



## **±28,000 SF INDUSTRIAL SPACE FOR LEASE**

925 Berry Shoals Rd, Suite B  
Duncan, SC



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

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**864.704.1040**  
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**Lease Rate:  
\$8.50/SF  
(NNN)**

- ±28,000 SF Available
- Office Space: ±735 SF
- Warehouse SF: ±27,265 SF
- Located Right off Hwy 101
- ±1.8 miles to I-85



**DOCK DOORS**  
FOUR (4) 8' X 10' WITH  
EOD LEVELERS



**DRIVE-IN DOORS**  
ONE (1) 12' X 14'



**INTERSTATE ACCESS**  
±1.8 MILES FROM I-85



**SPRINKLER**  
100% SPRINKLERED

# PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	925 Berry Shoals Road Suite B
TYPE	Industrial
TOTAL AVAILABLE SF	$\pm 28,000$ SF
TOTAL BUILDING SF	$\pm 50,000$ 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	$\pm 735$ SF
CEILING HEIGHT	Eave: 14' Clear: 20'
DOCK DOORS	(4) 8' x 10' EOD Levelers
DRIVE-IN DOORS	(1) 12' x 14'
COLUMN SPACING	50' W x 30' L
LIGHTING	Skylights / Fluorescent
SPRINKLERS	Yes, 100%



# LOCATION OVERVIEW

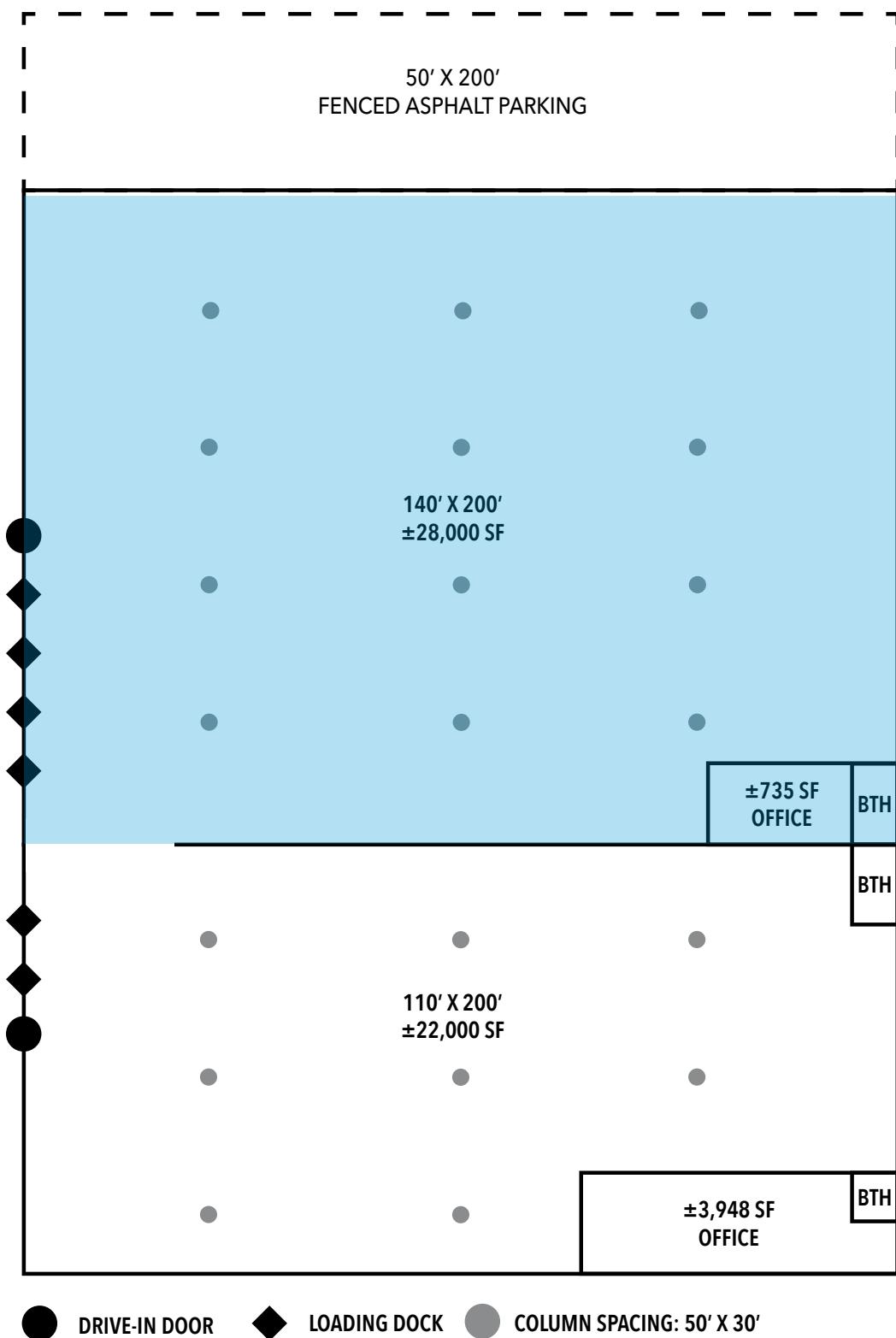


- 1 Clear Logistics
- 2 FedEx Freight
- 3 TAGG Logistics
- 4 Old Dominion Freight Line
- 5 Swift Transportation
- 6 BMW Manufacturing
- 7 GSP International Airport

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

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# FLOOR PLAN



● DRIVE-IN DOOR      ♦ LOADING DOCK      ● COLUMN SPACING: 50' X 30'

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**LEARN MORE  
GIVE US A CALL**



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