



DUNCAN LOGISTICS  
CENTER

Pad 5  
±10.25 Acres



[VIEW PROPERTY VIDEO](#)



Namesake Road  
Duncan, SC 29334

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**CBRE**

**ROCKEFELLER  
GROUP**

# Master Site Plan



## Pad 5

For Sale or BTS

Pad ready with all utilities available

Can accommodate 48,400 SF facility or additional trailer storage

# Location Features



## STRATEGIC LOCATION:

Duncan Logistics Center is conveniently located in the heart of Spartanburg West, between Greenville and Spartanburg. With immediate access to I-85 and 7 miles from I-26, the park is easily tied to the Atlanta and Charlotte markets, at 163 miles and 74 miles away respectively. The site is also 7 miles from the Greer Inland Port, 207 miles from the Port of Charleston and 251 miles from the Port of Savannah.





	10 MILES	20 MILES	30 MILES
POPULATION	248,116	820,914	1,111,195
DAYTIME POPULATION	274,485	866,100	1,126,333
LABOR FORCE	118,929	401,561	533,700
BACHELOR'S DEGREE OR HIGHER	34,781	133,456	164,459
BUSINESSES	7,732	27,675	35,605
AVERAGE HH INCOME	\$92,661	\$96,768	\$92,309

## SC 290 DIVERGENT DIAMOND INTERCHANGE:

The SC 290 interchange is located at Exit 63 along I-85 approximately 3 miles southeast of Duncan and 10 miles west of Spartanburg. The project will convert the existing SC 290 interchange to a Diverging Diamond Interchange (DDI) (see below) and improve ramps at the interchange.

The purpose of this project is to improve the operations of the existing interchange between SC 290 and I-85 in response to growth along I-85 and in the urbanized areas of the Spartanburg and Greenville Counties. The interchange serves as the gateway to several manufacturing/warehouse facilities and two truck stops, Pilot and Travel Centers of America.

