



CONCEPTUAL PHOTO

# ±12,000 SF INDUSTRIAL/ FLEX BUILDING FOR LEASE

360 Midpoint Boulevard  
Duncan, SC



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**Lease Rate:**  
**\$12.00/SF**  
**(NNN)**

- Under Construction  
Q4 2024 Delivery
- 2 Docks and 1 Drive-In
- Outside Storage
- Prime Location



**I-85**  
EASY ACCESS



**BUILDING SIZE**  
±12,000 SF



**HWY 101**  
LOCATED RIGHT  
OFF OF HWY 101



**POWER**  
480V 3 PHASE  
400 AMPS

# PROPERTY OVERVIEW

PROPERTY NAME	360 Midpoint Blvd
TYPE	Industrial
TOTAL AVAILABLE SF	±12,000 SF
TOTAL BUILDING SF	±12,000 SF
TAX MAP #	5-29-00-162.00
COUNTY	Spartanburg
CITY LIMITS	No
ZONING	None
YEAR BUILT	Under Construction

CONSTRUCTION TYPE	Metal
ROOF	Metal
WAREHOUSE SF	±12,000 SF
OFFICE SF	Build to Suit
DOCK DOORS	2 (TWO)
DRIVE-IN DOORS	1 (ONE)
LIGHTING	LED
PARKING	13 Auto
UTILITIES	All

# PROPERTY SUMMARY

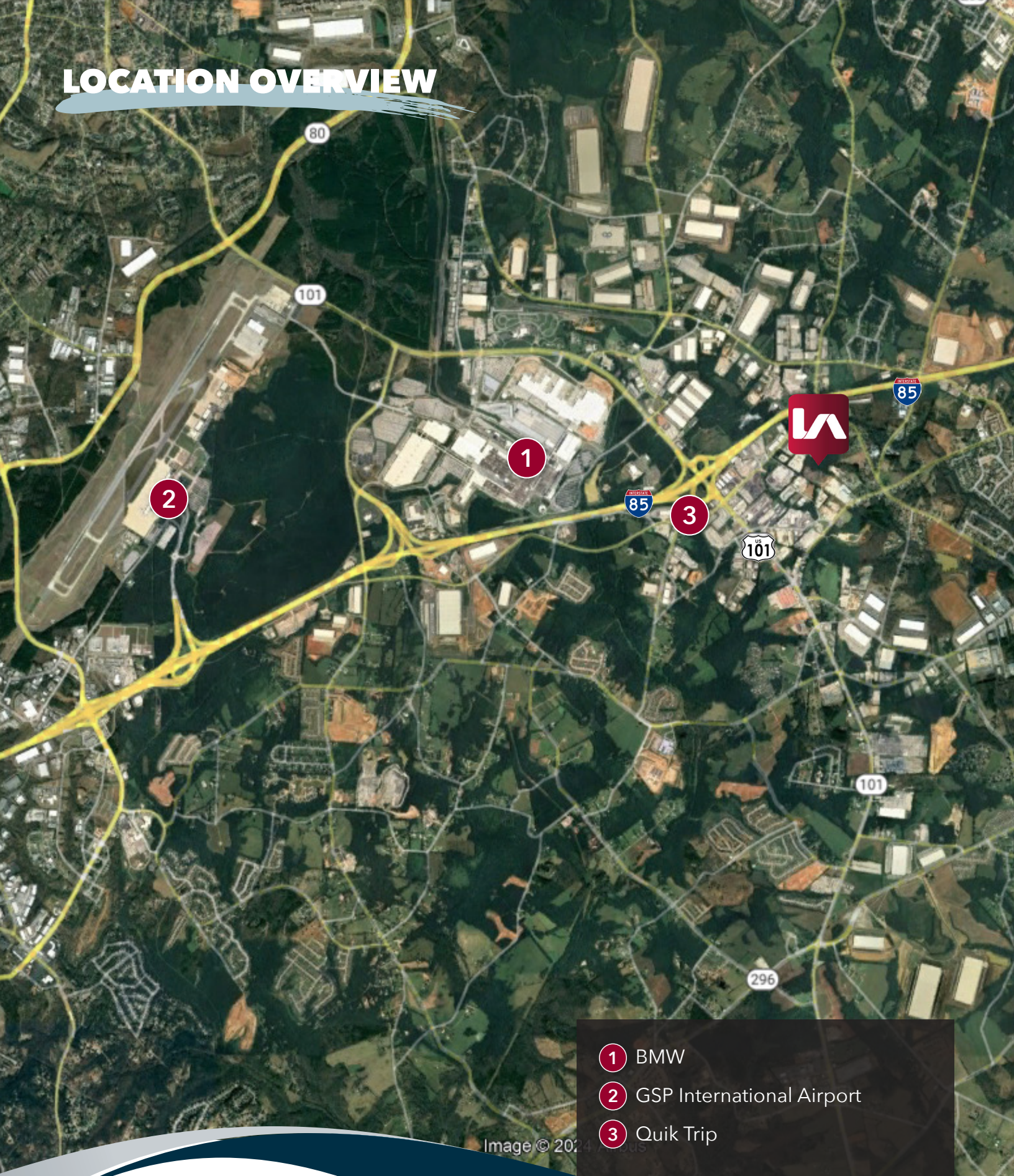
Prime industrial/flex building at 360 Midpoint Boulevard in Duncan, South Carolina, available for lease. This property offers ±12,000 square feet of versatile space under construction, with delivery scheduled for Q4 2024. The building, totaling ±12,000 SF, features metal construction, a metal roof, 480V 3 phase power with 400 amps, LED lighting, one drive-in door, and two docks. The warehouse space is approximately 12,000 SF, with office space built to suit. Located for easy access to Interstate 85, this site includes 13 auto parking spots and is zoned for industrial use without specific zoning restrictions.

