



For Lease

Apple Valley Industrial Park

±75,320 SF

231 Apple Valley Rd | Duncan, SC



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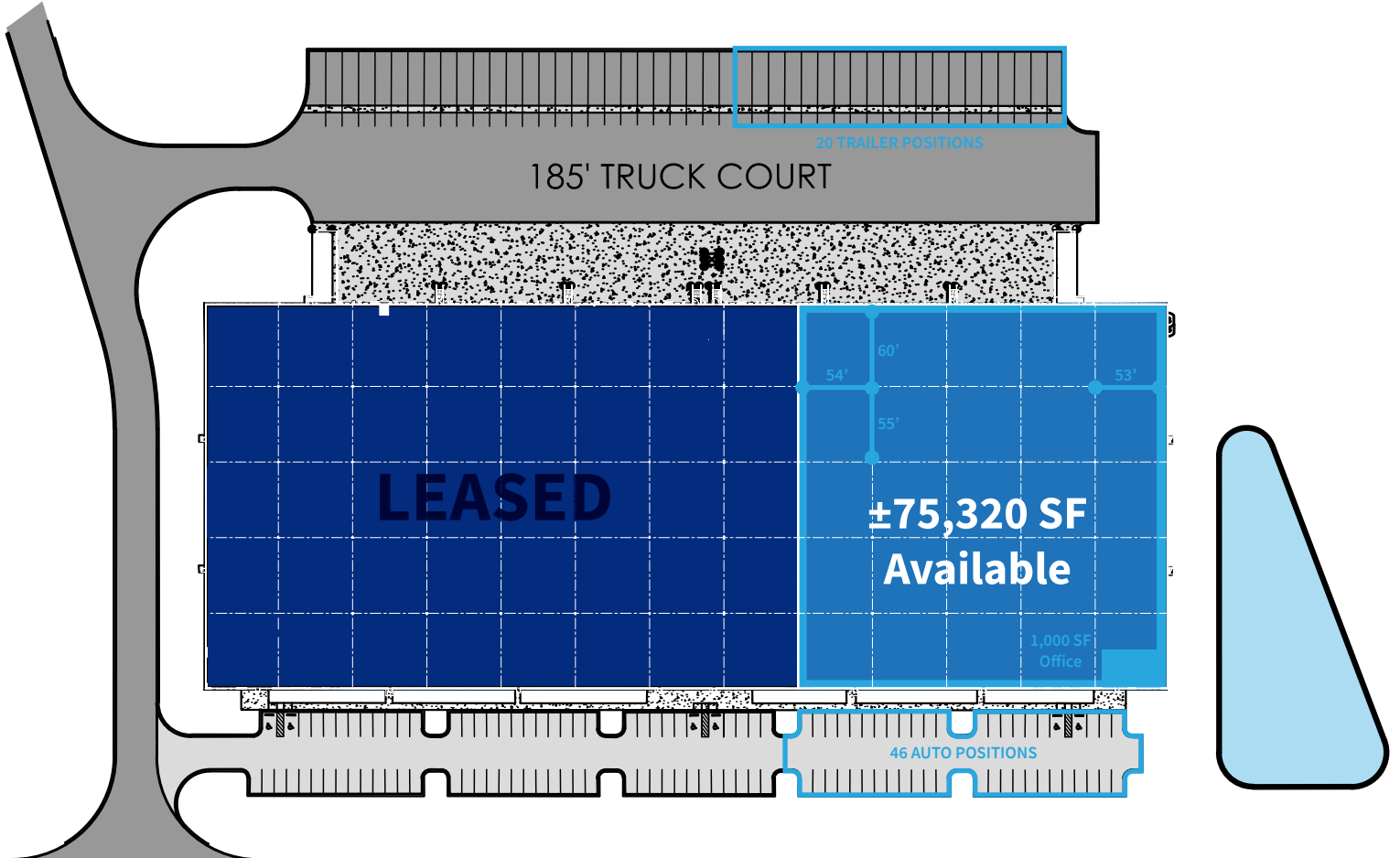
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Owned & Managed by:

