



For Lease

Apple Valley Industrial Park

±75,320 - 196,000 SF

231-233 Apple Valley Rd | Duncan, SC

Owned & Managed by:



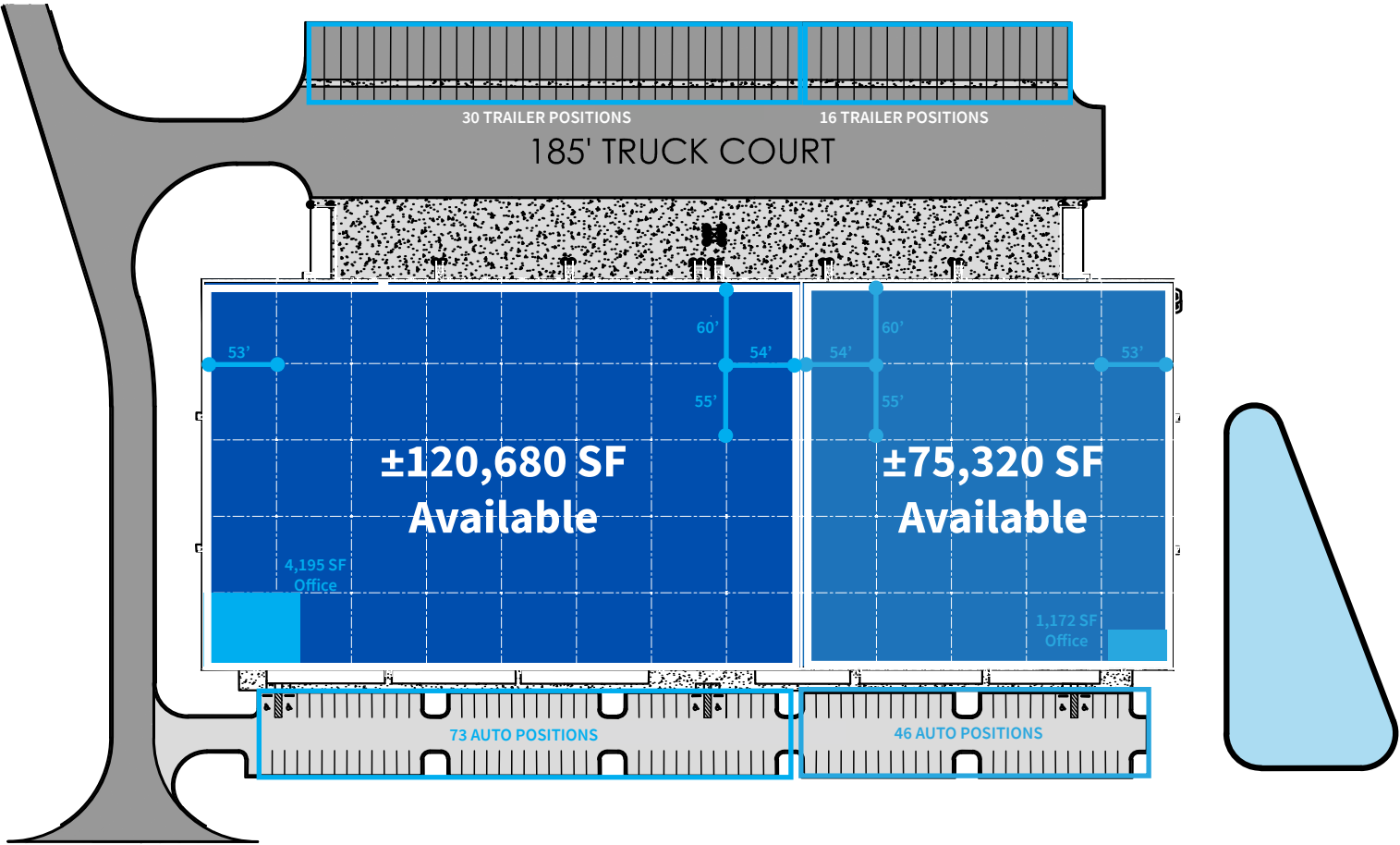
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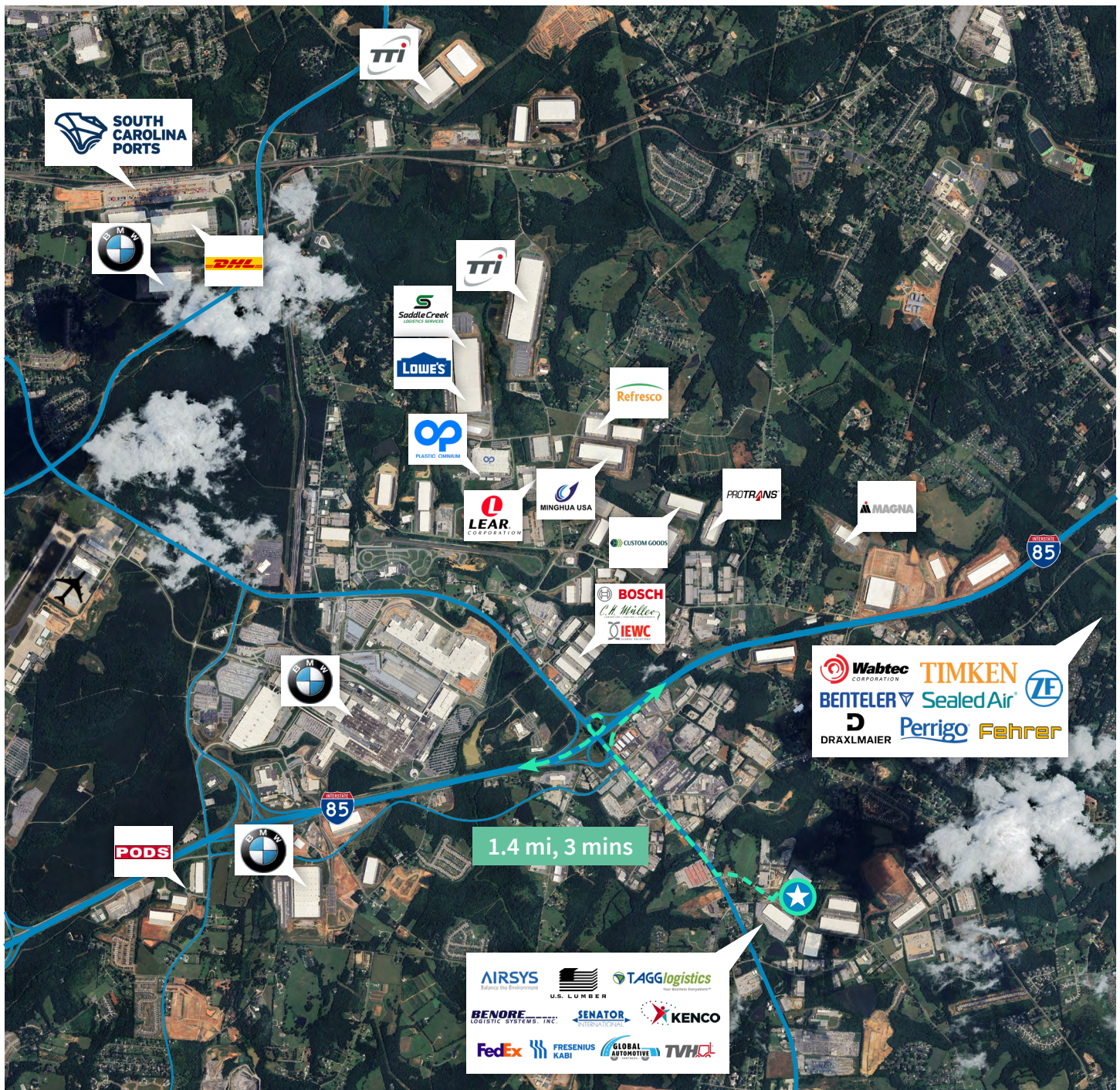