**Users In Market**

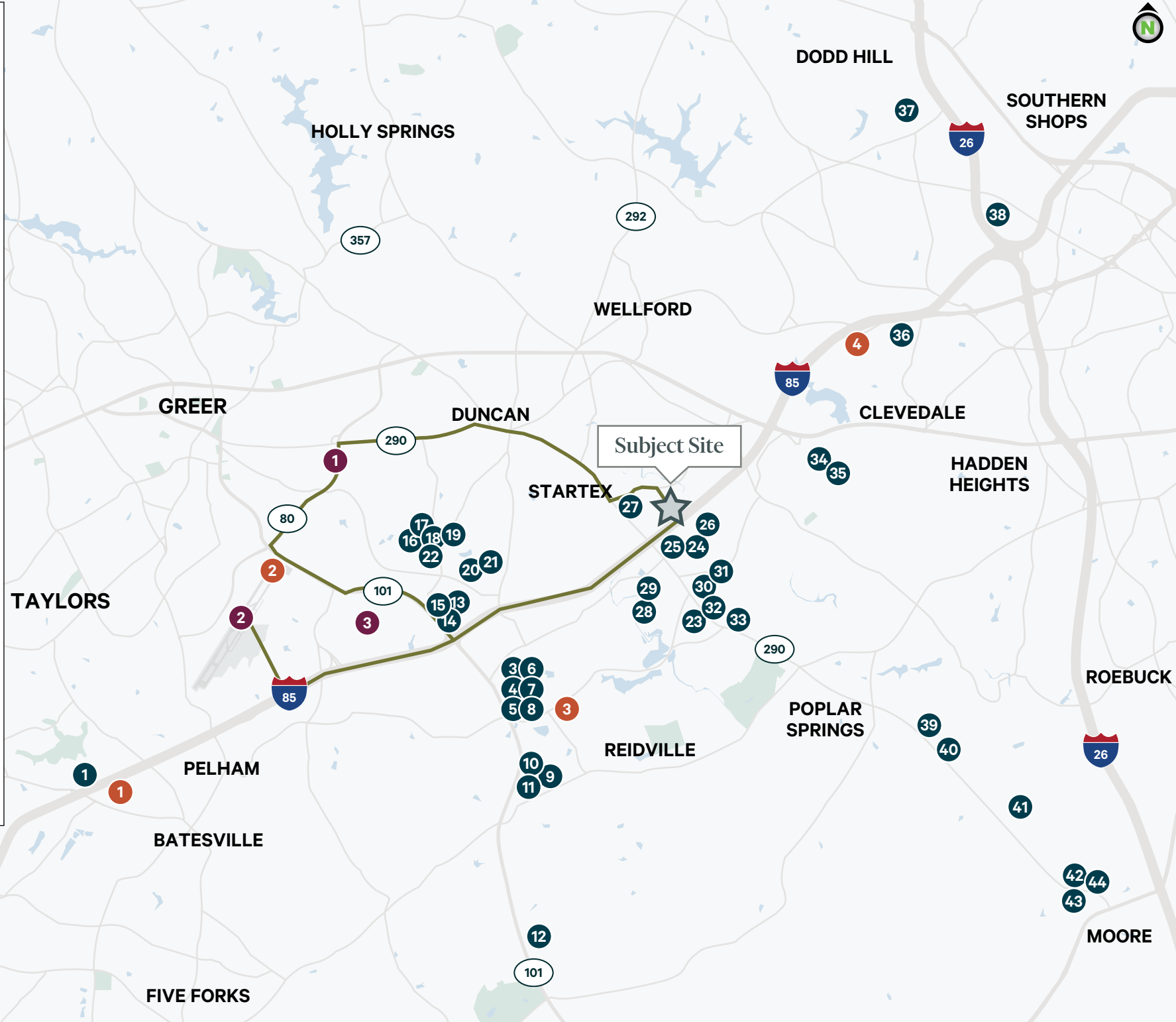
1. Michelin (Pelham)
2. GE
3. Senator International
4. Global Automotive Partners
5. US Lumber
6. Fresenius Kabi
7. TAGG Holdco
8. Kenco Logistics Services
9. Airsys
10. Benore Logistics Systems
11. TVH Americas
12. Michelin DC
13. Bosch
14. IEWC
15. C H Mueller
16. Plastic Omnium
17. Lowes
18. Mingua
19. Refresco
20. TTI
21. Protrans
22. Lear
23. Eaton Corporation
24. AFL
25. Perrigo
26. Timken
27. Wabtec Passenger Transit
28. Sealed Air
29. ZF Chassis Systems
30. Plastic Omnium
31. Benteler
32. Draxlmaier
33. Fehrer
34. Pacorini
35. CNC Cabinetry
36. Adidas
37. Amazon Fulfillment
38. Michelin
39. Keurig
40. Magna
41. Toray
42. Ritrama
43. Sterling
44. Kobelco

**Major Infrastructure**

1. Inland Port Greer
2. GSP
3. BMW

**Fulfillment**

1. UPS Pelham
2. FedEx Air Freight
3. FedEx Freight
4. FedEx Ground



# Drive Time Map

Two Day Truck Service Reaches

75%

of the  
U.S. Population



## Major Rail Lines Available

Norfolk Southern  
CSX



50+ Daily departures to  
22 Nonstop destinations



\$63.4B Economic Impact

100 Foreign Ports Served

100M Consumers Live Within  
500 Mile Radius



## About Rockefeller Group

Rockefeller Group is a leading U.S. real estate developer, owner and operator, dedicated to excellence in the built environment. The company has been known for nearly a century for projects that anticipate demand, transform skylines and improve lives, while creating economic and civic value. Our properties and developments promote growth and renewal in cities, neighborhoods and communities, delivering exceptional experiences and performance at home and at work. The Foreign Trade Zone Services division adds additional expertise in assisting companies to become involved with the US Foreign-Trade Zones Program.

The company currently has six million square feet of industrial under development across 16 projects with more than 38 industrial projects completed.

[Click here to learn more about Rockefeller Group](#)

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# Building 3 Details



Available SF	253,760
Pad Ready BTS Site	
Delivery Date	Q3 2023
Office Space	BTS
Clear Height	32'
Column Spacing	52' x 50' Typical 60' Speed Bay
Building Dimensions	260' x 972'
Load Type	Rear Load
Dock Doors	56
Drive-In Doors	2
Sprinkler	ESFR
Lighting	LED
Auto Parking	257 (1.01 / 1,000)
Trailer Parking	57

