INDUSTRIAL/FLEX (FOR SALE OR LEASE)

8202 MAXWELL CIR

Spartanburg, SC 29303

louis@cityplat.com
804.312.6435
LOUIS-XAVIER BILODEAU

CITYPLAT
COMMERCIAL REAL ESTATE

8202 MAXWELL CIR

Spartanburg, SC 29303

INDUSTRIAL PROPERTY FOR SALE / LEASE

PROPERTY DESCRIPTION

Clear-span space under 15,000 SF with finished office represents a narrow segment of Spartanburg's inventory. Positioned 1 mile from I-85 at Exit 72 and under 2 miles from I-26, within the interchange node that anchors freight movement across the Upstate. Direct I-85 access connects the site to BMW Manufacturing's Spartanburg plant, Inland Port Greer, and the greater Greenville and Charlotte markets that supplier ecosystem defines the tenant pool. Built for immediate use. (5) 8'×10' drive-ins, a dock with loading platform, and 20 skylights across a column-free 50' × 200' footprint make the building usable day one for light manufacturing, automotive, distribution, contractor, storage, or service-trade operations — no reconfiguration required.

OCCUPANCY FLEXIBILITY

Deliverable whole or demised from approximately 3,000 to 12,849 SF. That optionality is the point: a user who needs 4,000 SF today can buy the building, occupy only what they need, and lease the balance to offset debt service — then grow into the remainder as the business scales. For pure tenants, the same flexibility means the space gets right sized to the requirement.

PROPERTY HIGHLIGHTS

- Renovations Underway
- (5) Drive-Ins (8'×10')
- (1) Loading Dock
- Less than ±1 mile from I-85
- 12'5" (Clear Span Warehouse)
- Zoned ULMO

OFFERING SUMMARY

Sale/Lease Rates	Inquire for Pricing
Available SF (Divisible):	3,000 - 12,849 SF
Building Size:	12,849 SF
VPD	9500

LOUIS-XAVIER BILODEAU
| 804.312.6435 | louis@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

8202 MAXWELL CIR

Spartanburg, SC 29303

INDUSTRIAL PROPERTY FOR SALE / LEASE

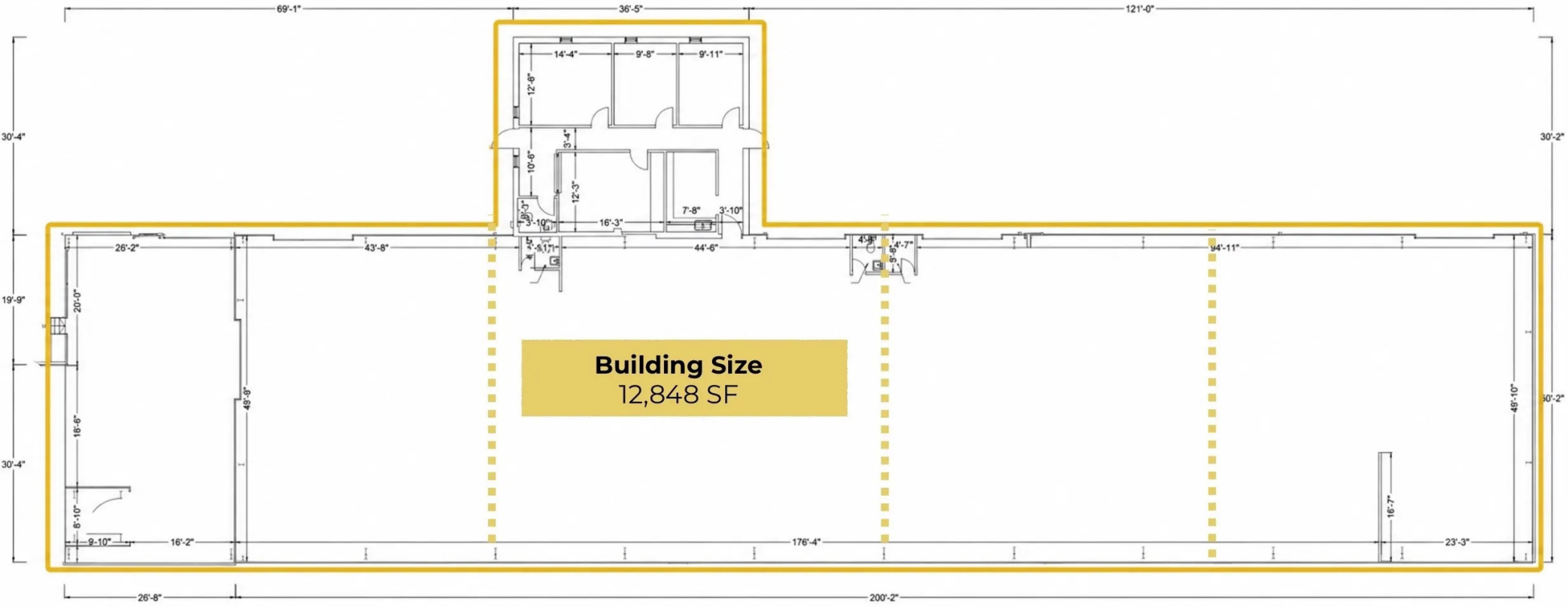
LOUIS-XAVIER BILODEAU
| 804.312.6435 | louis@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

