

THE JUNCTION  
AT SPRINGFIELD COMMERCE CENTER

±184.33<sub>AC</sub>

SPRINGFIELD ROAD  
SPARTANBURG, SC  
SITE # 2601



## PROPERTY OVERVIEW

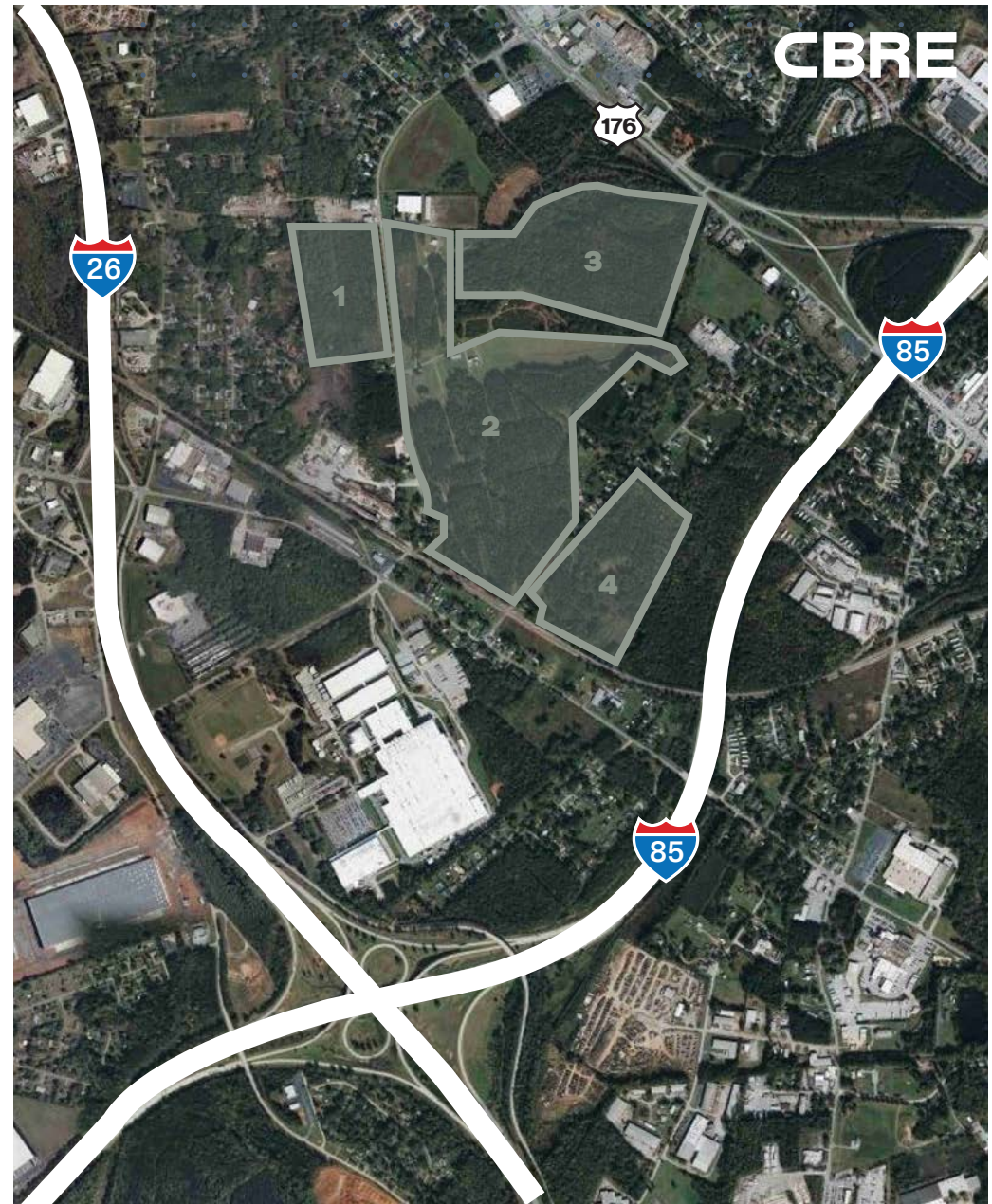
- › Prime IOS site location
- › Norfolk Southern Rail service
- › Located in excellent proximity to I-85 and I-26
- › Unzoned industrial land | Spartanburg County
- › Utilities:
  - Water: Inman Campobello
  - Sewer: Spartanburg Water
  - Electric: Duke Energy
  - Gas: Piedmont Natural Gas

