



**FOR LEASE**

# ±192,910-SF Industrial Facility Available

**1201 Woods Chapel Rd | Duncan, SC**

**Brockton Hall, SIOR**

Vice President  
+1 864 527 5441  
brockton.hall@colliers.com

**Dillon Swayngim, SIOR**

Vice President  
+1 864 527 5456  
dillon.swayngim@colliers.com

**John Montgomery, SIOR**

Managing Director  
+1 864 527 5422  
john.montgomery@colliers.com

**Garrett Scott, SIOR**

Managing Director  
+1 864 527 5453  
garrett.scott@colliers.com

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## PROPERTY OVERVIEW

Duncan Distribution Center includes  $\pm 350,491$  SF of industrial space within the Greer-Duncan submarket in the upstate of South Carolina. Suite A is occupied by Magna International, while  $\pm 192,910$ -SF Suite B is available for lease.

The facility is within close proximity to logistics points such as Interstate 85, the Inland Port in Greer, GSP International Airport and BMW's Plant Spartanburg headquarters. This location meets BMW's "just-in-time, just-in-sequence" requirement for automotive suppliers.

The Greenville-Spartanburg area is a thriving industrial hub in the Southeast, with excellent supply chain infrastructure allowing distributors to reach  $\pm 120$  million consumers within a one-day truck drive.



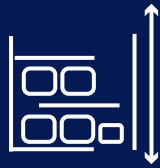




## BUILDING SPECS

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Designed for efficiency and functionality, the Duncan Distribution Center boasts a variety of specifications that support optimal operations for tenants and businesses.



