

FOR LEASE

±4,500 SF WAREHOUSE SPACE • SUITE A

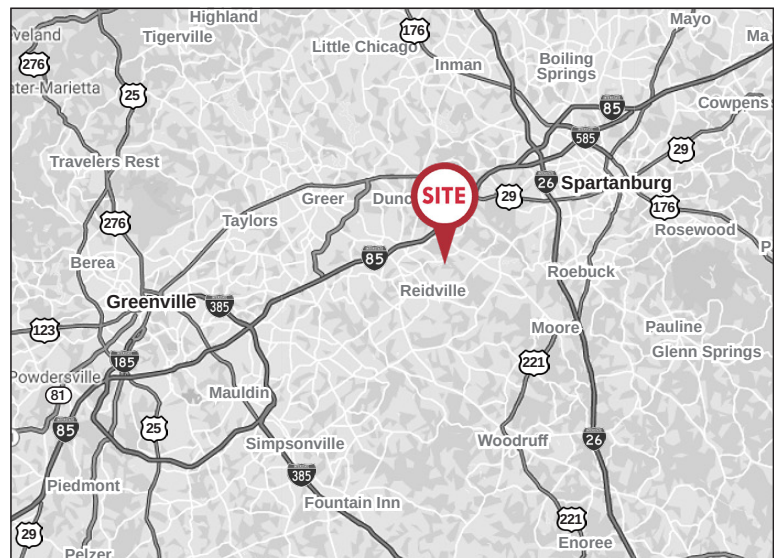


140 Congress Blvd | Duncan, SC 29334

SUITE A

- ±4,500 Total SF
- ±2,219 SF warehouse & ±2,281 SF office
- 24' to 27' Clear ceiling heights
- 1 Dock door & 1 Drive-in door
- Fully sprinklered
- All utilities available
- Occupancy as early as 12/01/2026

CONTACT BROKERS FOR LEASE RATE
& ADDITIONAL INFORMATION

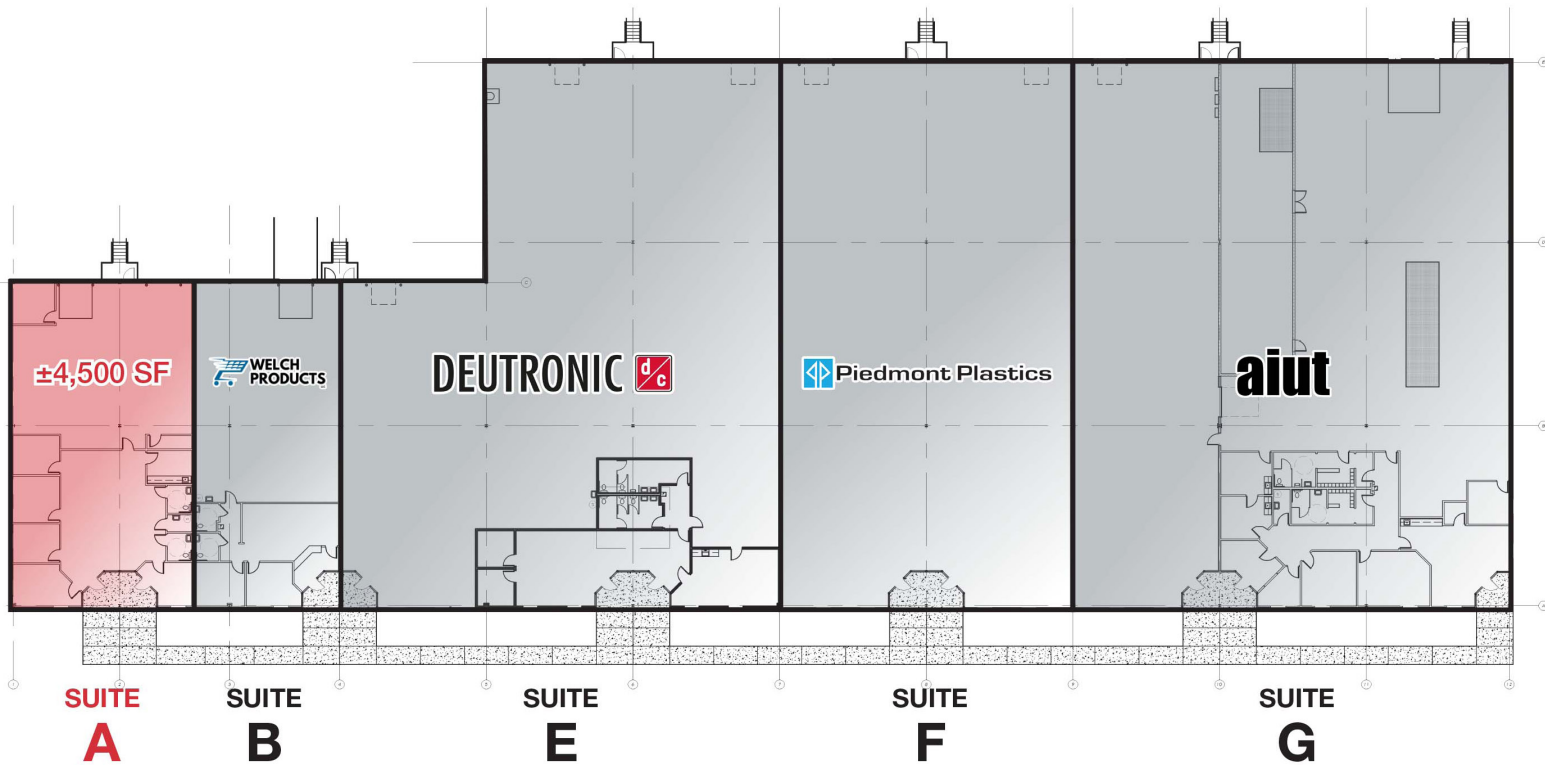


LOCATION

- Hillside Industrial Park
- ±0.8 mile to Interstate 85 (Exit 63)
- ±8 miles to GSP International Airport
- ±9 miles to SC Inland Port Greer