8202 MAXWELL CIR

Spartanburg, SC 29303

INDUSTRIAL PROPERTY FOR SALE / LEASE



Building Size
12,848 SF

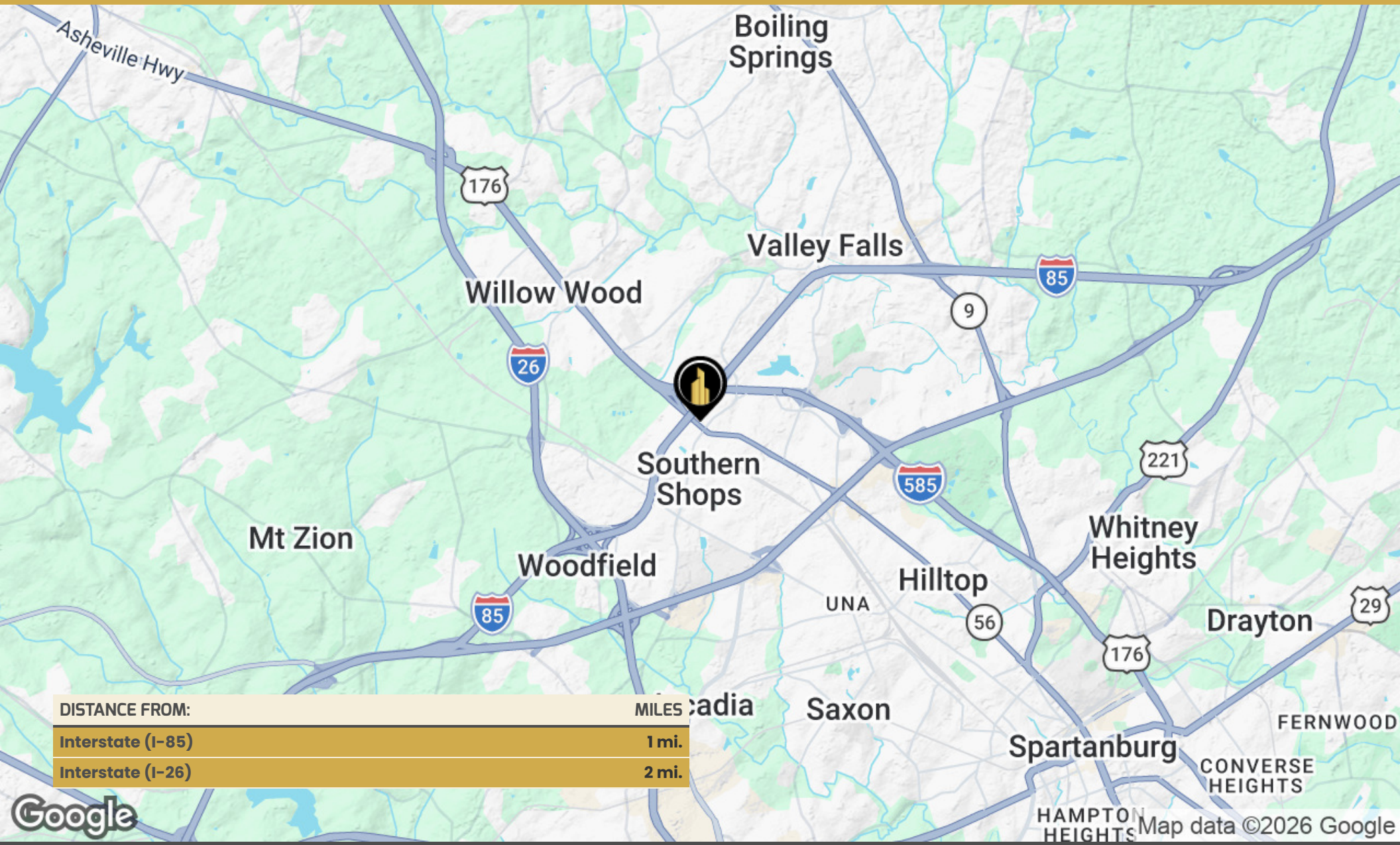
LOUIS-XAVIER BILODEAU
| 804.312.6435 | louis@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

8202 MAXWELL CIR

Spartanburg, SC 29303

INDUSTRIAL PROPERTY FOR SALE / LEASE



DISTANCE FROM:	MILES
Interstate (I-85)	1 mi.
Interstate (I-26)	2 mi.

