



FOR LEASE




LEASE RATE
\$5.65/SF NNN

PROPERTY DETAILS


 ±307,840 SF Cross Dock Facility
±303,909 SF Warehouse Space
±3,931 SF Office Space

 44 (9' x 10') Dock Doors with
Air Powered Pit Levelers & Seals

 45' x 47' Column Spacing
26' - 28' Clear Height


 LED Lighting

 ESFR Sprinklers

 2,000 Amps, 277/480 V, 3-Phase

1375 Howell Road Duncan, SC



 Located in Hillside Industrial Park
• ±1 mile to I-85 • Less than 10 miles to I-26,
SC Inland Port Greer & GSP Airport • Less than
15 miles to I-385

Owned By
mapletree

Leasing By
NAI Earle Furman

Grice Hunt, SIOR
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1375 HOWELL ROAD

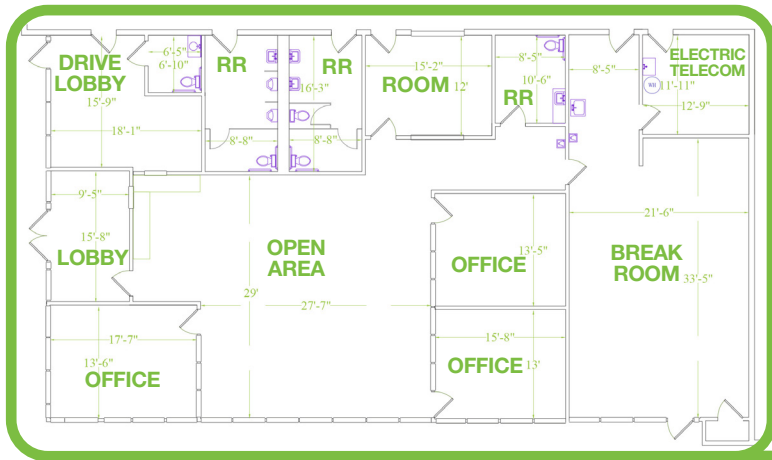
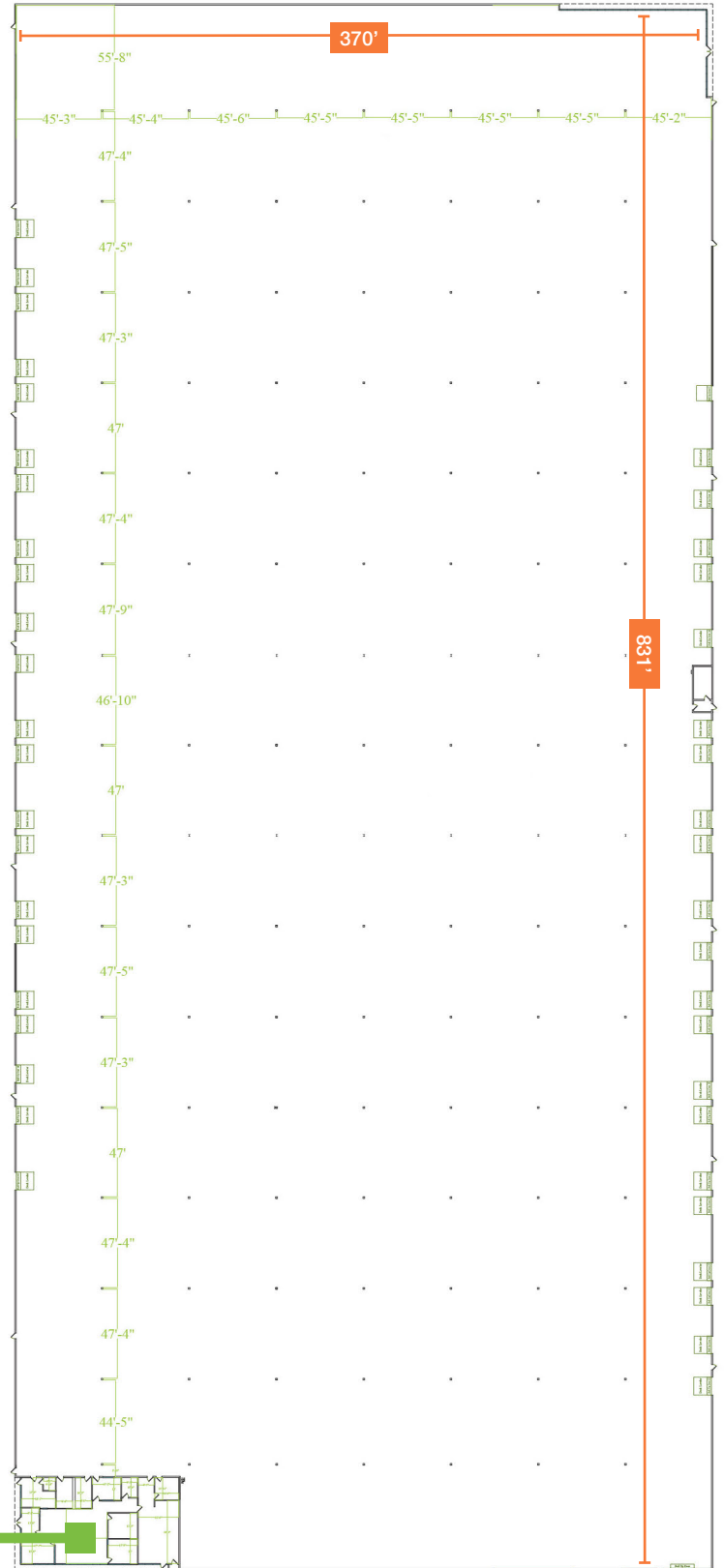
Duncan, South Carolina

