



LEASE RATE:
\$2400/mo. Gross

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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

- 2400± sq. ft. warehouse/shop
- 40' x 60'
- 360 ± sq. ft. office
- 2040 ± warehouse
- Security system
- Wall mount HVAC in office
- Natural gas hanging heater and split HVAC in warehouse
- Ceiling Height 10'.8 clear center; 10' clear at eave
- Plumbed shower in warehouse
- 1 drive-in door (10'x10')
- 2 restrooms
- .31 ± acres
- Located in City Limits of Duncan
- Zoned Business District
- 1 block from W. Main Street (Hwy 290)
- Gross lease – tenant responsible for utilities



