



± 30,000 SF AVAILABLE

240 COMMERCE COURT | DUNCAN, SC

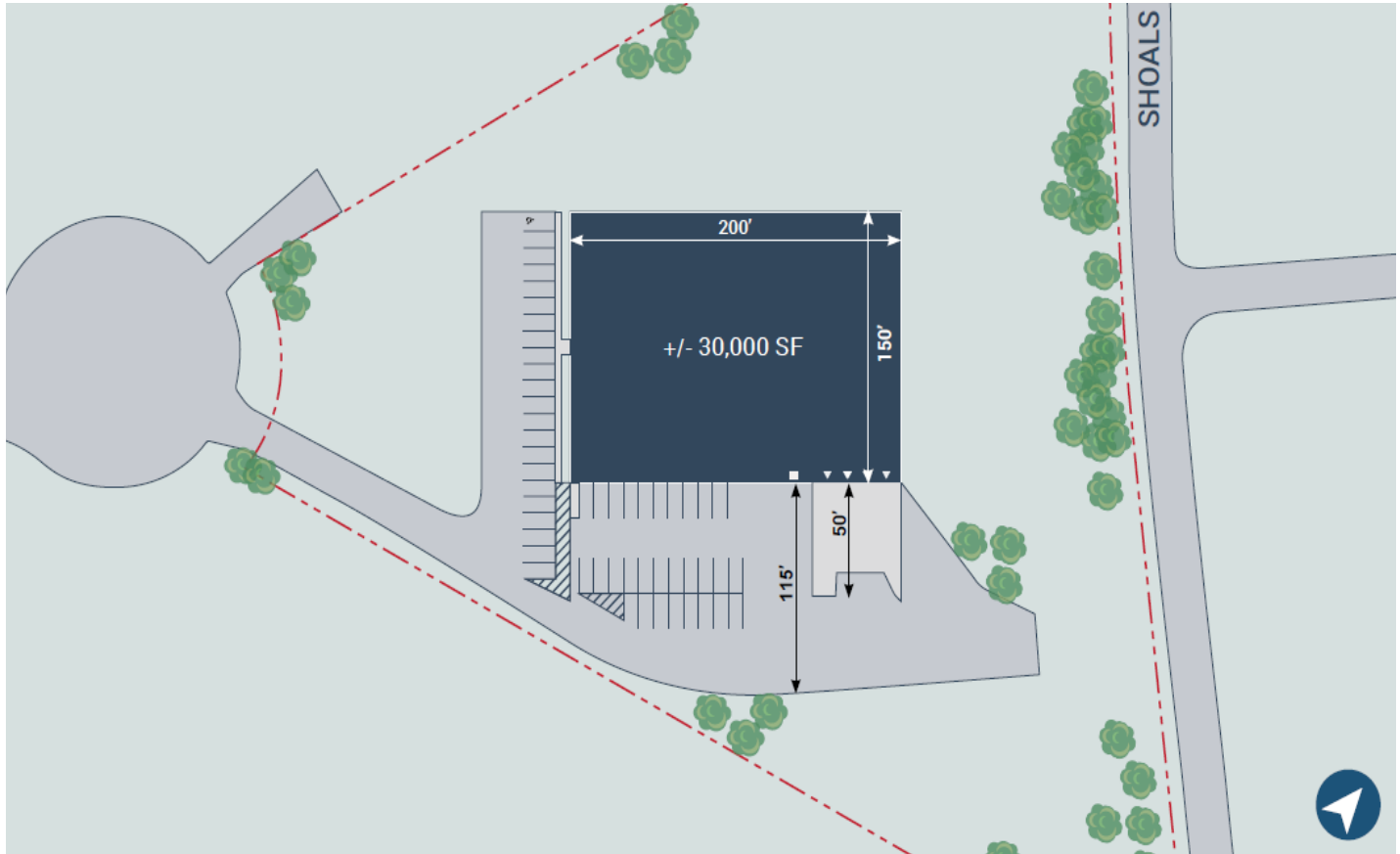
BUILDING OVERVIEW

- BUILDING RENOVATIONS UNDERWAY
- OUTSIDE STORAGE POTENTIAL
- FULLY AIR CONDITIONED INDUSTRIAL SPACE
- HEAVY POWER
- ± 3,175 SF OFFICE

