



± 150,000 SF AVAILABLE

201 COMMERCE COURT | DUNCAN, SC

BUILDING OVERVIEW

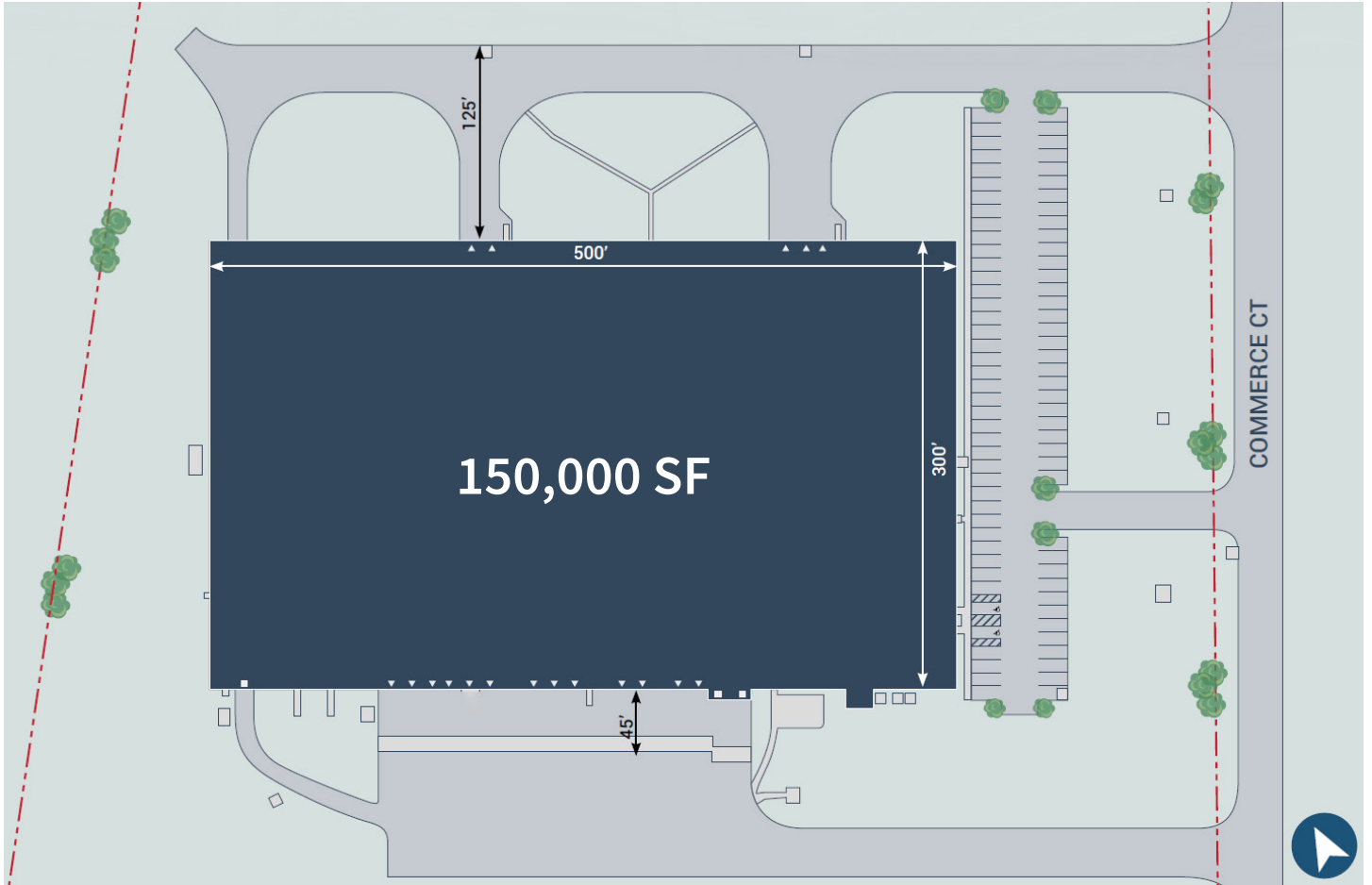
- CROSS DOCK INDUSTRIAL SPACE
- POTENTIAL +/- 7.12 ACRES OUTSIDE STORAGE
- HEAVY POWER
- ± 4,000 SF OFFICE

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Property Overview & Specifications



Available Size	±150,000 SF
Office SF	±4,000 SF
Configuration	Cross Dock
Dimensions	300' x 500'
Clear Height	30' - 34'
Dock High Doors	19
Dock Equipment	19 Pit Levelers & Shelters
Drive in Doors	2 (10' x 12')
Column Spacing	50' x 28'
Lighting	T5's (Planned LED's)
Fire Protection	ESFR
Roof	TPO
Ventilation	14 Roof Mounted Fans
Security	Gated & Fenced
Auto Parking	82 Positions (Expandable)
Outside Storage	7.12 Acres
Electrical	3 Phase, 4,000 AMP, 480/277V
Sewer	Town of Duncan
Water	12" line SJWD
Gas	Piedmont Natural Gas

Interstate Access



I-85	±2.1 miles
BMW	±6.4 miles
I-26	±8.2 miles
Inland Port Greer	±8.3 miles
GSP Airport	±9.9 miles
Spartanburg CBD	±10.6 miles
Greenville CBD	±20.7 miles





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