Property Overview & Specifications

	Suite A	Suite B
Available Size	±120,680 SF	±75,320 SF
Office SF	±4,195	±1,172 SF
Clear Height	32'	32'
Dock High Doors	21, (19) with shelters, (1) with pit levelers	12 with pit levelers, shelters, locks, & lights
Drive in Doors	1 (12' x 14')	1 (12' x 14')
Building Depth	280'	280'
Column Spacing	54' x 55' (60' speed bays) 55' x 53' End Bay	54' x 55' (60' speed bays) 55' x 53' End Bay
Bay Size	±15,120 SF	±15,120 SF
Floors	6" Slab (4,000 PSI)	6" Slab (4,000 PSI)
Lighting	Motion Sensor LED 25' FC	Motion Sensor LED 25' FC
Power	2,500 amps, 480/277V, 3 ph	2,500 amps, 480/277V, 3 ph
Sprinkler System	ESFR	ESFR
Truck Court	185'	185'
Auto Parking	73 positions	46 positions
Trailer Parking	30 trailer positions	16 trailer positions
HVLS Fans	2	2
Interior Walls	Painted White	Painted White



Interstate Access & Surrounding Area



- > Excellent access to I-85
- > Convenient access to the Upstate Airport; GSP (Greenville-Spartanburg)
- > Located near numerous amenities

Close proximity to Inland Port - the industrial hub of GVL-SPT



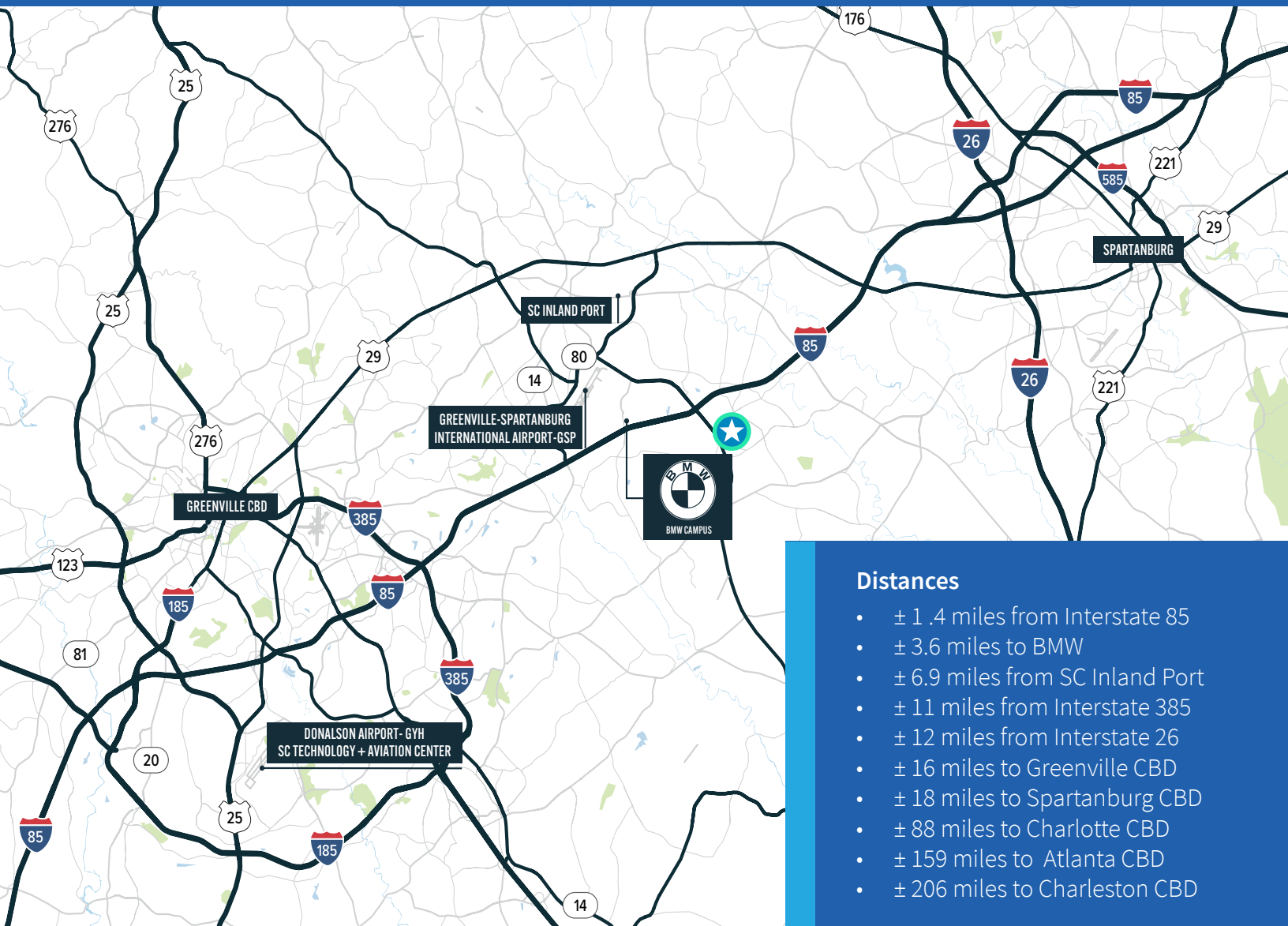
Meets BMW's "Just-in-time, just-in-sequence" requirement





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Distances

- ± 1.4 miles from Interstate 85
- ± 3.6 miles to BMW
- ± 6.9 miles from SC Inland Port
- ± 11 miles from Interstate 385
- ± 12 miles from Interstate 26
- ± 16 miles to Greenville CBD
- ± 18 miles to Spartanburg CBD
- ± 88 miles to Charlotte CBD
- ± 159 miles to Atlanta CBD
- ± 206 miles to Charleston CBD