**Clear Height;**  
**24'8"**



**Lighting;**  
**LED**



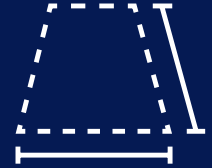
**Power;**  
**1600a 3p**



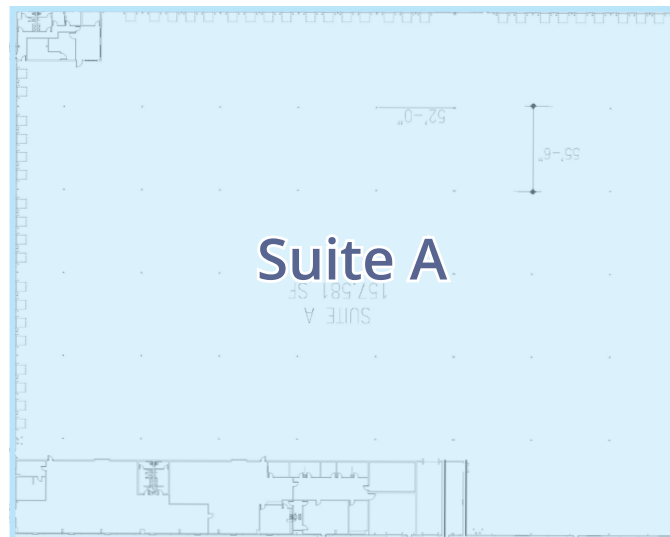
**Dock Doors;**  
**30 (9' x 10')**



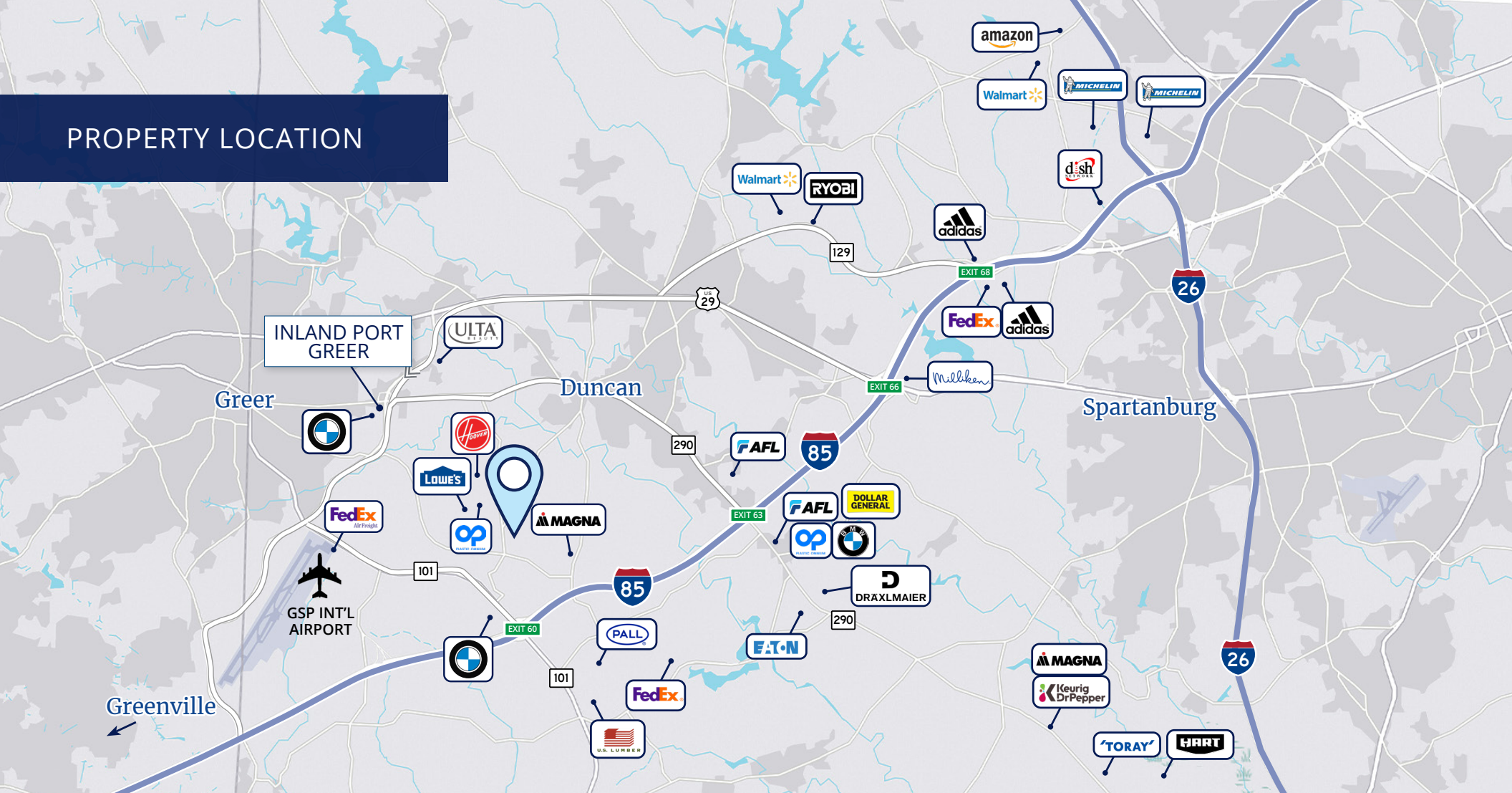
**HVAC;**  
**Heat Only**



**Column Spacing;**  
**55' x 52'**



## PROPERTY LOCATION



### Premier Site

1201 Woods Chapel Rd in Duncan, SC, offers convenient access to the Inland Port Greer, GSP International Airport, BMW and a variety of other well-known companies in close proximity.

I-85	±2 miles
I-26	±14 miles
SC Inland Port	±4 miles
Spartanburg, SC	±21 miles
Greenville, SC	±17 miles
Atlanta, GA	±160 miles
Charlotte, NC	±89 miles

GSP Int'l Airport	±5 miles
BMW	±3 miles
FedEx Freight	±4 miles
FedEx Air Freight	±5 miles
FedEx Ground	±11 miles
UPS Freight	±9 miles





