

17 ACRES FOR BUILD TO SUIT - UP TO 168,480 SF



INLIGHT | VICTOR HILL



202 E VICTOR HILL RD | DUNCAN, SC 29334

STREAM



InLight Victor Hill is a seventeen-acre industrial site located in the heart of Upstate South Carolina’s industrial market

InLight Victor Hill is located along Interstate 85 between Greenville and Spartanburg. The site can accommodate a wide variety of designs specific to industrial users, including up to 168,000 square feet of distribution center space.

The developer, InLight Real Estate Partners, is capable of executing on any build-to-suit requirement and looks forward to bringing a top tier facility to the state of South Carolina.



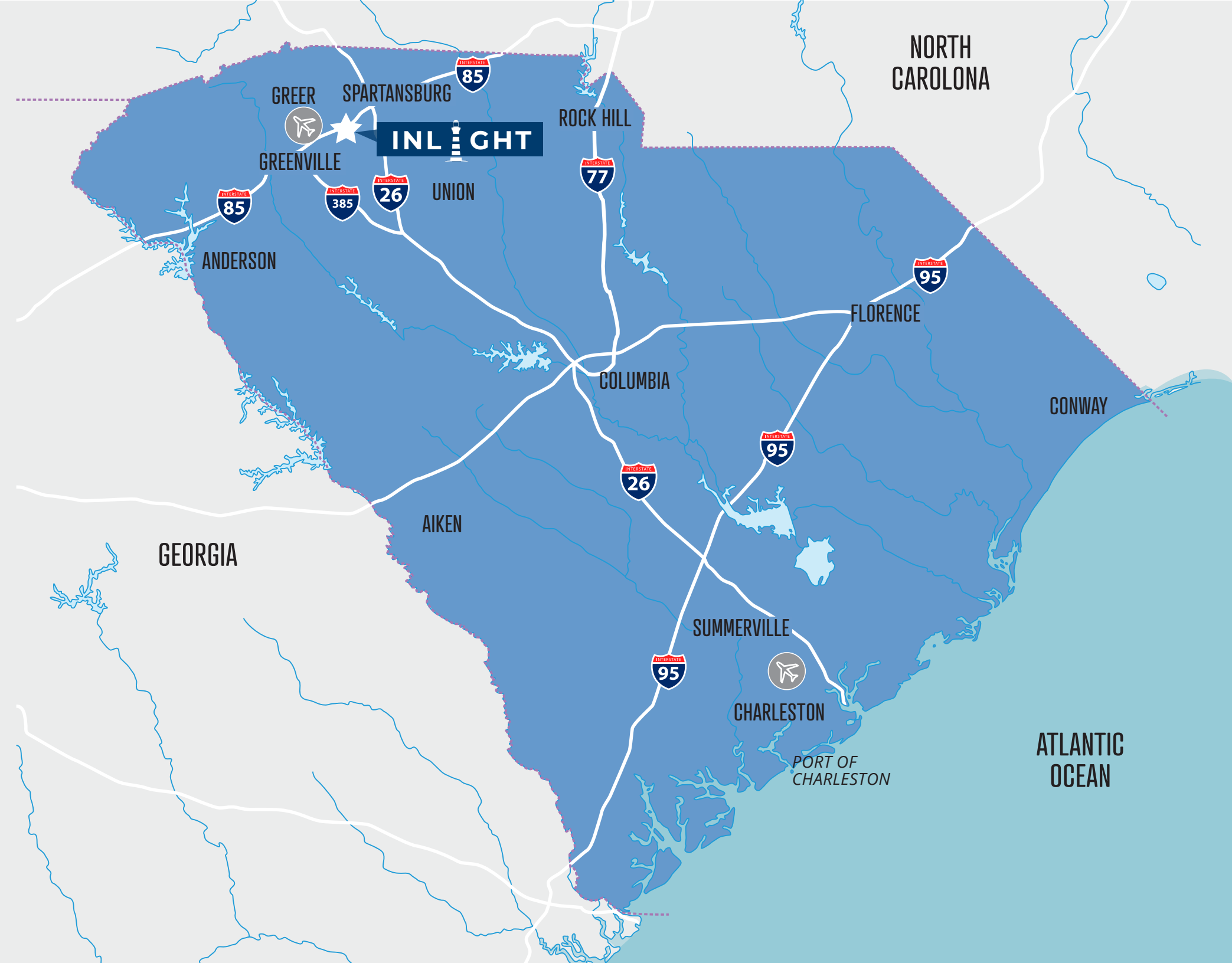
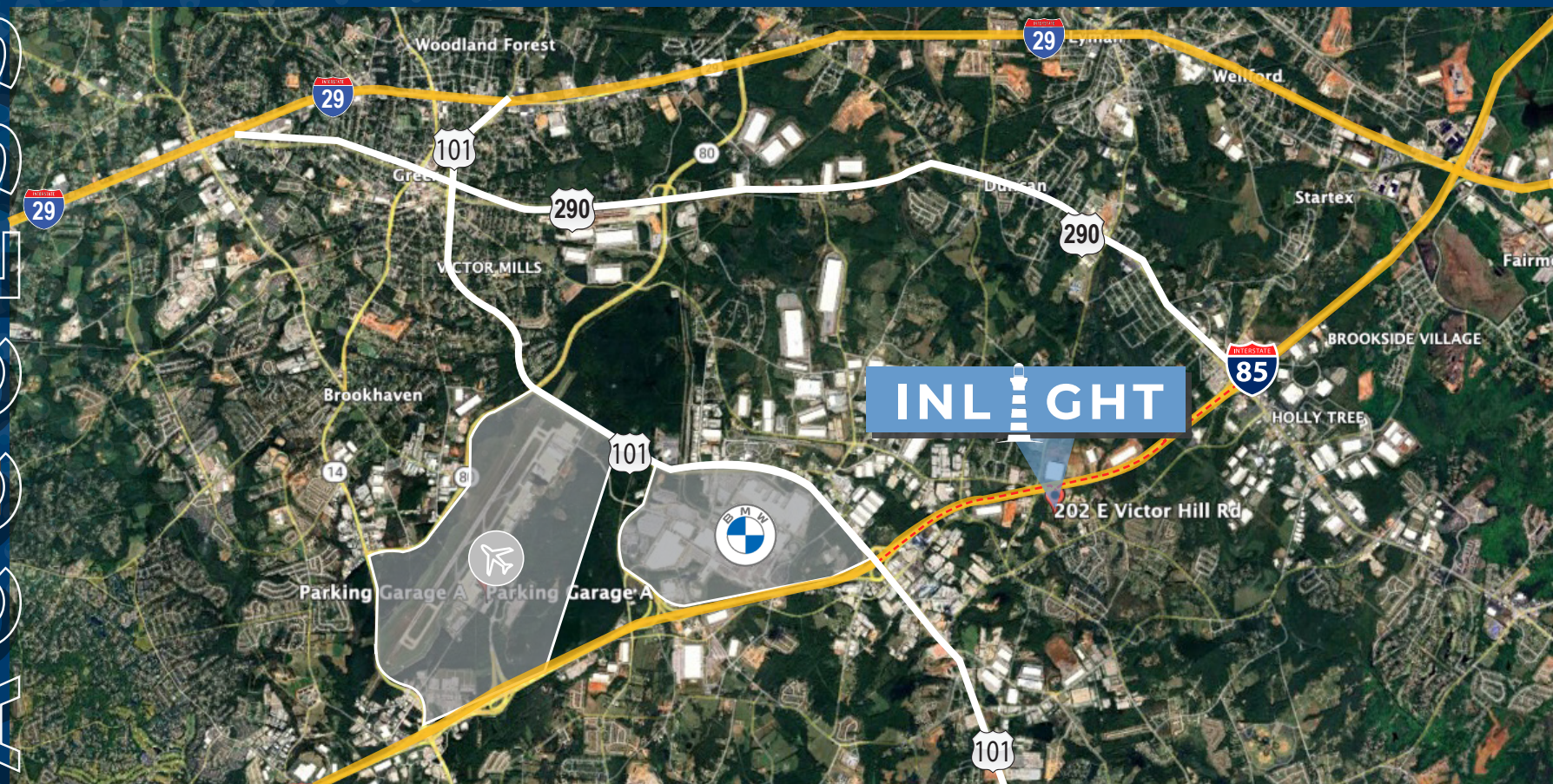
BUILDING SPECS