This strategic location is ideal for businesses and is surrounded by major companies and interstates.





# LOCATION OVERVIEW



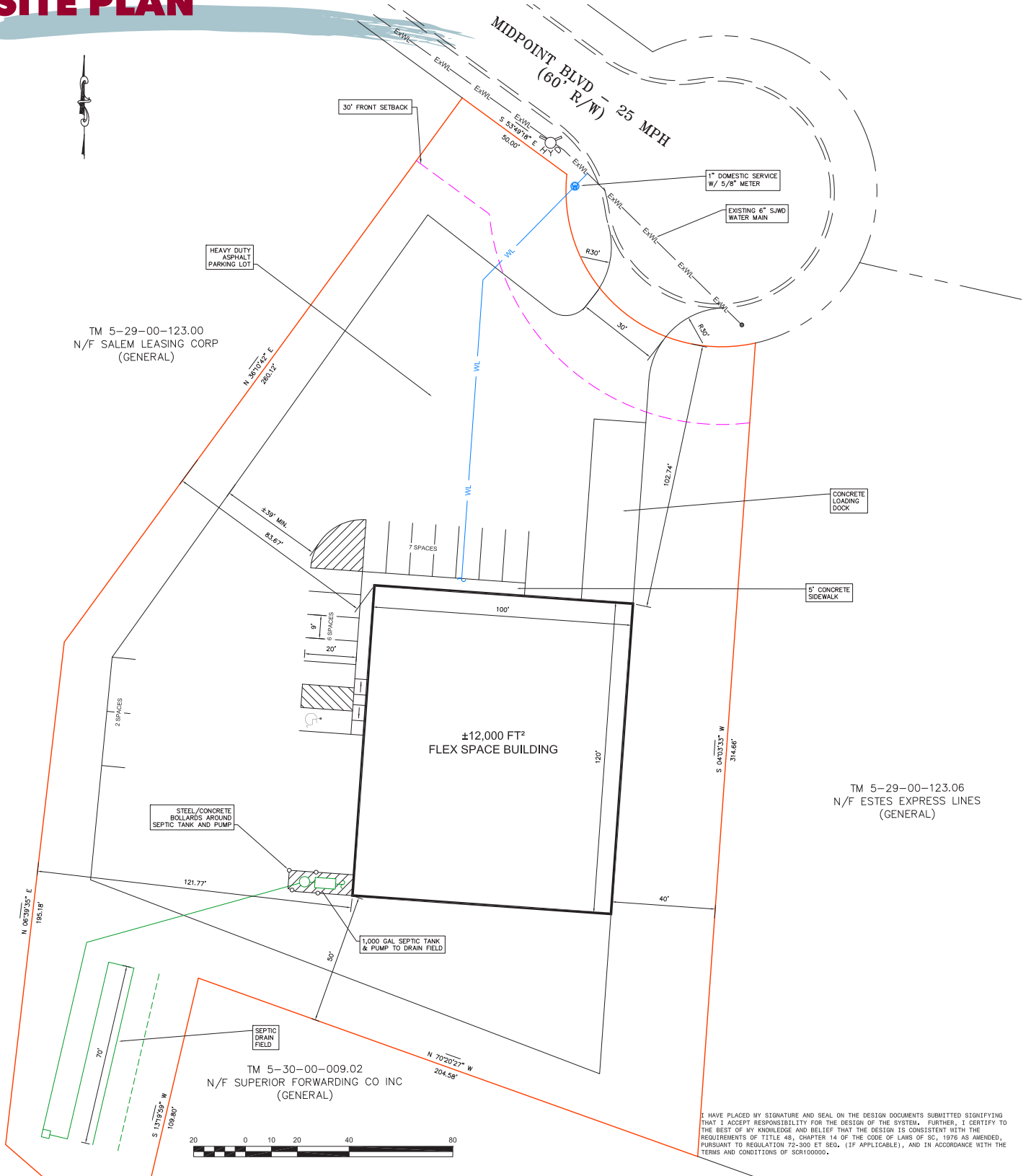
- 1 BMW
- 2 GSP International Airport
- 3 Quik Trip

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# SITE PLAN



I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR10000.



# LEARN MORE GIVE US A CALL



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