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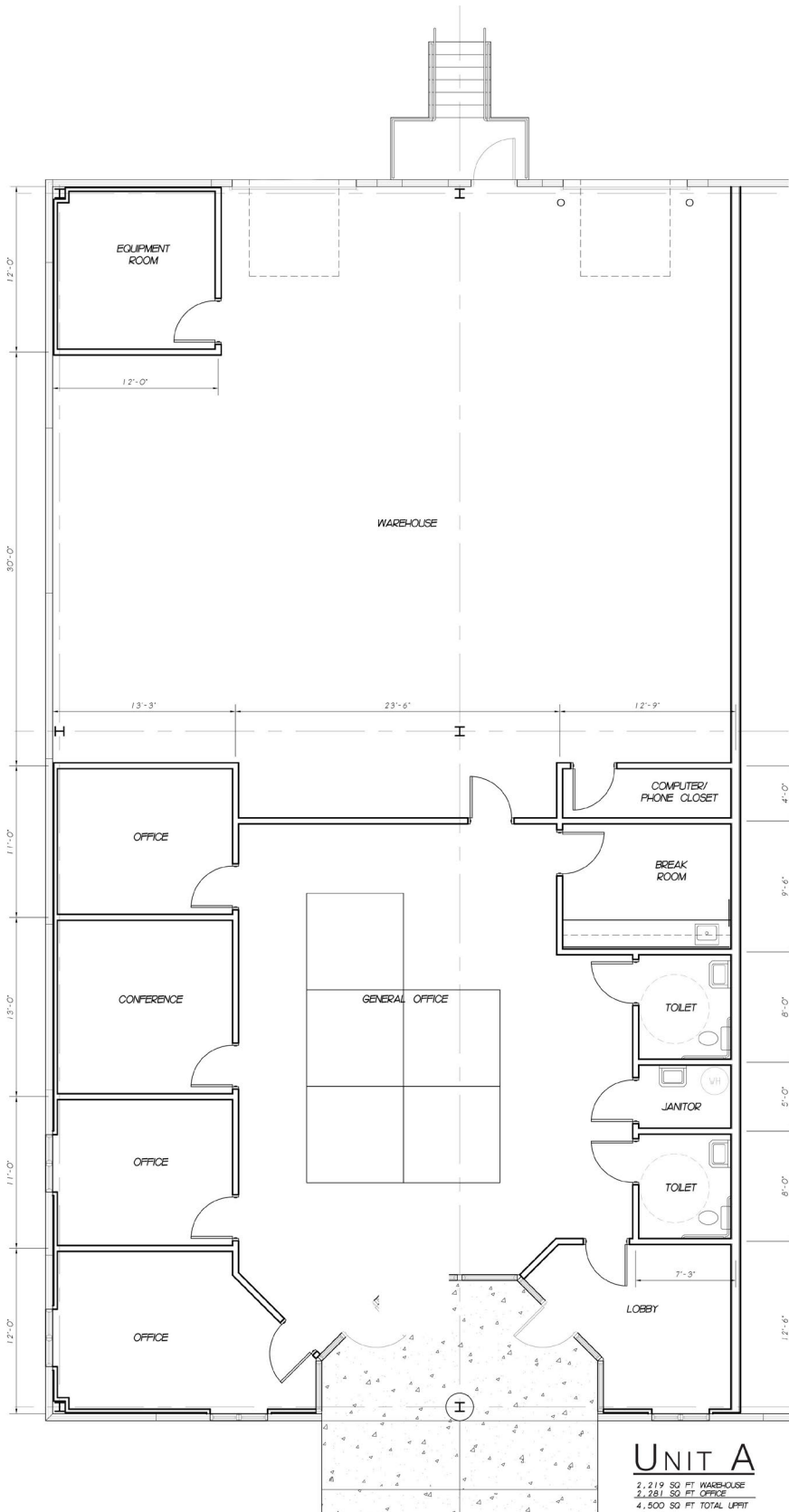
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SUITE A



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NEIGHBORING BUSINESSES

1-1 Jankel Tactical Systems

2-1 AWL Automation LLC

2 Strama-MPA U.S. Inc.

3 CIMCO Refrigeration

4 United Tool & Mold

5 Various Tenants

6-1 Deutronic

6-2 Welch Products LLC

6-3 AIUT, Inc.

6-4 Piedmont Plastics Inc.

7 Rivian Service Ctr

8 Staubli Corp.

9 TerraSource Global

10 ZF Chasis Systems

11-1 MK Metal Foils USA

11-2 Ethos Energy

12 Roehling Automotive

13 Roehling Automotive

14-1 AFL

14-2 TEIC Construction Svc



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