

Hillside Commerce Center

Building 2 Available For Lease in Duncan, SC

BUILDING 2 | ±30,000 - ±141,480 SF

LEASE RATE:
Contact Broker for Pricing

156 Tyger River Drive
Duncan, SC 29334



Located within the
Hillside Industrial
Park business
district



Building 2 is
available for
immediate
occupancy



±45,000 VPD
along adjacent
Hwy 290

Park Overview

151 PARKING SPACES

BUILDING 2

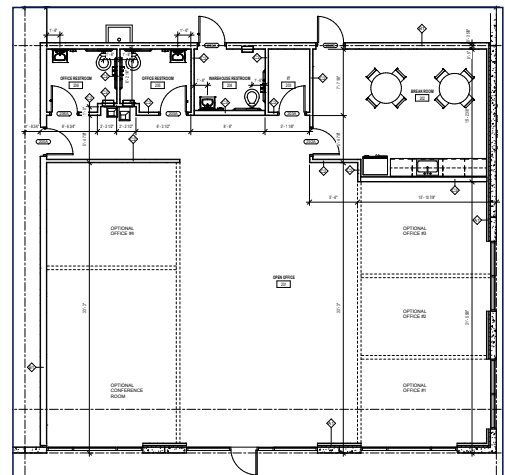
±141,480 SF

200 FT
SHARED TRUCK COURT

At-a-Glance

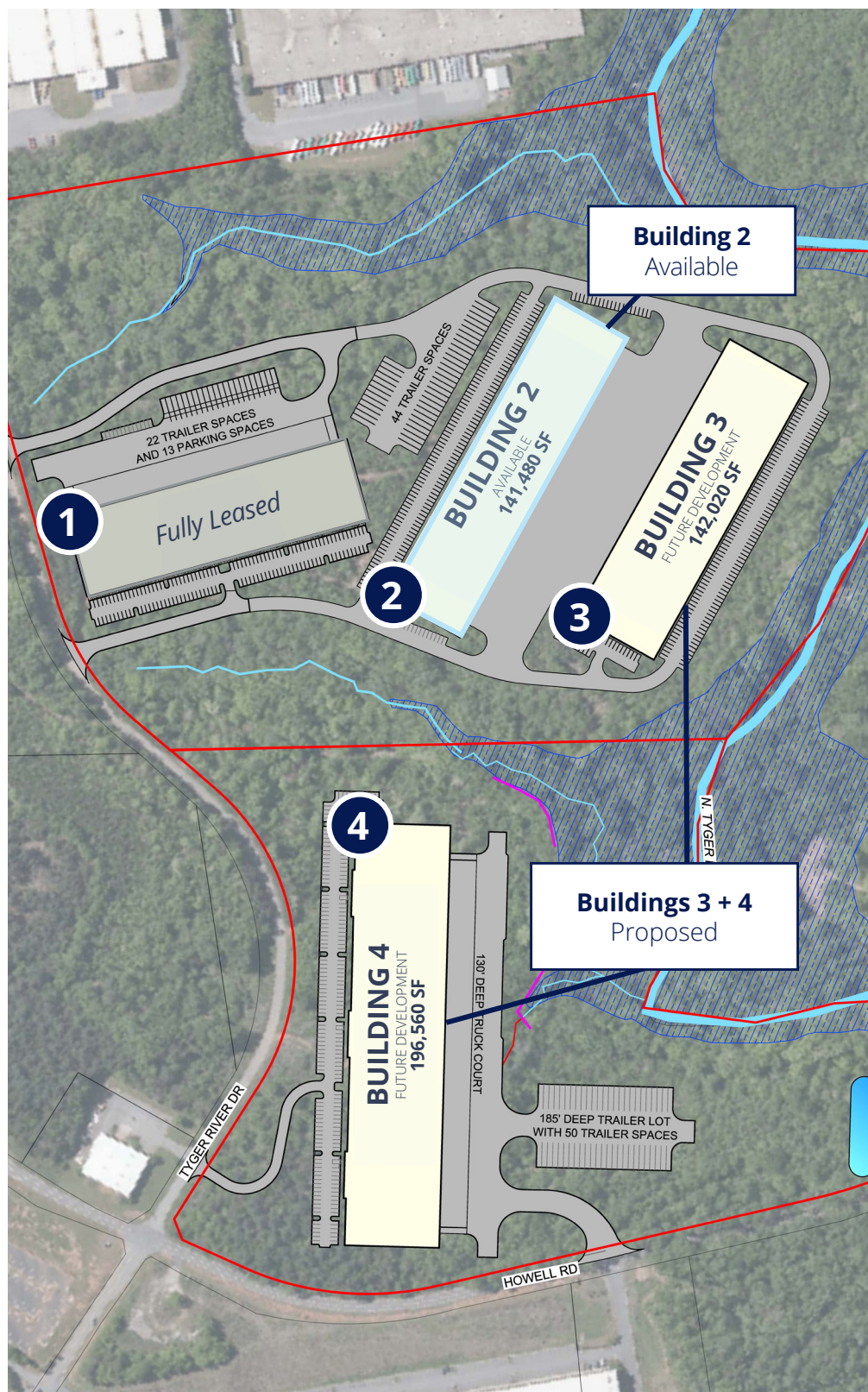
Size	±141,480 SF (185' x 756')
Subdivisible	From ±30,000 SF
Office	±2,420 SF
Configuration	Rear-load
Clear Height	32' at first column from dock wall
Column Spacing	41' 8" x 54' ; 6'- speed bays
Typical Bay Size	9,720 SF per bay
Dock Doors	42 (9' x 10')
Drive-in Doors	2 (14' x 16')
Parking	151 auto spots 44 (shared) trailer spots
Truck Court	200' (shared)
Building Slab	6" unreinforced, 4,000 PSI on gravel aggregate base; 10 Mil vapor barrier throughout; FF40 & FL30
Roof	Single ply 45 mil TPO, 15 year NDL
Fire Protection	ESFR, K-17
Air Changes	1.5 air changes per hour
Pit Levelers	35K lbs mechanical leveler with dock seal and bumpers
Power	1,600 amps
Lighting	LED high bay fixtures

