

THE JUNCTION AT SPRINGFIELD COMMERCE CENTER

±184.33_{AC}

SPRINGFIELD ROAD
SPARTANBURG, SC
SITE # 2601



PROPERTY OVERVIEW

- ▶ Prime IOS site location
- ▶ Norfolk Southern Rail service
- ▶ Located in excellent proximity to I-85 and I-26
- ▶ Unzoned industrial land | Spartanburg County
- ▶ Utilities:
 - Water: Inman Campobello
 - Sewer: Spartanburg Water
 - Electric: Duke Energy
 - Gas: Piedmont Natural Gas

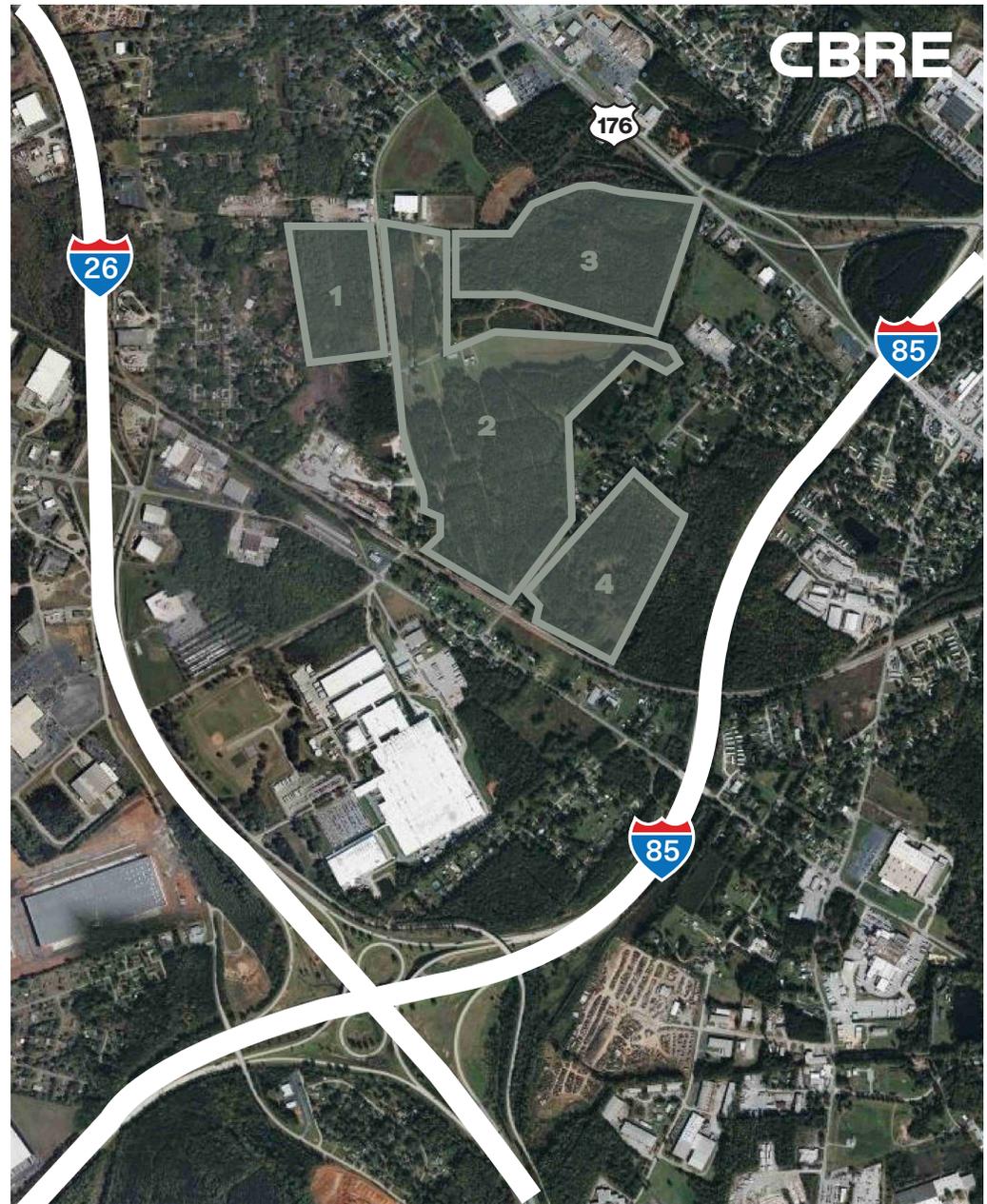
MAP #	ACRES
-------	-------

1	20.30
---	-------

2	95.53
---	-------

3	43.04
---	-------

4	25.46
---	-------

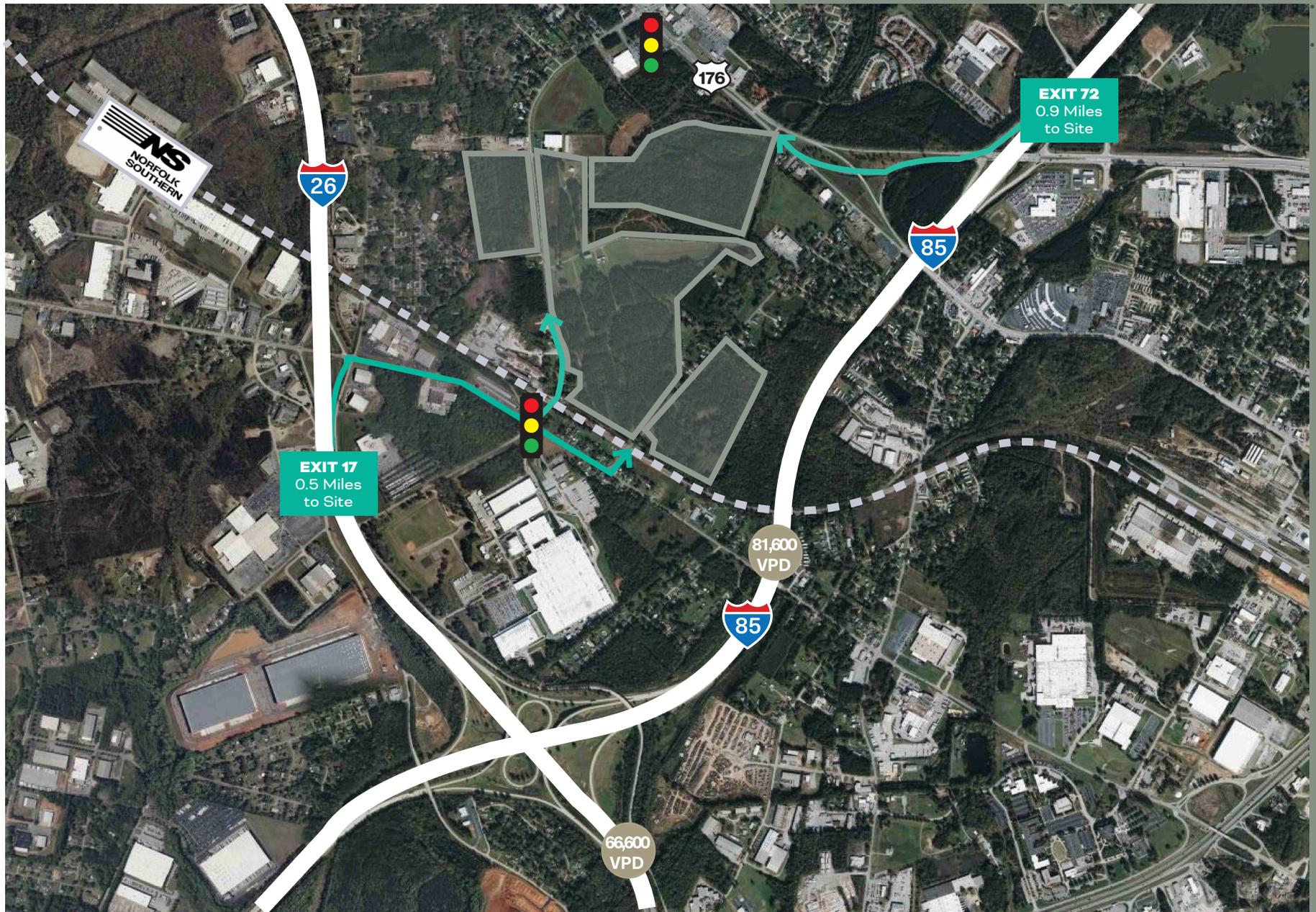


CONTACT BROKER FOR PRICING GUIDANCE

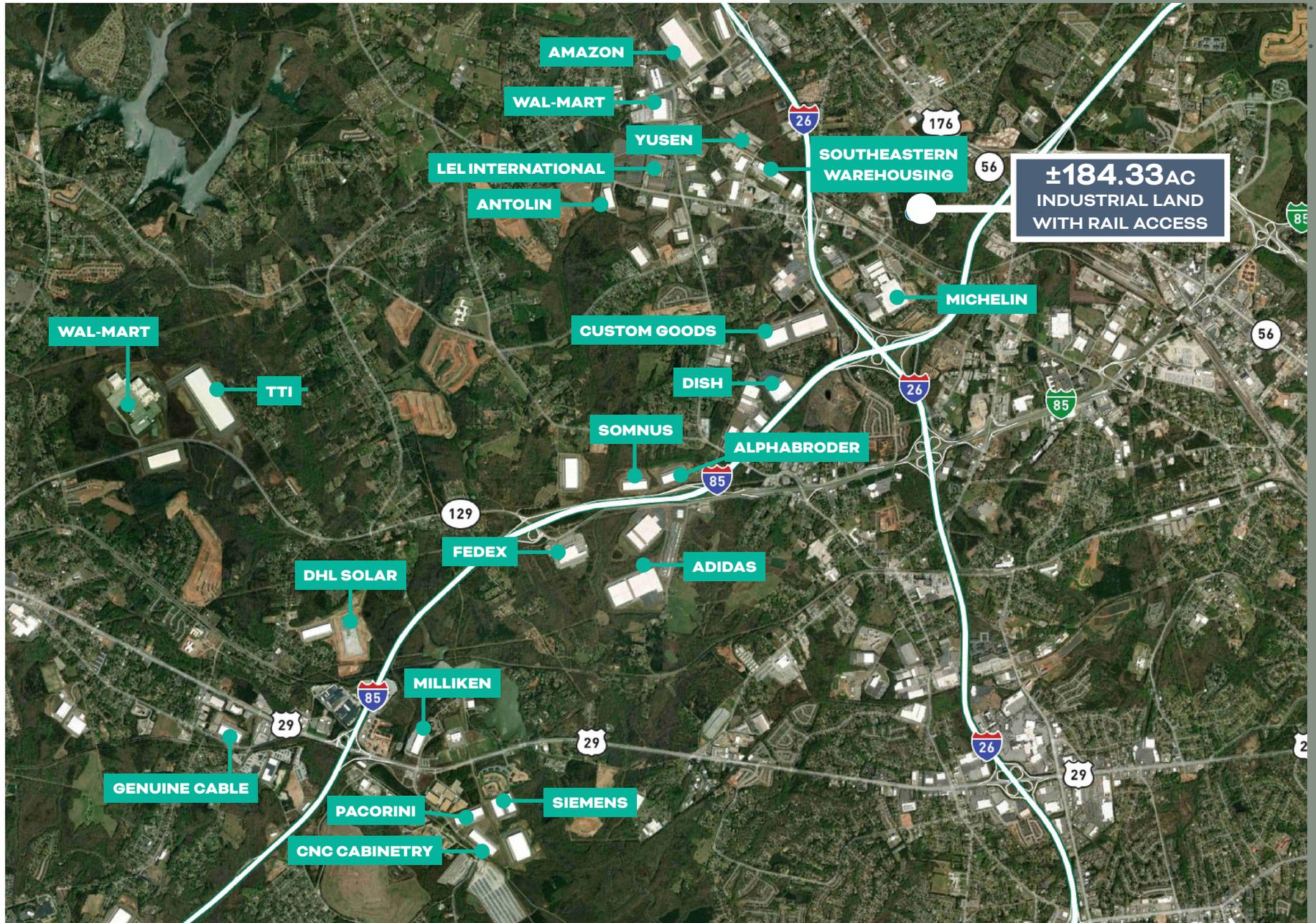
FOR LEASE | SALE
GROUND LEASE | BTS



SITE ACCESS



LOCATION MAP



RETAIL MAP

Gas Stations

- 1 QuikTrip
- 2 BP
- 3 BP
- 4 Valero Energy
- 5 Valero Energy
- 6 Scotchman
- 7 Li'l Cricket
- 8 Raceway
- 9 Valero Energy
- 10 Scotchman
- 11 ExxonMobil
- 12 BP
- 13 Valero Energy

Restaurant

- 1 Bojangles'
- 2 Bojangles'
- 3 Little Caesars
- 4 Arby's
- 5 Papa John's
- 6 Zaxby's
- 7 Hot Spot
- 8 Subway
- 9 Miami Subs
- 10 KFC US
- 11 Chick-fil-A
- 12 Domino's Pizza
- 13 Taco Bell
- 14 Subway
- 15 Burger King
- 16 McDonald's US
- 17 Burger King
- 18 Waffle House
- 19 Waffle House

