

251 INGLESBY PKWY

DUNCAN, SOUTH CAROLINA 29334

FOR LEASE

INDUSTRIAL / FLEX SPACE | ±6,000 SF fully climate controlled building on ±1.50 AC shared land off I-85



CHISOLM NICHOLSON, CCIM, SIOR
cnicholson@trinity-partners.com | 864.270.8419

WALT ROBINSON, CCIM, SIOR
wrobinson@trinity-partners.com | 864.616.1035

DAWSON KELLETT
dkellett@trinity-partners.com | 864.979.3405



The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

LEASE RATE: \$13/SF NNN

Building Size	± 6,000 SF
Lot Size	± 1.50 AC
County	Spartanburg
Submarket	Duncan
Office Space	± 1,500 SF
Dock Doors	1
Drive-In Doors	1
Minimum Clear Height	13'

→ Coming available July 2026

- Move-in ready
- Immediate proximity to I-85 and close to I-26
- Close to many QSR restaurants
- Climate controlled warehouse



LOCATION INFO

The property is surrounded by a strong mix of national retailers and employers, and is close to numerous quick-service restaurants and everyday amenities. This highly visible and accessible site benefits from continued growth in the surrounding area, positioning it well for a variety of commercial uses.



1 MILE



8 MILES



13 MILES



7 MILES

GSP INTERNATIONAL AIRPORT



7 MILES

INLAND PORT GREER



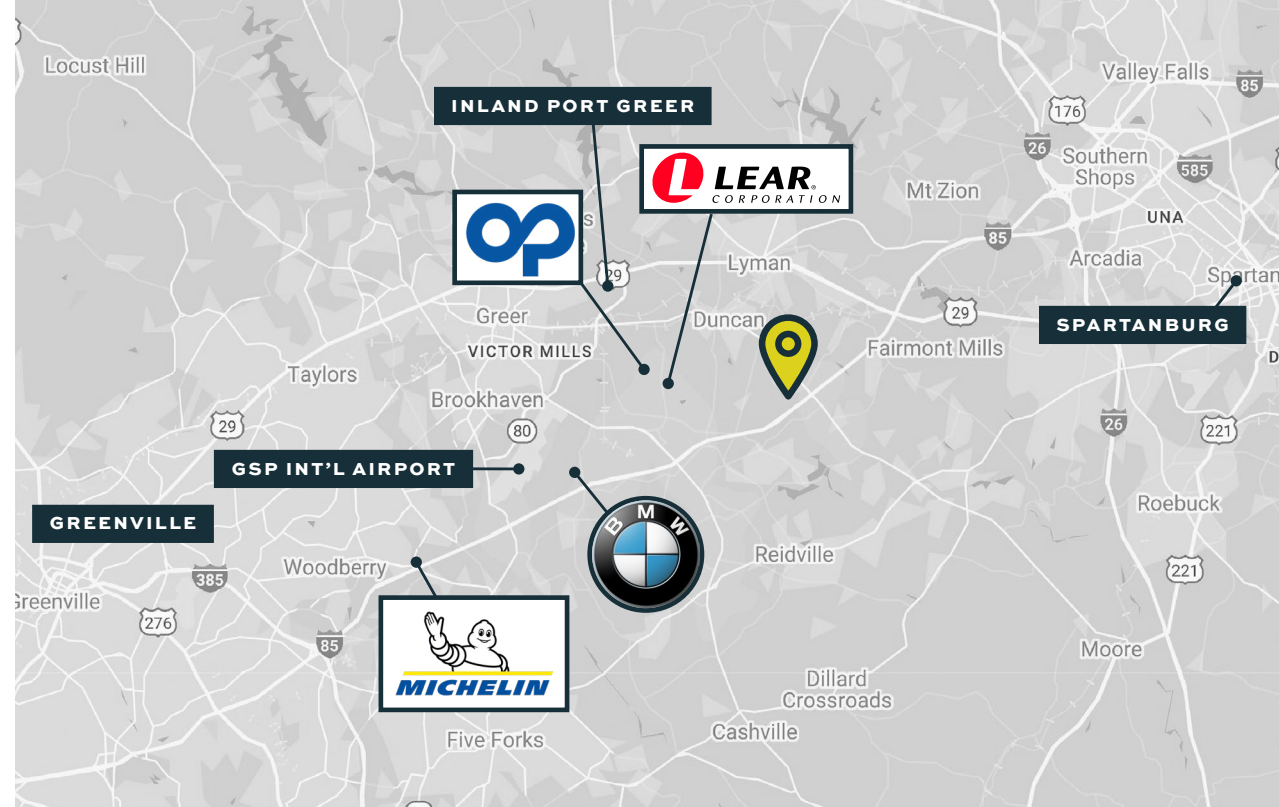
11 MILES

DOWNTOWN SPARTANBURG



19 MILES

DOWNTOWN GREENVILLE



ADDITIONAL PHOTOS