The surrounding Hillside Industrial Park business district is known for its strategic access to major interstate I-85 less than one mile away and an easy drive to the industrial epicenter of Greenville-Spartanburg at the Inland Port in Greer along Hwy 290.



Spec Office Floor Plan

Full Park Site Plan



BUILDING 2

Size	±141,480 SF (sub. ±30,000 SF)
Office	±2,420 SF
Status	Available
Doors	(42) dock doors (2) drive-in doors
Orientation	Rear-load; 200' shared truck court
Auto Parking	151 spaces
Trailer Parking	44 spaces (shared)

BUILDING 3

Status	Proposed
Size	±140,400 SF
Orientation	Rear-load; 200' shared truck court
Auto Parking	168 spaces
Trailer Parking	Shared with Building 2

BUILDING 4

Status	Proposed
Size	±196,560 SF
Orientation	Rear-load; 130' truck court
Auto Parking	200 spaces
Trailer Parking	50 spaces

For Lease | Hillside Commerce Center

Construction Photos



Location Details

Area Highlights

Hillside Commerce Center is located along the highly sought after Hwy 290 Corridor and within the Hillside Industrial Park District in Duncan, SC (Spartanburg County). The park is minutes from I-85 and located near other successful businesses like BMW, AFL, Draxlmaier and Plastic Omnium.

- Meets BMW's "just-in-time, just-in-sequence" requirement
- Conveniently located near Greenville Spartanburg International Airport and the Greer Inland Port