±307,840 SF Cross Docked Warehouse

maple^{tree}

PROPERTY DETAILS

BUILDING DIMENSIONS	±370' x ±831'
BUILDING SIZE	±307,840 SF
WAREHOUSE SPACE	±303,949 SF
OFFICE SPACE	±3,931 SF
LOT SIZE	±15.7 ACRES
PARK	HILLSIDE INDUSTRIAL
COLUMN SPACING	45' x 47'
CLEAR CEILING HEIGHT	26' TO 28'
DOCK CONFIGURATION	CROSS DOCK
DRIVE-IN DOORS	1 (10'x14')
DOCK DOORS	44 (9' x 10') w/AIR POWERED PIT LEVELERS (40,000 LBS) & SEALS
HEATING	GAS SUSPENDED HEATERS - WAREHOUSE 100%
AIR CONDITIONING	OFFICE 100%
LIGHTING	LED
SPRINKLERS	ESFR
AUTO PARKING	±55 SPACES
GAS	PIEDMONT NATURAL GAS
SEWER	SJWD
WATER	SJWD
POWER	DUKE ENERGY 2,000 AMPS, 277/480 V, 3-PHASE



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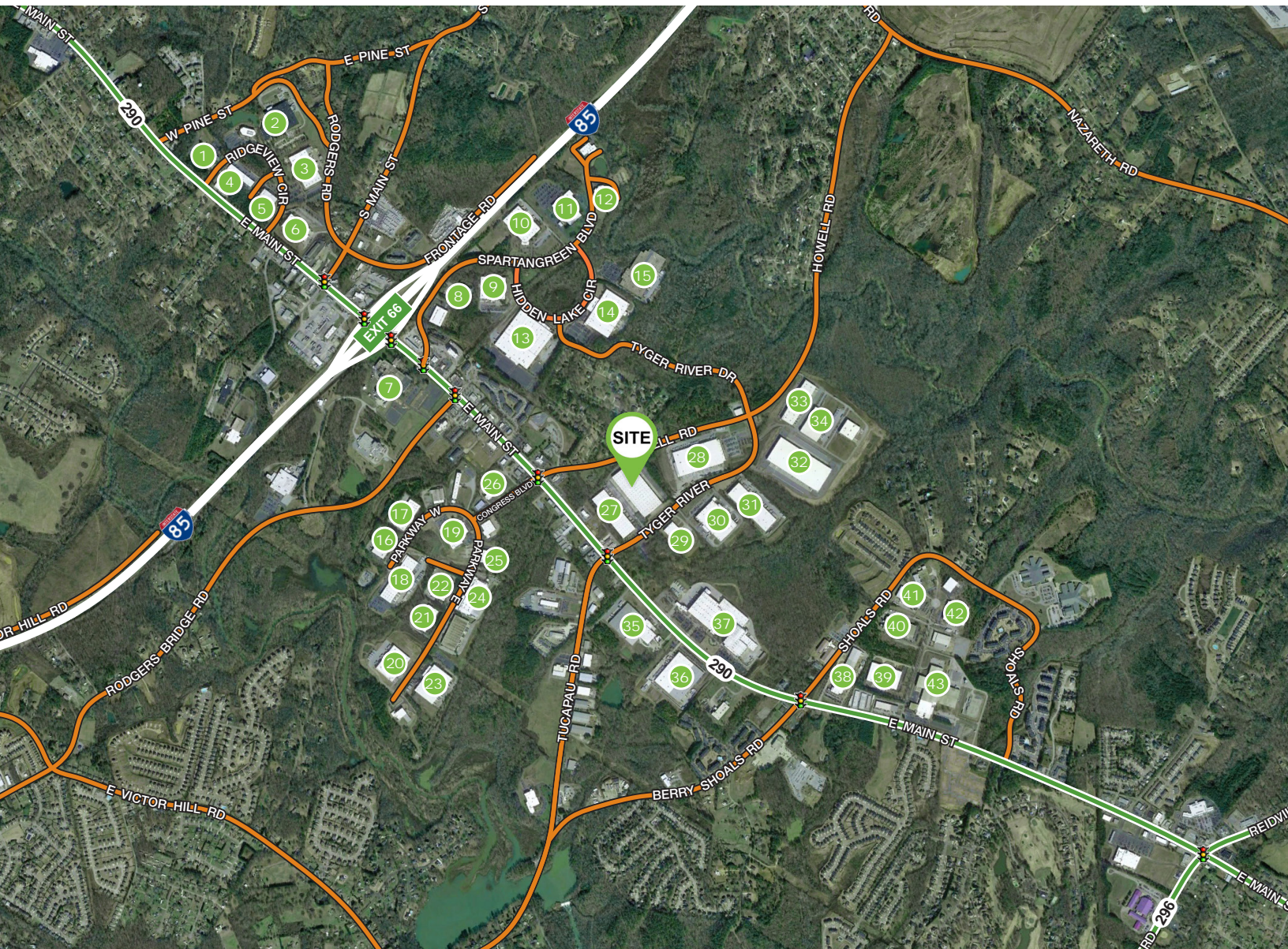
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NEIGHBORING BUSINESSES

