



±50,000 SF INDUSTRIAL BUILDING FOR LEASE

925 Berry Shoals Rd
Duncan, SC



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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Lease Rate:
\$5.95/SF
(NNN)

- ±22,000 - 50,000 SF Available
- Office Space: ±4,683 SF
- Available for Occupancy Q2 2025
- Right off Hwy 101
- ±1.8 miles to I-85



DOCK DOORS
SIX (6) 8' X 10'



DRIVE-IN DOORS
TWO (2) 12' X 14'



INTERSTATE ACCESS
±1.8 MILES FROM I-85



SPRINKLER
100% SPRINKLERED

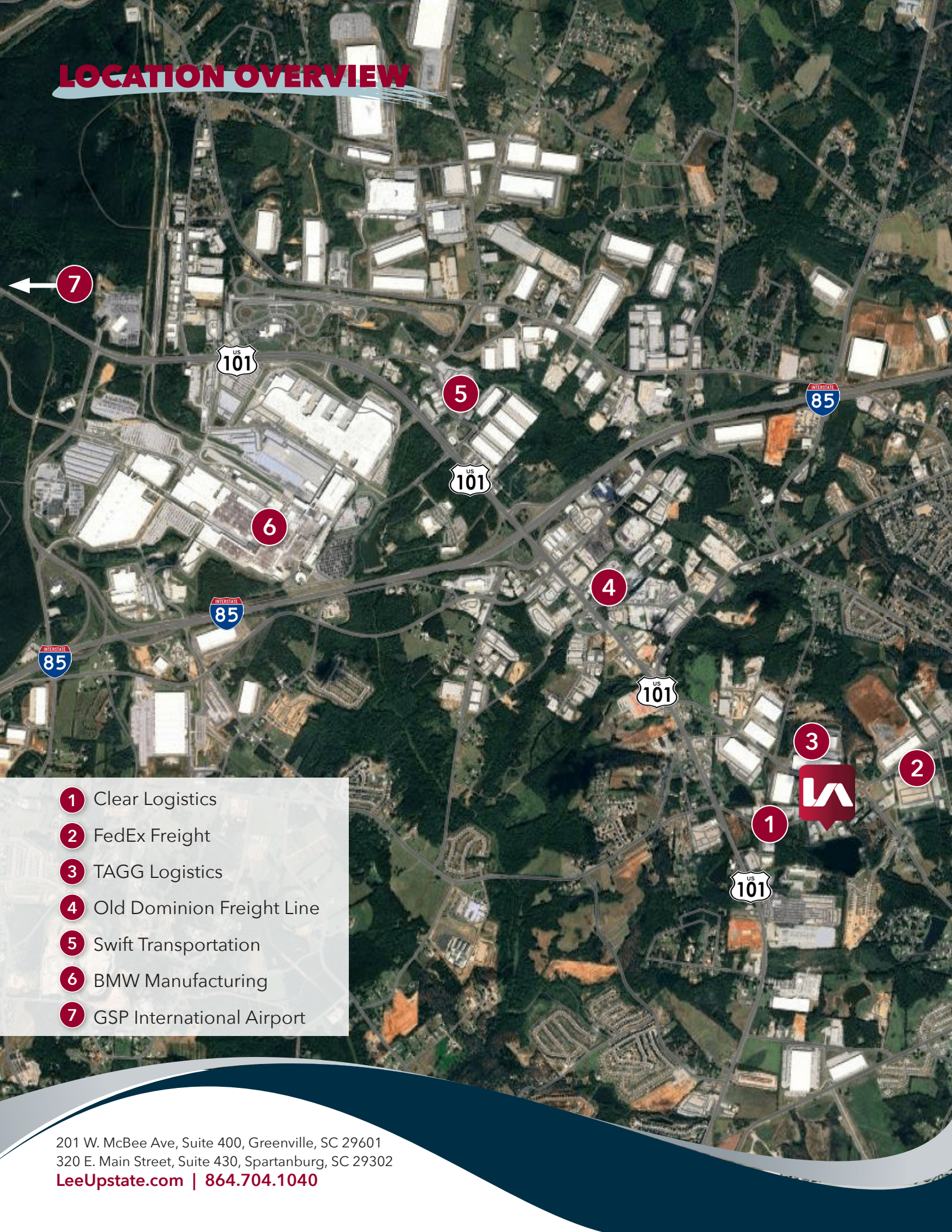
PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	925 Berry Shoals Road
TYPE	Industrial
TOTAL AVAILABLE SF	±50,000 SF
TOTAL BUILDING SF	±50,000 SF
TAX MAP #	5-36-00-025.04
COUNTY	Spartanburg
CITY LIMITS	No
ZONING	PZO Area - Industrial Use Allowed
YEAR BUILT	1999