LOUIS-XAVIER BILODEAU

| 804.312.6435 | louis@cityplat.com

CITYPLAT COMMERCIAL REAL ESTATE

8202 MAXWELL CIR

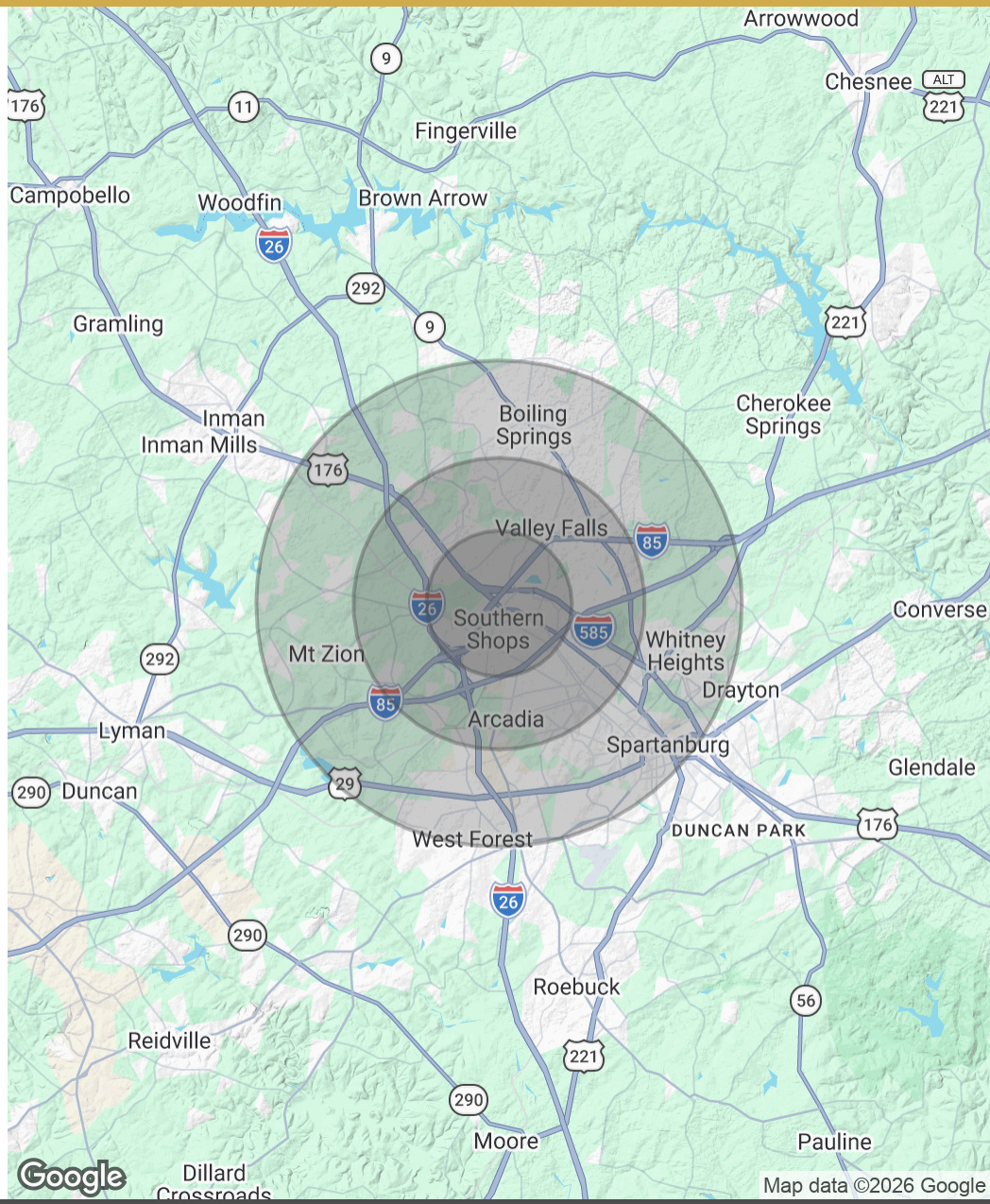
Spartanburg, SC 29303

INDUSTRIAL PROPERTY FOR SALE / LEASE

POPULATION	1.5 MILES	3 MILES	5 MILES
Total Population	8,265	31,615	89,918
Average Age	36.0	34.6	36.3
Average Age (Male)	36.9	35.1	36.0
Average Age (Female)	37.6	35.3	36.9

HOUSEHOLDS & INCOME	1.5 MILES	3 MILES	5 MILES
Total Households	2,863	11,256	32,981
# of Persons per HH	2.9	2.8	2.7
Average HH Income	$53,401	$65,106	$74,376
Average House Value	$134,296	$192,190	$211,012

2023 American Community Survey (ACS)



LOUIS-XAVIER BILODEAU

| 804.312.6435 | louis@cityplat.com

CITYPLAT COMMERCIAL REAL ESTATE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from CityPlat Brokerage, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CityPlat Brokerage, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CityPlat Brokerage, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CityPlat Brokerage, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CityPlat Brokerage, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

LOUIS-XAVIER BILODEAU
| 804.312.6435 | louis@cityplat.com