SITE ACREAGE	17.0 acres
BUILDING SIZE	Up to 168,480 SF
TRUCK COURT DEPTH	135’
BUILDING DEPTH	260’
BUILDING LENGTH	648’
CLEAR HEIGHT	32’
DOCK HIGH COUNT	Build to suit
DRIVE IN COUNT	Build to suit
LOADING	Rear load
OFFICE	Build to suit
LIGHTING	LED
SPRINKLER	ESFR
WAREHOUSE HVAC	Build to suit
TRAILER PARKING/ OUTDOOR STORAGE	60 stalls
POWER	Build to suit
SLAB THICKNESS/PSI	Build to suit
FOREIGN TRADE ZONE	FTZ 38



The site provides unparalleled drivetimes to the economic drivers of Upstate South Carolina:

- 5-minutes to Highway 101 and Interstate 85 Exit
- 6-minutes to BMW's Greer Manufacturing Plant
- 10-minutes to the Greenville-Spartanburg Intl. Airport
- 10-minutes to the Inland Port Greer
- 10-minutes to Interstate 29
- 20-minutes to Greenville, SC
- 20-minutes to Spartanburg, SC
- 1.5 hours to Charlotte, NC
- 2.5 hours to Atlanta, GA
- 3 hours to the Port of Charleston







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ROB WILLIAMS

864.593.0928

[rob.williams@streamrealty.com](mailto:rob.williams@streamrealty.com)

CARTER KELLER

434.534.2060

[carter.keller@streamrealty.com](mailto:carter.keller@streamrealty.com)