- | | | | |
|-------------------------------|--|-------------------------------|----------------------------------|
| 1 Owens Corning | 12 Toll Solutions | 23 Draxelmaier | 34 Schedl Automotive |
| 2 AFL | 13 AFL | 24 Roechling Automotive | 35 Mocom Compounds |
| 3 Wabtec | 14 AFL | 25 TerraSource Global | 36 Eaton Corp |
| 4 UpTime Fleet Repair | 15 Timken | 26 Auit Inc | 37 DAA Draexlmaier Automotive |
| 5 TCP Global | 16 Jankel Tactical Systems & Builders Wholesale Flooring | 27 Global Automotive Partners | 38 Fehrer Automotive |
| 6 Autolite | 17 AWL Automation & Strama-MPS, U.S. | 28 Benteler Automotive | 39 Roehling Automotive Parts |
| 7 Sealed Air | 18 ZF Chassis | 29 Morrisett Packaging | 40 Aramark Uniform Services |
| 8 Electrolock | 19 Staubli Duncan | 30 Plastic Omnium | 41 Borgers USA Corp |
| 9 AFL | 20 Kenco Logistic Services | 31 PL Developments | 42 Fehrer Automotive |
| 10 R&E Automated Systems | 21 TEIC | 32 Comprehensive Logistics | 43 Spartanburg Community College |
| 11 Barry-Wehmiller Design Grp | 22 Ethos Energy Accessories | 33 Brose Spartanburg | |



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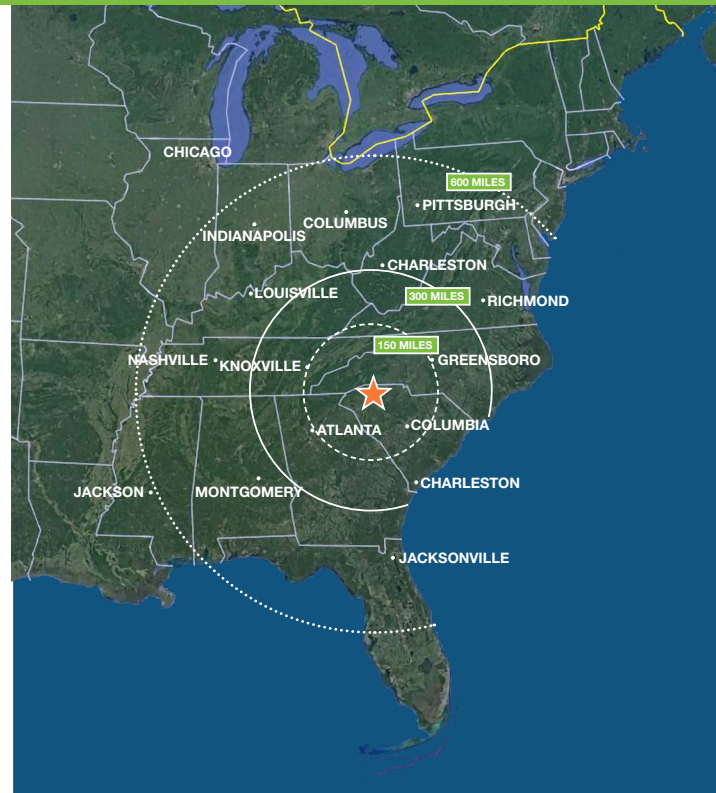


DRIVING DISTANCES



As supply chains continue to see rapid changes and population migration shifts continue to accelerate throughout the United States, mission critical locations have never been more important. 1375 Howell Road provides a superior location to reach the fastest growing region of the county in a 1 – 2 day drive time.

- Easily accessible to major east coast markets.
- Reach 40 million people with 1-day ground delivery from the Upstate (38% more than Atlanta and 41% more than Charlotte).
- All the geographic benefits of major metros without the congestion and high operating costs.
- Reach 72% of U.S. population within a 2-day ground delivery window (more than 235 million people).



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