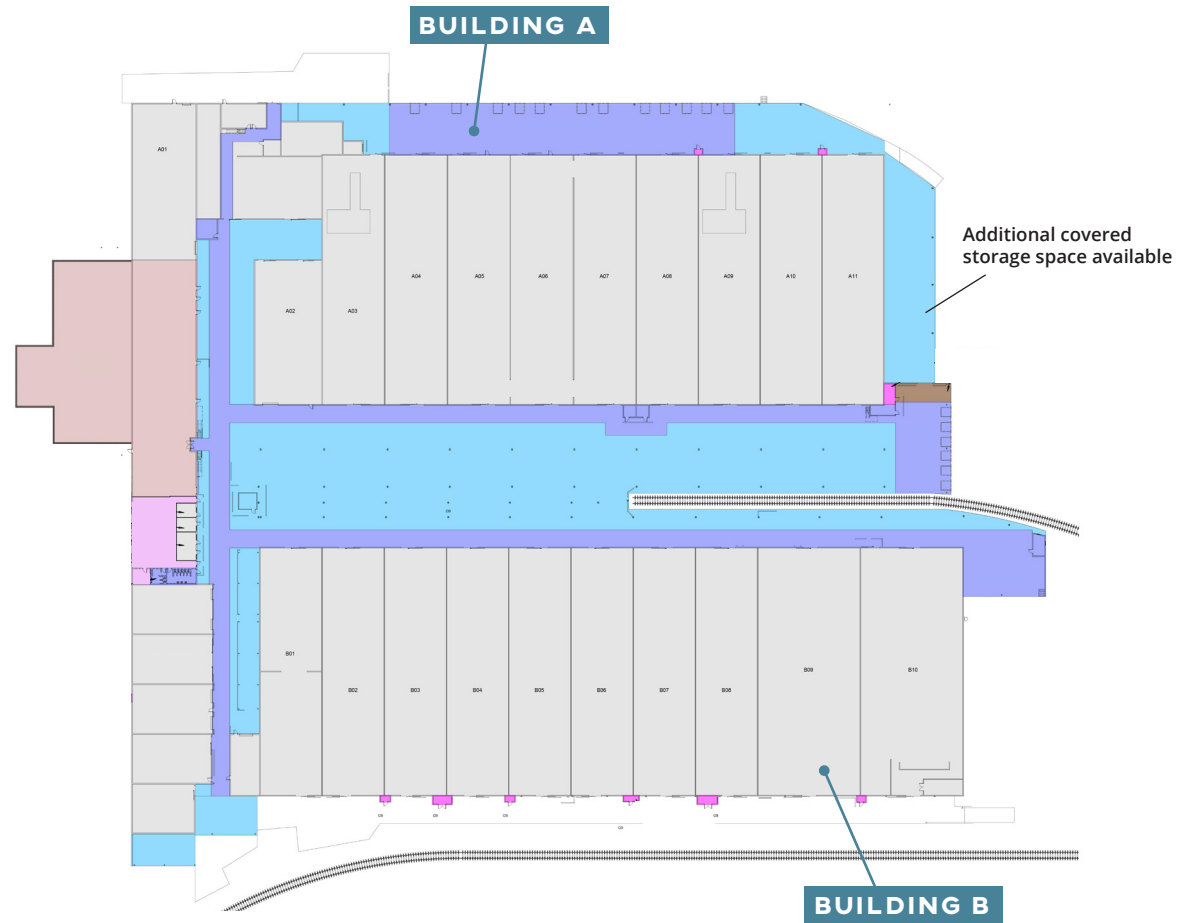




Key Details

County	Spartanburg
Current availability	7 bays with one dock door per bay + additional laydown or trailer parking as needed
Future availability	100,000 SF+ available in Bldg A/B Aug '23
Bay SF options	±1,000 SF - ±16,000 SF
Ceiling height	20'
Doors	24 loading docks 24 drive-ins
Auto parking	250+ spaces
Outdoor storage	Covered and uncovered available as needed
Office space	Available, as needed
Power service	Heavy power available
Interior	LED lighting , HVAC
Sprinklers	Fully sprinklered
Walls	Poured concrete

Contact agent for individual or multi-bay pricing



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Key Distances

I-85	± .25 miles
I-26	± 4 miles
Spartanburg	± 8 miles
Inland Port	± 7.6 miles
BMW HQ	± 7 miles
GSP Airport	± 7.5 miles
Greenville	± 18 miles
Charlotte	± 75 miles
Atlanta	± 150 miles
FedEx Ground	± 2.5 miles
FedEx Freight	± 9 miles
UPS Freight	± 14 miles



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