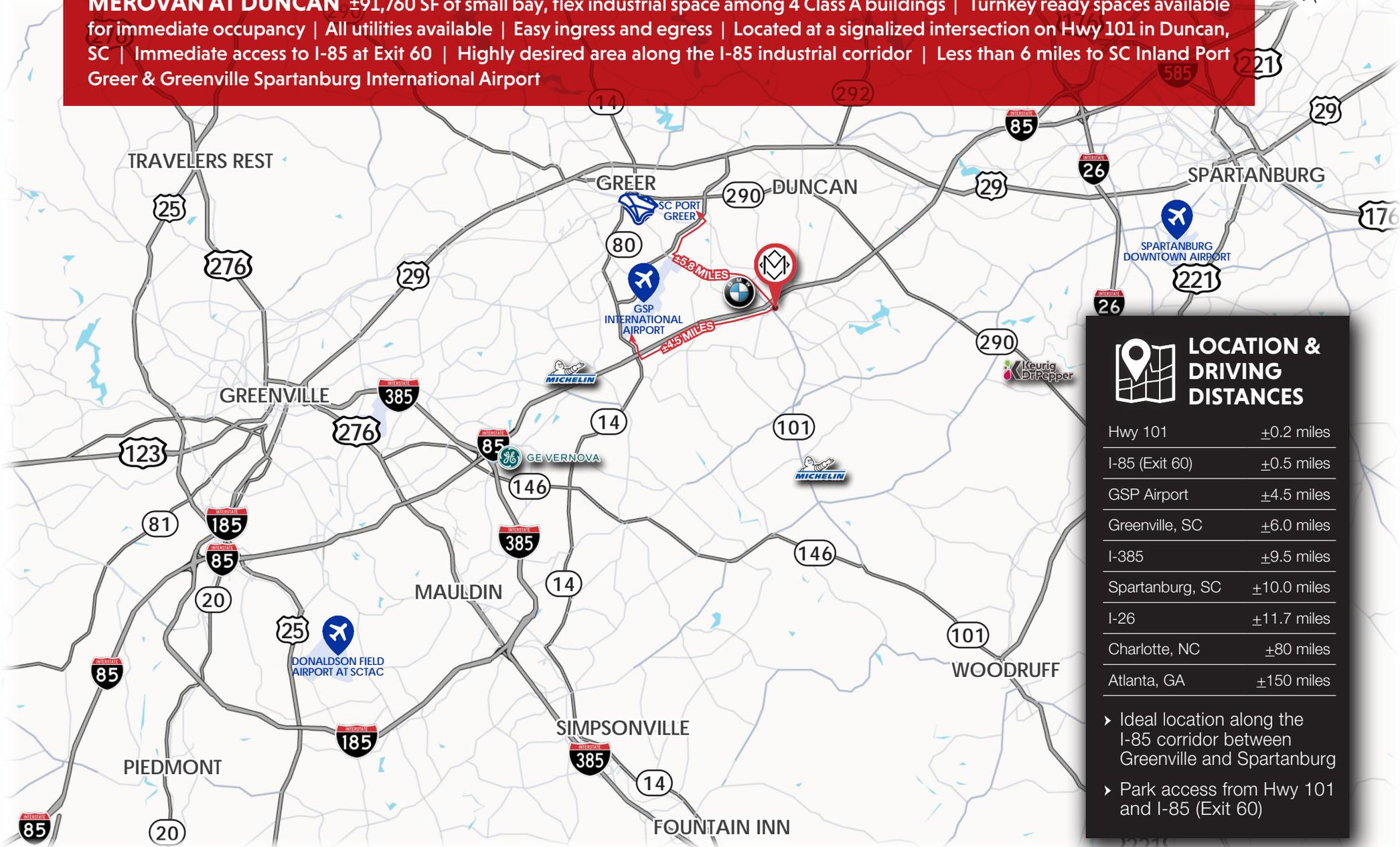




# PARK DETAILS/LOCATION



**MEROVAN AT DUNCAN** ±91,760 SF of small bay, flex industrial space among 4 Class A buildings | Turnkey ready spaces available for immediate occupancy | All utilities available | Easy ingress and egress | Located at a signalized intersection on Hwy 101 in Duncan, SC | Immediate access to I-85 at Exit 60 | Highly desired area along the I-85 industrial corridor | Less than 6 miles to SC Inland Port Greer & Greenville Spartanburg International Airport