| MAP # | ACRES |
|-------|-------|
| 1     | 20.30 |
| 2     | 95.53 |
| 3     | 43.04 |
| 4     | 25.46 |

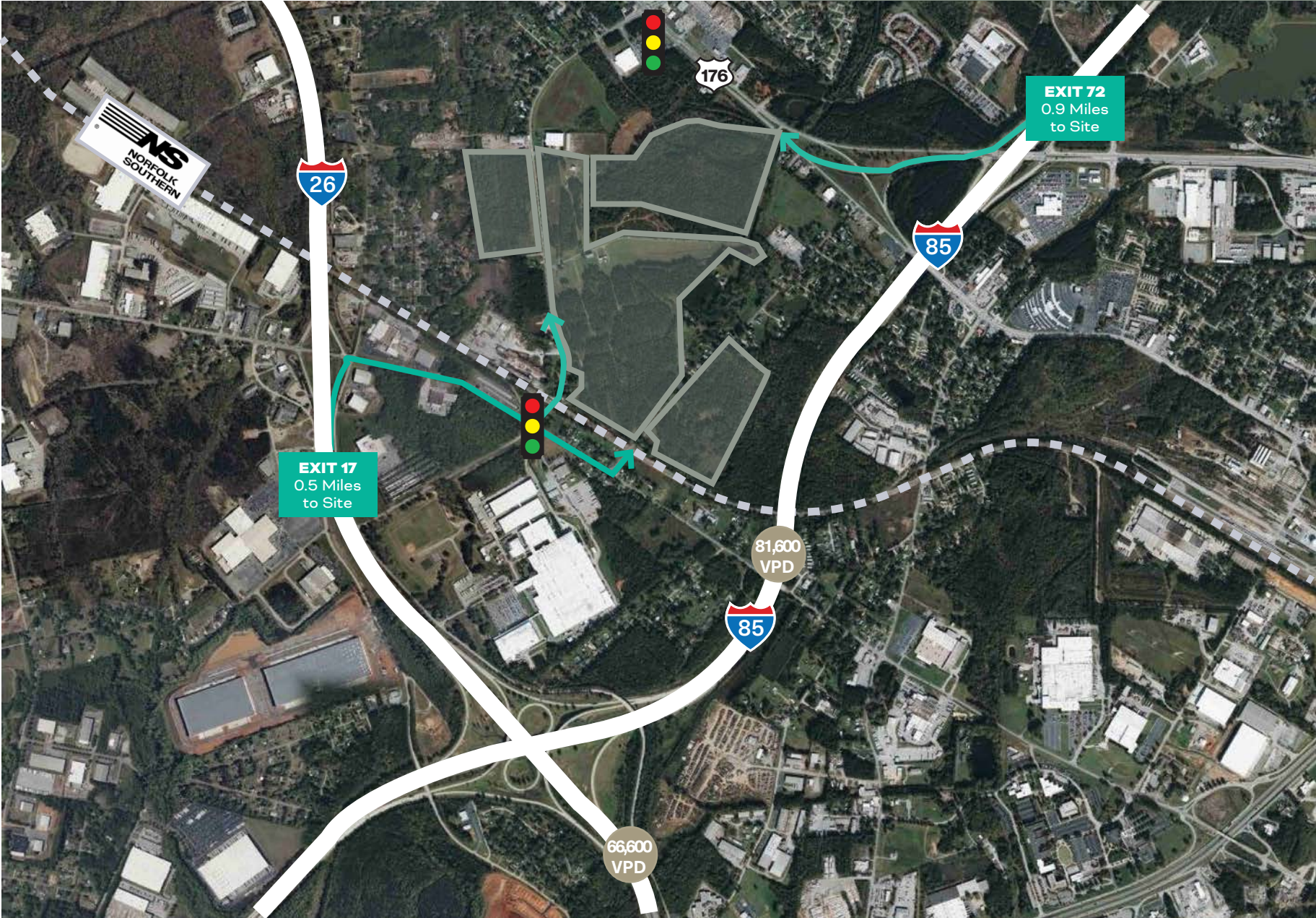


## CONTACT BROKER FOR PRICING GUIDANCE

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

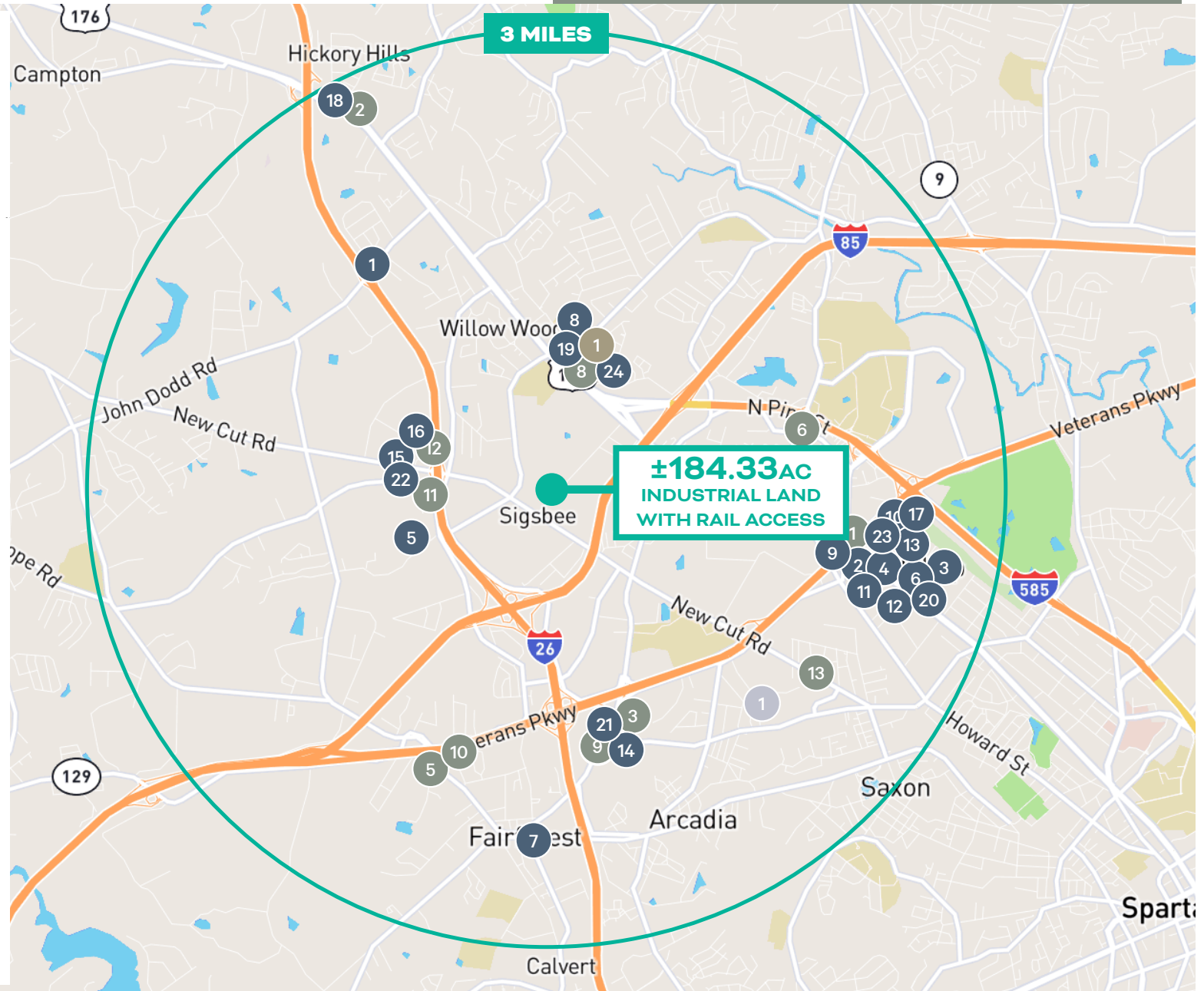
- 20 Monterrey
- 21 Cracker Barrel
- 22 Waffle House
- 23 Waffle House
- 24 Starbucks US

## Grocery

- 1 Ingles Markets

## Gyms + Fitness

- 1 CrossFit



# IOS CONCEPTUAL PLAN



# WAREHOUSE CONCEPTUAL PLAN



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