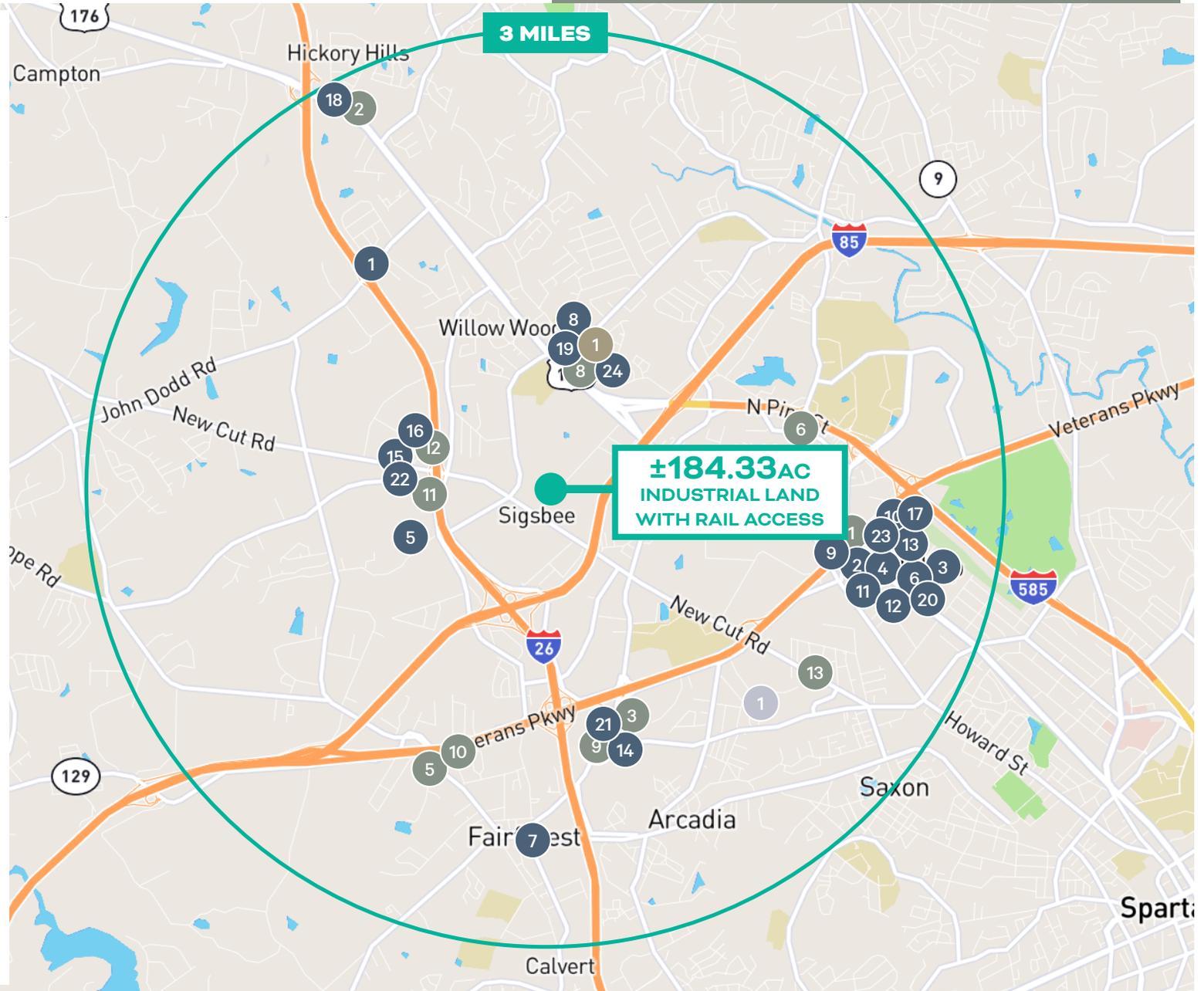
- 20 Monterrey
- 21 Cracker Barrel
- 22 Waffle House
- 23 Waffle House
- 24 Starbucks US

Grocery

- 1 Ingles Markets

Gyms + Fitness

- 1 CrossFit



IOS CONCEPTUAL PLAN



WAREHOUSE CONCEPTUAL PLAN



**THE JUNCTION
AT SPRINGFIELD COMMERCE CENTER**

±184.33_{AC}

**SPRINGFIELD ROAD
SPARTANBURG, SC
SITE # 2601**



CONTACT US:

CAMPBELL LEWIS, SIOR
Senior Vice President
+1 864 527 6041
campbell.lewis@cbre.com

MARCUS CORNELIUS, SIOR
Senior Vice President
+1 864 527 6081
marcus.cornelius@cbre.com

CATHERINE PHILLIPS
Associate
+1 803 650 8145
catherine.phillips@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