CONSTRUCTION TYPE	Metal
OFFICE SF	Front: ±3,948 SF Rear: ±735 SF
CEILING HEIGHT	Eave: 14' Clear: 20'
DOCK DOORS	(6) 8' x 10'
DRIVE-IN DOORS	(2) 12' x 14'
COLUMN SPACING	50' W x 30' L
LIGHTING	Skylights / Fluorescent
SPRINKLERS	Yes, 100%



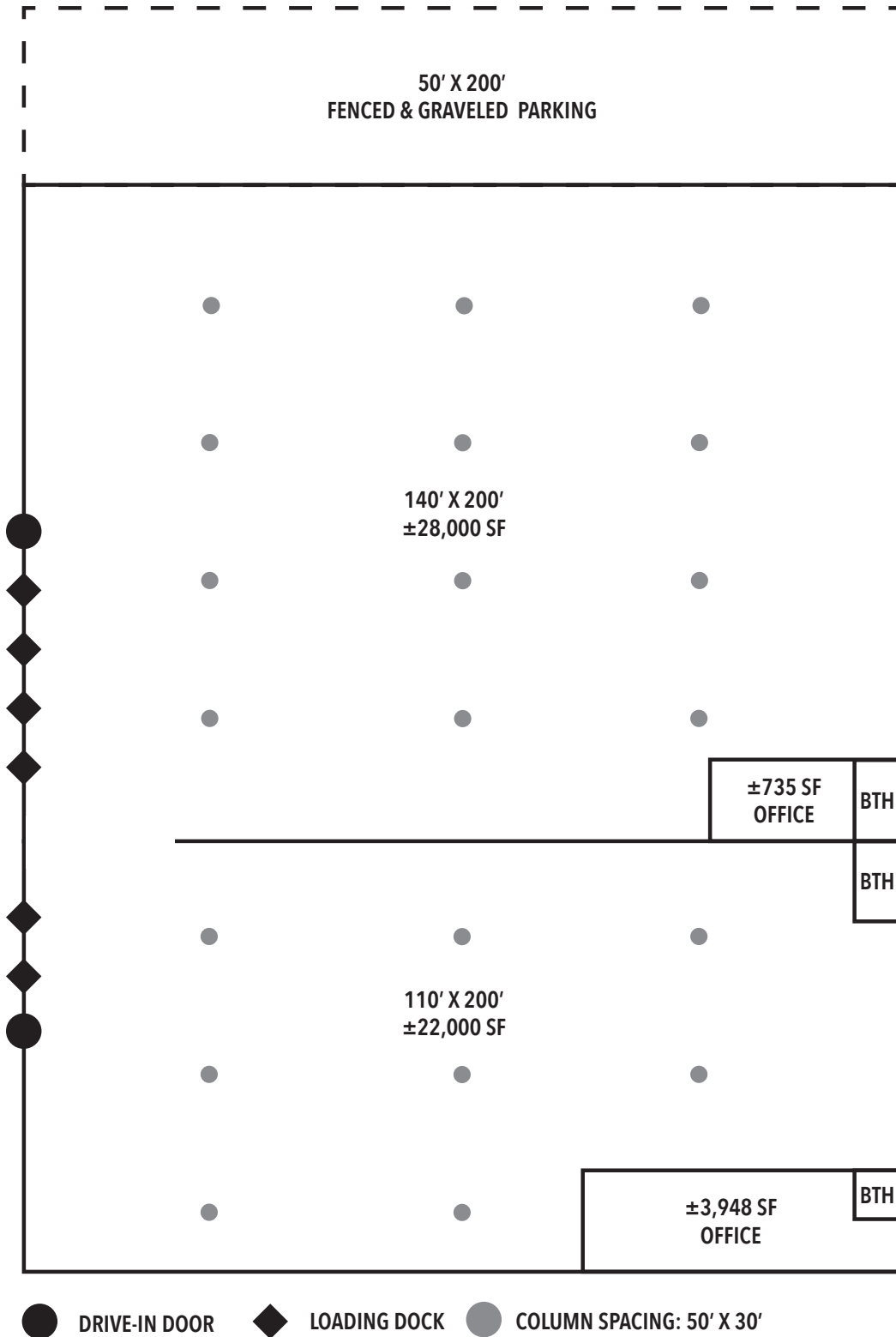
LOCATION OVERVIEW



- 1 Clear Logistics
- 2 FedEx Freight
- 3 TAGG Logistics
- 4 Old Dominion Freight Line
- 5 Swift Transportation
- 6 BMW Manufacturing
- 7 GSP International Airport

201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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FLOOR PLAN





LEARN MORE GIVE US A CALL



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GREENVILLE OFFICE

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