

438 MAYFIELD ROAD DUNCAN, SOUTH CAROLINA 29334

AVAILABLE FOR SALE OR LEASE
±15,175 SF ON 12 AC (5 AC PAVED/FENCED)



**TRINITY
PARTNERS**

WALT ROBINSON, CCIM, SIOR
wrobinson@trinity-partners.com
864.616.1035

CHISOLM NICHOLSON, CCIM, SIOR
cnicholson@trinity-partners.com
864.270.8419

DAWSON KELLETT
dkellett@trinity-partners.com
864.979.3405

**BRIDGE
COMMERCIAL**

BROOKS COUNTNEY, SIOR
brooks.coutney@bridge-commercial.com
859.327.8749

PROPERTY SPECIFICATIONS

MODERN OFFICE SPACE

CENTRALLY LOCATED
ON HWY 101

5 AC IOS STORAGE

AVAILABLE SF	±15,475 SF
CLASS	A
PAVED AND FENCED	5 AC
LOT SIZE	12.70 AC
COUNTY	SPARTANBURG
DRIVE-IN DOORS	10 (16')
DOCK SLIPS	2
OFFICES	16
POWER	3 PHASE 480W
CLEAR HEIGHT	25'
IOS STORAGE	5 AC



EXTERIOR



INTERIOR



LOCATION

Duncan, SC is conveniently positioned halfway between Greenville and Spartanburg. The location has quick access to I-85, I-26 and I-385, which boosts regional connectivity, while also having immediate necessities nearby.



1 MILE



10 MILES



11 MILES



5 MILES

GSP INTERNATIONAL AIRPORT



6 MILES

INLAND PORT GREER



17 MILES

DOWNTOWN GREENVILLE



20 MILES

DONALDSON FIELD AIRPORT