Proximity Map



Hillside Commerce Center
by Eastgroup Properties



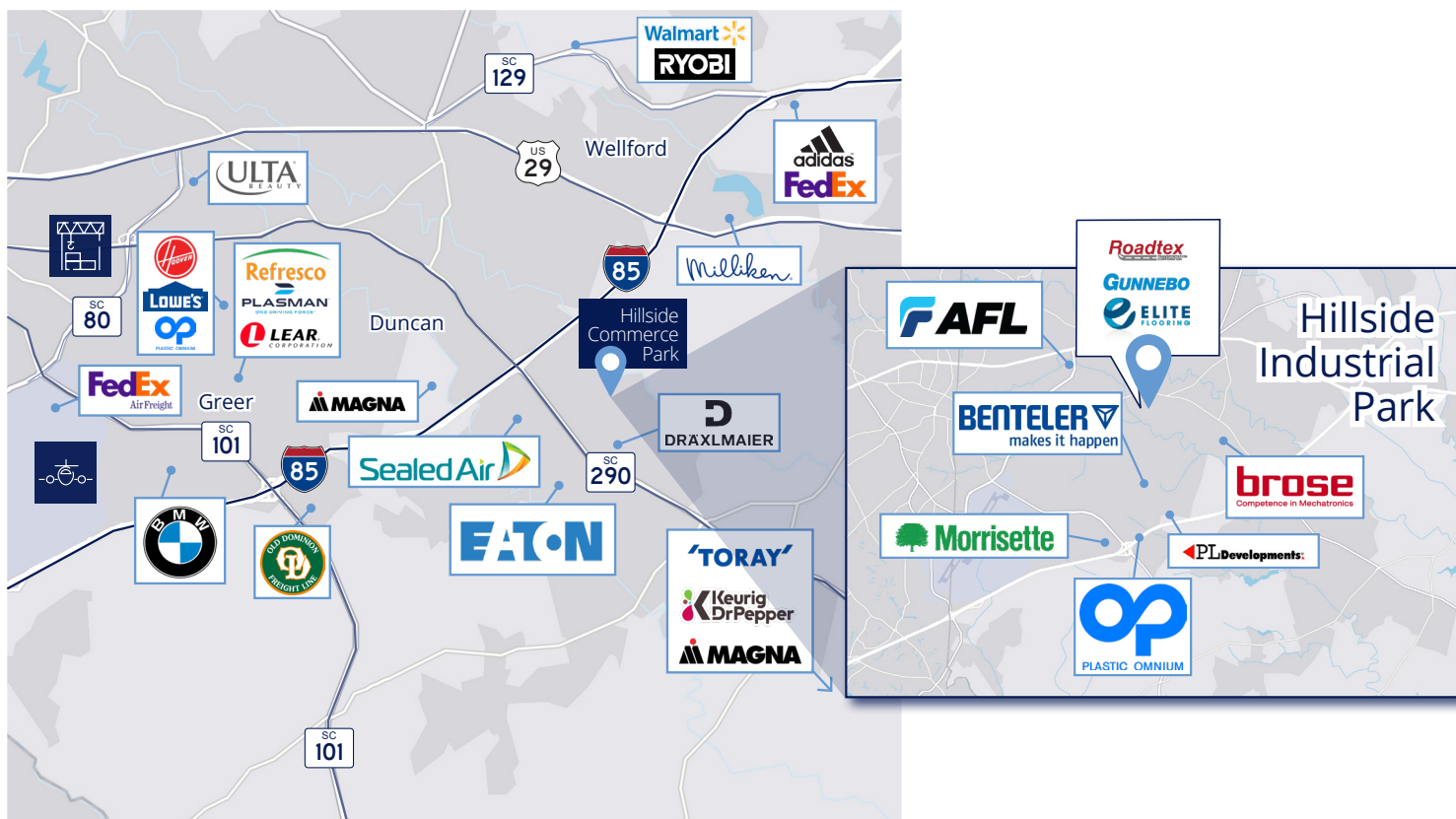
Inland Port Greer



Greenville Spartanburg
International Airport

Travel Distances

I-85	1.5 miles
I-26	10 miles
BMW	7.5 miles
GSP Int'l Airport	9.5 miles
Inland Port Greer	8.5 miles
Greenville	20 miles
Spartanburg	11 miles
Spartanburg Airport	9.9 miles
Charlotte	85 miles
Atlanta	163 miles



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Contact



Dillon Swayngim, Sior

Vice President

+1 864 527 5456

dillon.swayngim@colliers.com



Brockton Hall, Sior

Vice President

+1 864 527 5441

brockton.hall@colliers.com



John Montgomery, Sior

Managing Director

+1 864 527 5422

john.montgomery@colliers.com



Garrett Scott, Sior

Managing Director

+1 864 527 5453

garrett.scott@colliers.com



Colliers | South Carolina
145 W. Main St, Ste 300
Spartanburg, SC 29306
+1 864 297 4950

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