

FOR LEASE

±22,000-SF  
Commercial Office  
Space Adjacent to I-85

310 Inglesby Parkway | Duncan, SC

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# Property Summary

Conveniently located off of I-85, this expandable office space spans approximately 22,000 square feet providing ample room for growth and flexibility. The property offers practical amenities such as a canteen setup, as well as an outdoor patio with seating space for employee use.

Executives will benefit from dedicated parking, while employees have access to additional parking facilities. Additionally, upon entrance, a professional lobby and reception area set the tone for a welcoming atmosphere.

Inside, the office space features a large conference room, supplemented by various smaller huddle rooms. Several executive offices are built throughout with sufficient space for cubicles in between, presenting the opportunity to create a productive and efficient workplace environment.

## Key Features

- 102 parking spaces
- Dock capacity in rear of building
- Adjoining pads in place for future expansion
- Segra technology and fiber installed

## Price

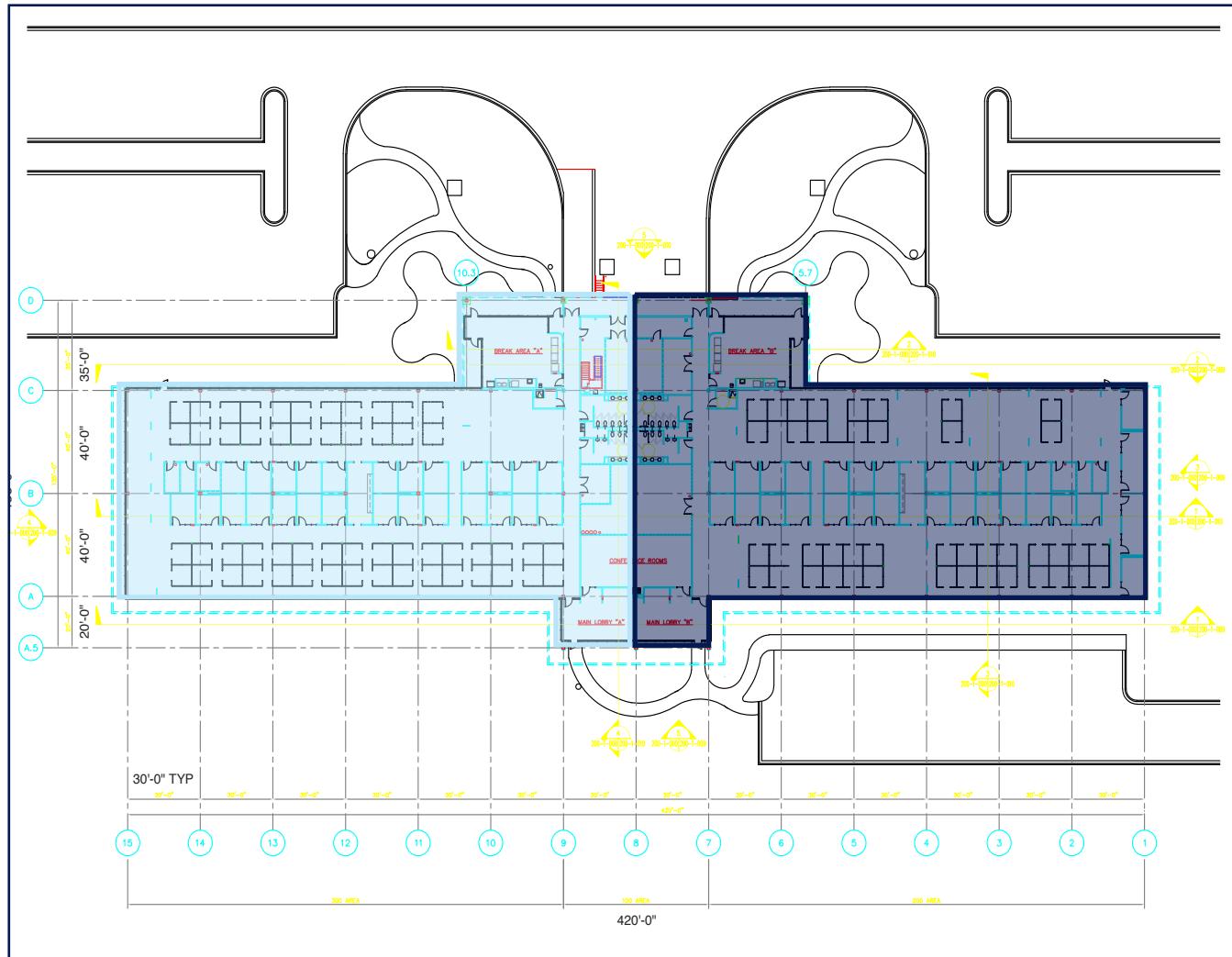
**\$23.75 PSF (Gross)**

At this time, the building is not separately metered by way of utilities. However, the space is flexible. We can accommodate the needs of most tenants. Previously, the building was used as a service/call center and office headquarters.

The operating expenses are +/- \$6.75/PSF. This includes utilities, maintenance (both common areas and fire, HVAC, and power/generator), insurance, and taxes.



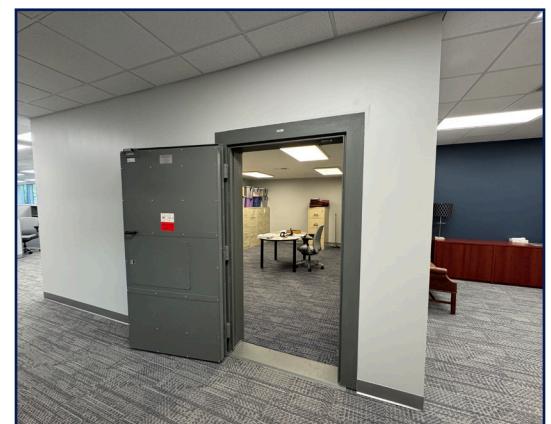
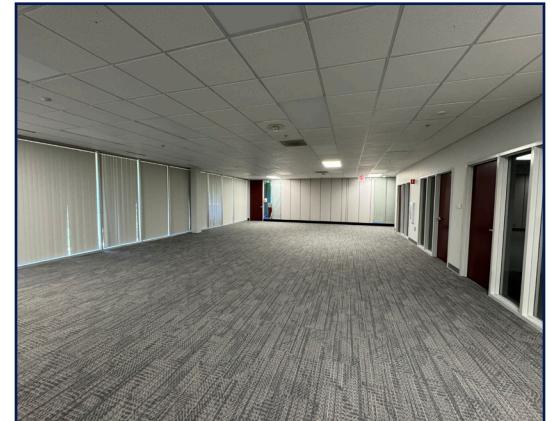
# Floor Plan



Space Available  
±22,000 SF

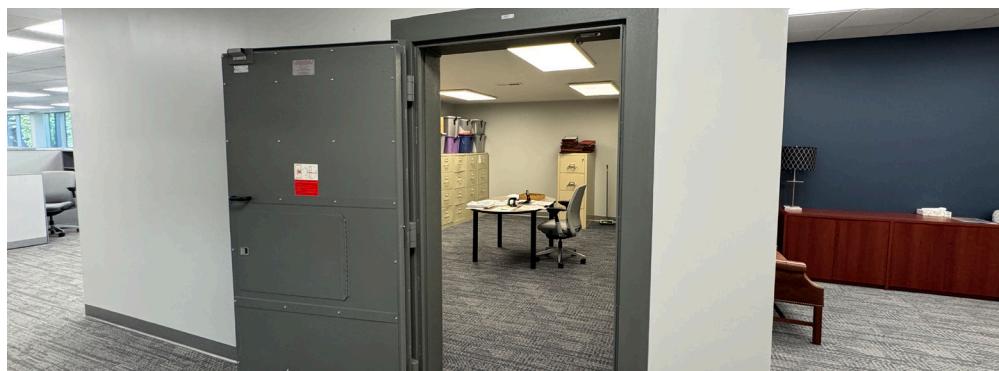


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# Property Photos

## INTERIOR IMAGES



# Property Photos

## EXTERIOR IMAGES



# Hwy 290 / Neighboring Business District



Greenville-Spartanburg  
International Airport



Greer Inland Port

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