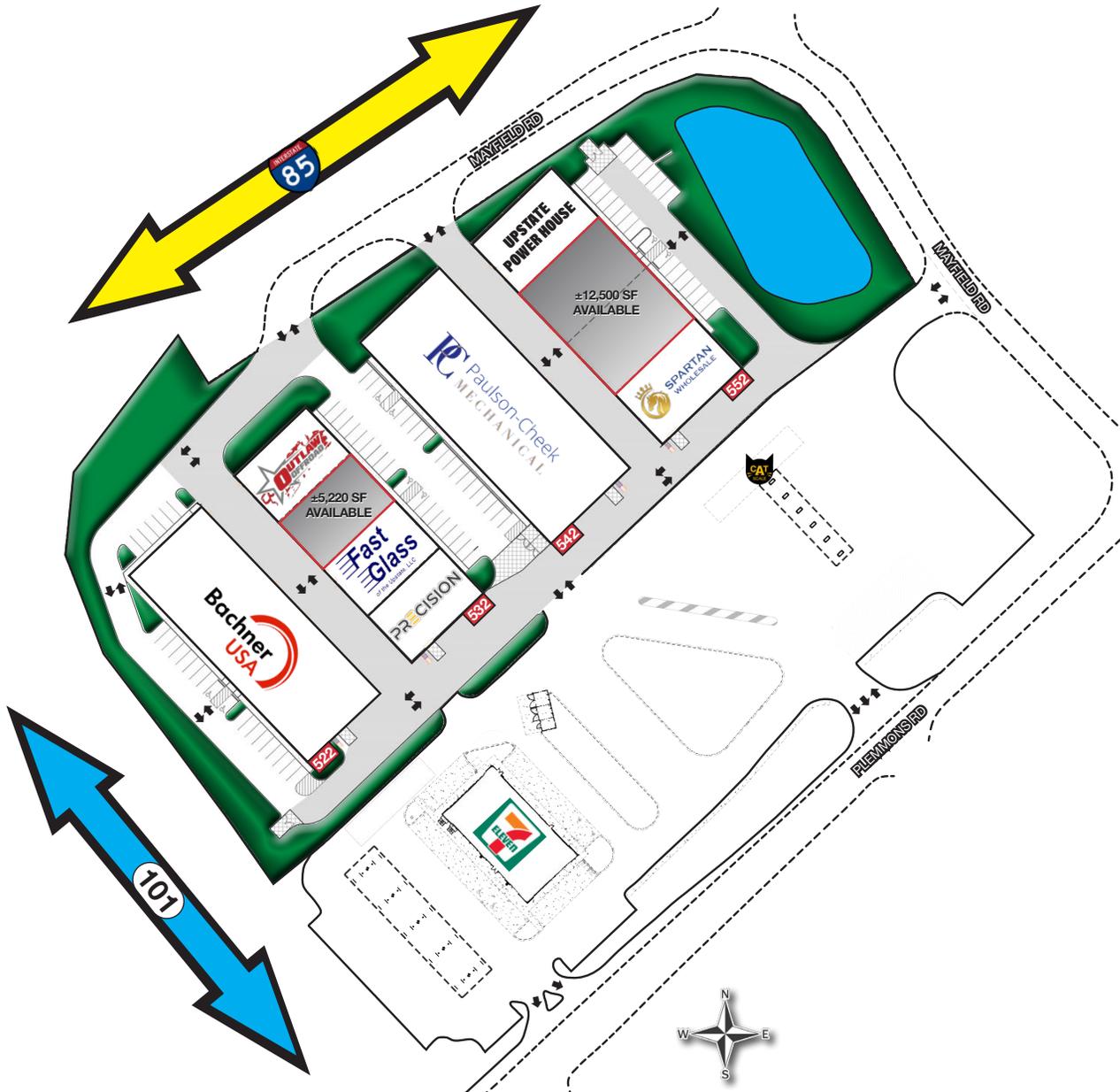


## LOCATION & DRIVING DISTANCES

Hwy 101	±0.2 miles
I-85 (Exit 60)	±0.5 miles
GSP Airport	±4.5 miles
Greenville, SC	±6.0 miles
I-385	±9.5 miles
Spartanburg, SC	±10.0 miles
I-26	±11.7 miles
Charlotte, NC	±80 miles
Atlanta, GA	±150 miles

- ▶ Ideal location along the I-85 corridor between Greenville and Spartanburg
- ▶ Park access from Hwy 101 and I-85 (Exit 60)

# AVAILABLE SPACES



## 552 MAYFIELD ROAD | DUNCAN, SC

BUILDING SIZE	±25,000 SF
AVAILABLE SF	±12,500 SF
OFFICE SF	±1,000 SF
CLEAR HEIGHT	22'
SPRINKLERS	ORDINARY HAZARD
LIGHTING	LED
DRIVE-IN DOORS	2
LEASE RATE	\$12.00/SF NNN

## 532 MAYFIELD ROAD | DUNCAN, SC

BUILDING SIZE	±20,880 SF
AVAILABLE SF	±5,220 SF
OFFICE SF	±2,000 SF
CLEAR HEIGHT	22'
SPRINKLERS	ORDINARY HAZARD
LIGHTING	LED
DRIVE-IN DOORS	1
LEASE RATE	\$13.00/SF NNN



# FLOOR PLAN | 552 MAYFIELD RD, SUITE B



# AERIAL | NORTHEAST VIEW



# AERIAL | SOUTHWEST VIEW





FOR ADDITIONAL  
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