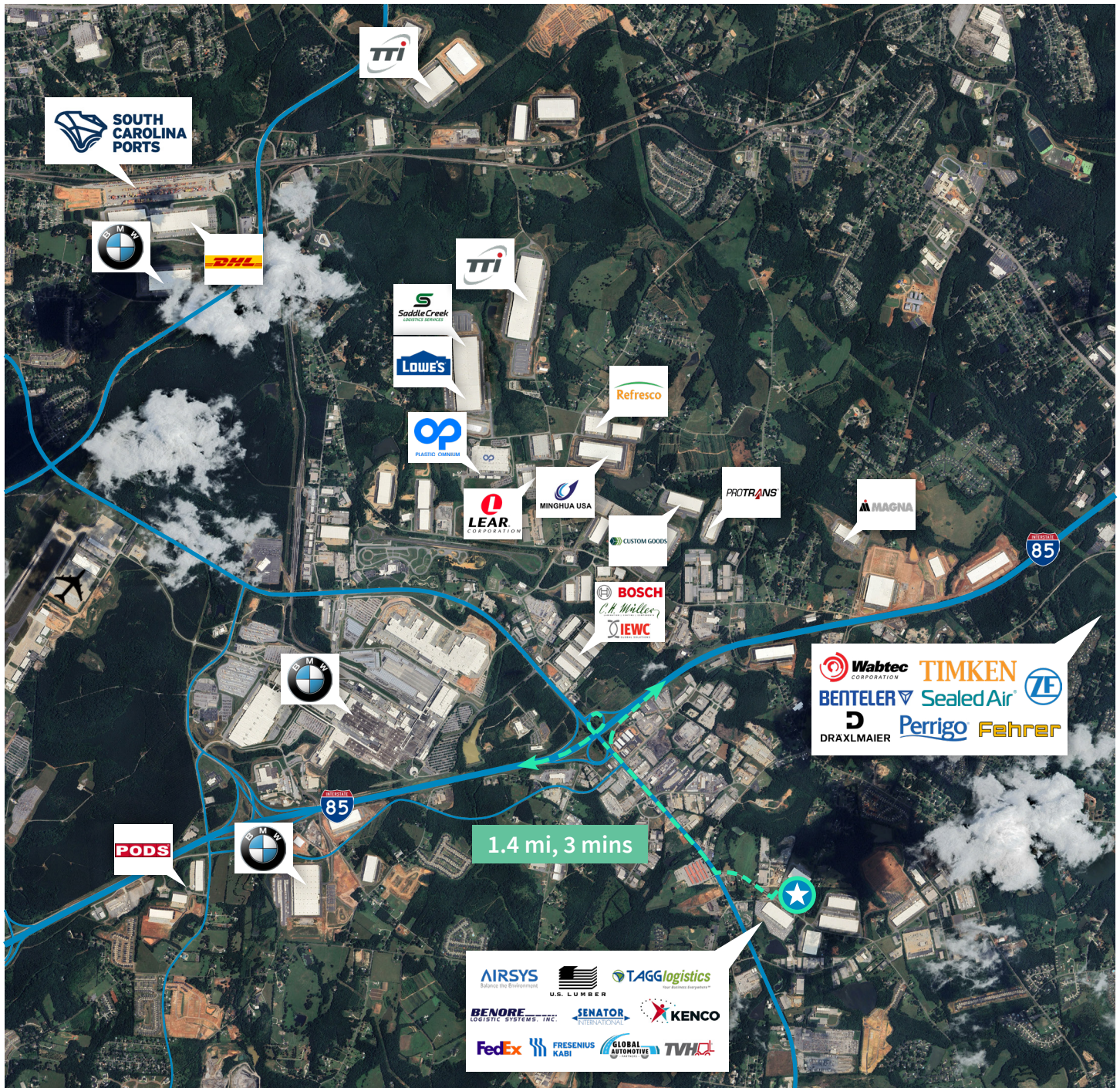


Property Overview & Specifications

Available Size	±75,320 SF
Office SF	±1,000 SF
Clear Height	32'
Dock High Doors	12 with pit levelers, shelters, locks, & lights
Drive in Doors	1 (12' x 14')
Building Depth	280'
Column Spacing	54' x 55' (60' speed bays) 55' x 53' End Bay
Bay Size	±15,120 SF
Floors	6" Slab (4,000 PSI)
Lighting	Motion Sensor LED 25' FC
Sprinkler System	ESFR
Truck Court	185'
Auto Parking	46 positions
Trailer Parking	20 trailer positions
HVLS Fans	2
Interior Walls	Painted White
Power	225 amps, 277/480V, 3 ph





Interstate Access & Surrounding Area



- > Excellent access to I-85
- > Convenient access to the Upstate Airport; GSP (Greenville-Spartanburg)
- > Located near numerous amenities

Close proximity to Inland Port - the industrial hub of GVL-SPT

Meets BMW's "Just-in-time, just-in-sequence" requirement



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