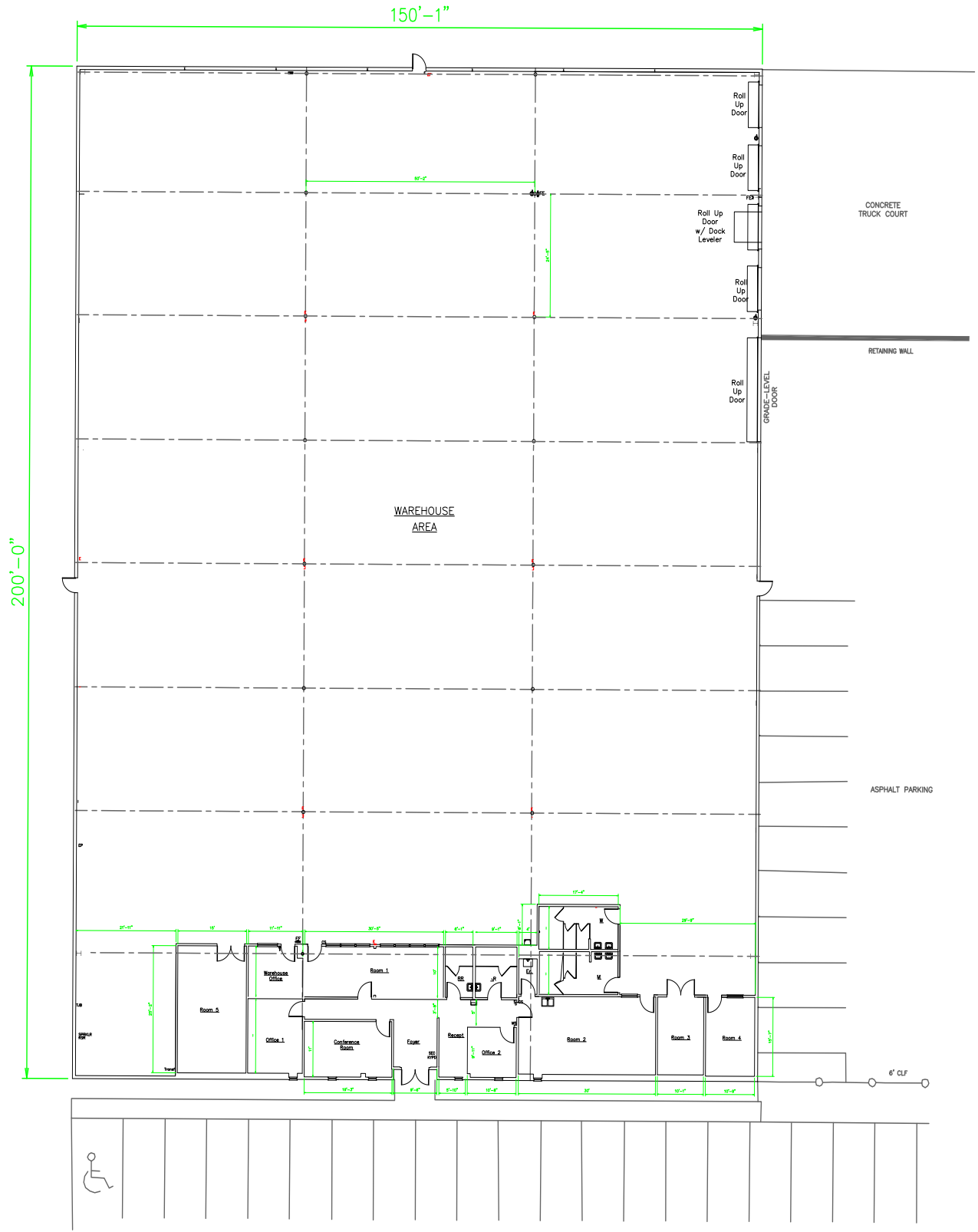
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Property Overview & Specifications



Available Size	±30,000 SF
Office SF	±3,175 SF
Configuration	Side Load
Dimensions	150' x 200'
Clear Height	17.5' - 19.1'
Dock High Doors	4
Dock Equipment	4 EOD's, Seals & Restraints
Drive in Doors	1 (20' x 14')
Column Spacing	50' x 25'
Lighting	LED's
Fire Protection	100% Wet System
Roof	TPO
HVAC	Fully Air Conditioned
Security	Gated & Fenced
Auto Parking	49 Positions (Expandable)
Outside Storage	±7,265 SF (Fenced)
Electrical	3 Phase, 800 AMP, 480/277V
Sewer	Town of Duncan
Water	12" line SJWD
Gas	Piedmont Natural Gas



