

532 MAYFIELD ROAD
DUNCAN, SC 29334

FOR SUBLEASE

- ▶ Built in 2023
- ▶ 5,220 SF
- ▶ 1,000 SF of Highly Finished Office
- ▶ 2 Private Offices
- ▶ Open Area/ Bull Pen/ Showroom
- ▶ 1 Office Bathroom
- ▶ 1 Warehouse Bathroom
- ▶ 22' Clear Height
- ▶ 1 Dock High Door
- ▶ 3 Phase Power/ 480 V Service



Move-In Ready Class A Industrial Flex Space with High Visibility Off I-85

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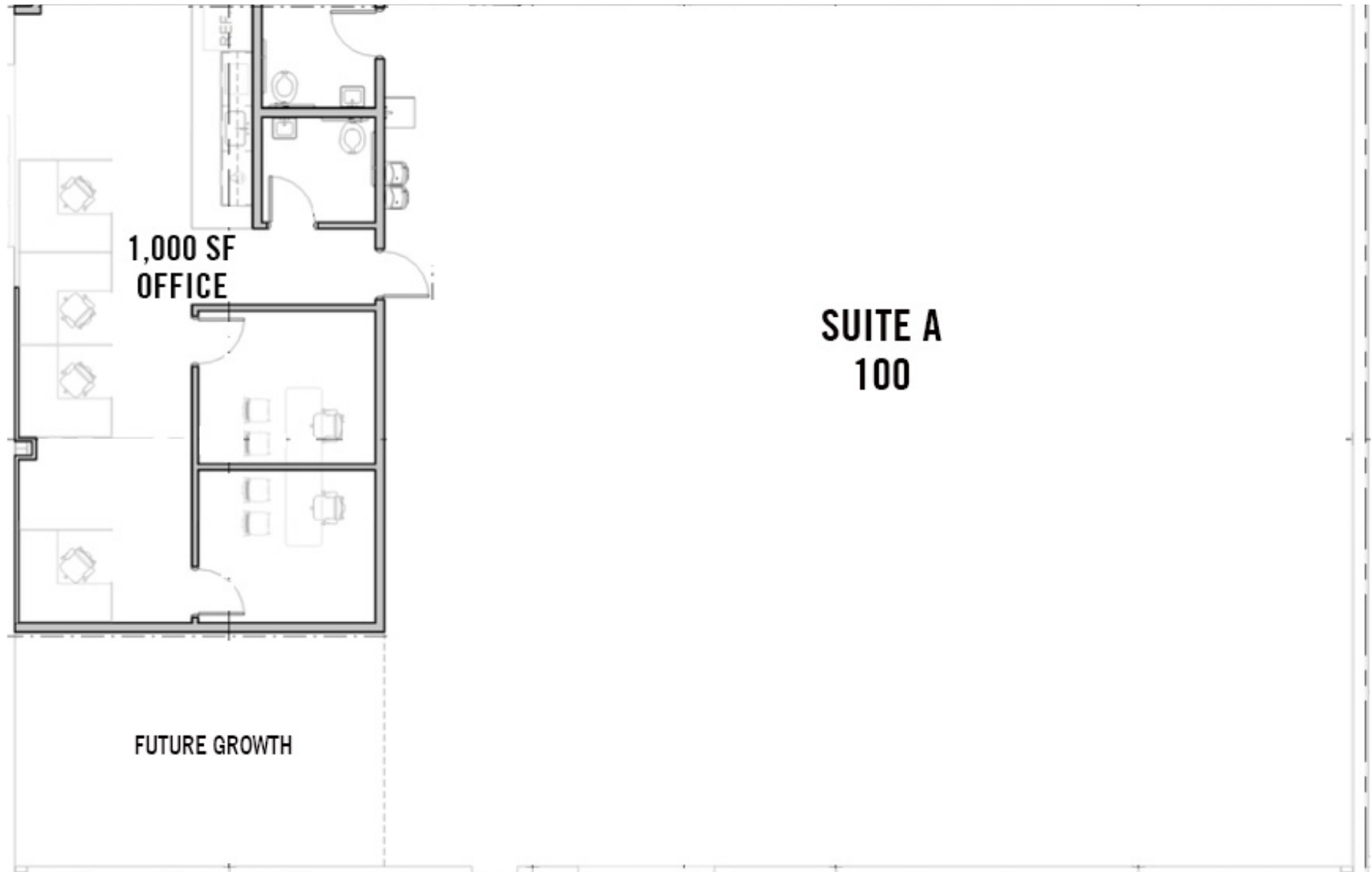
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VERV
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FLOORPLAN



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LOCATION OVERVIEW



- Immediate access to Highway I-85 within robust business environment
- Close proximity to major thoroughfares I-185, I-385, I-26 and I-29
- Located between Greenville and Spartanburg in major industrial corridor

**LANGSTON
BLACK**
REAL ESTATE, INC.