>>> Interstate Access



I-85	±2.1 miles
BMW	±6.4 miles
I-26	±8.2 miles
Inland Port Greer	±8.3 miles
GSP Airport	±9.9 miles
Spartanburg CBD	±10.6 miles
Greenville CBD	±20.7 miles



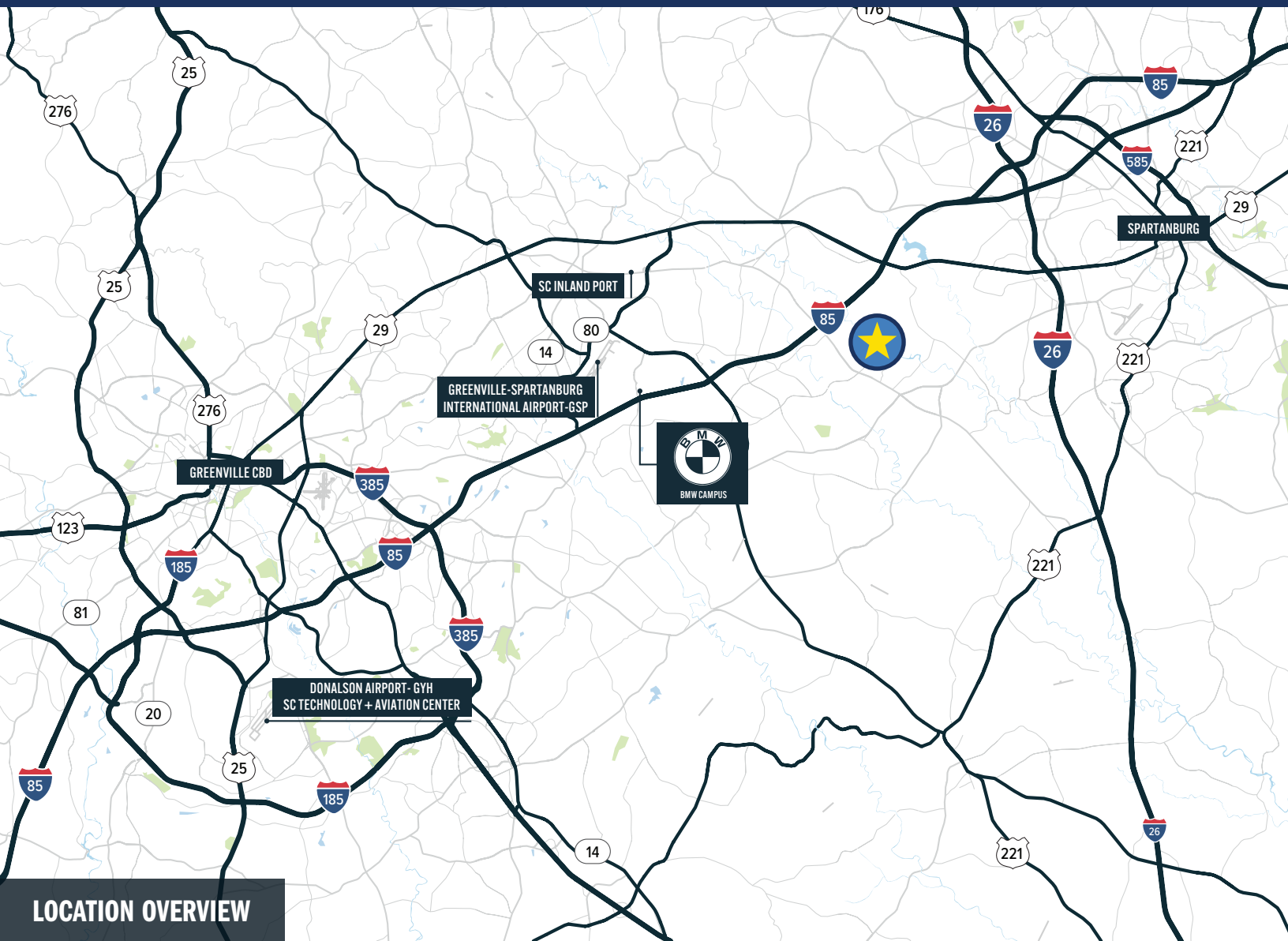


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LOCATION OVERVIEW