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## PROPERTY IMPROVEMENTS

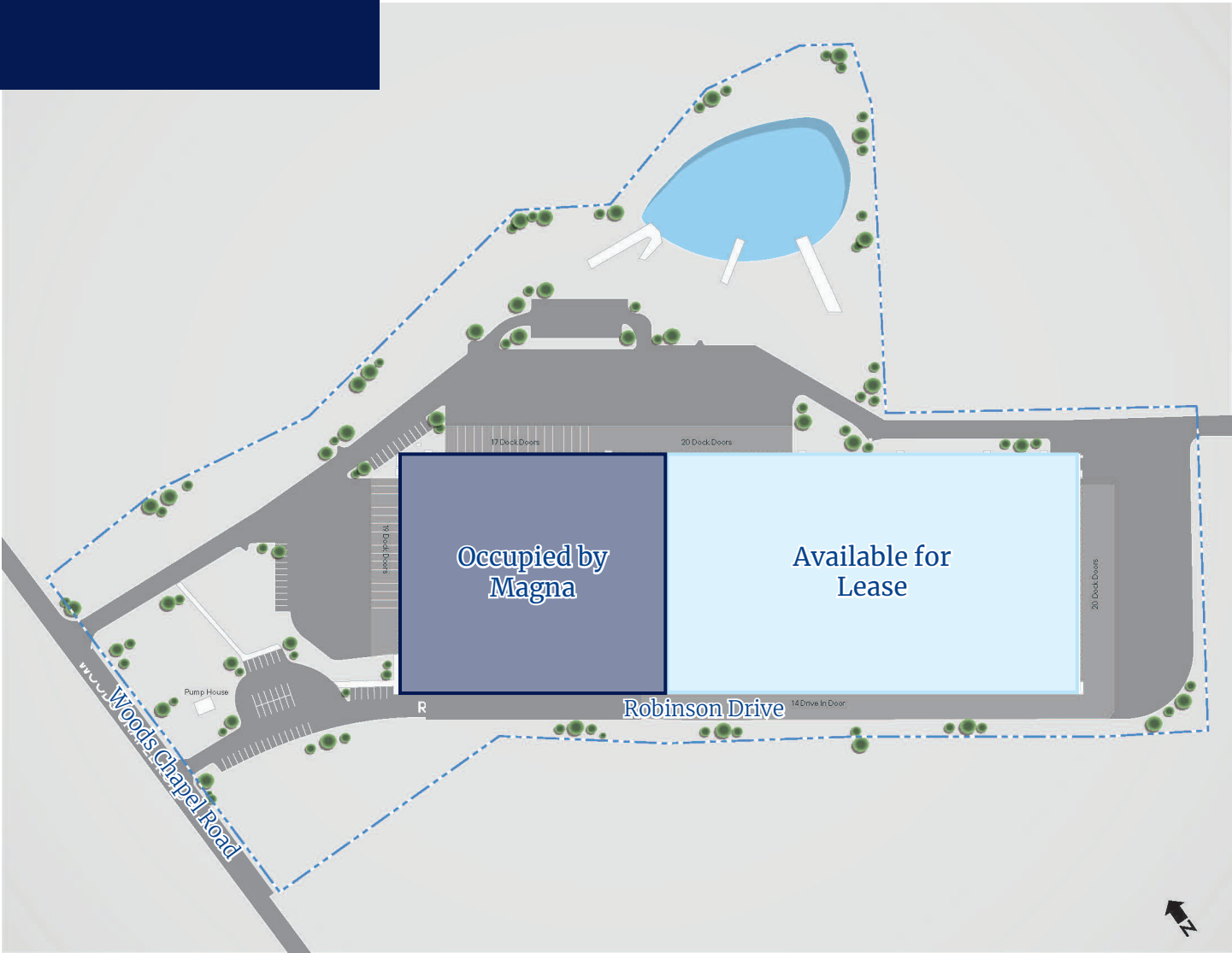
- Make ready updates to interior of building (paint, utilities, fire protection, lighting, dock equipment, floors, office spaces and ADA compliance)
- Refreshed pavement and concrete in parking lot areas
- Detention pond fencing
- Exterior lighting
- Landscaping
- Smart Meter for electric, gas and water services





# Site Plan

There is currently ±192,910 square feet available in Suite B. This space neighbors Magna.





## UPDATED OFFICE & RESTROOMS



Office Entrance



Office Interior



Breakroom



Restrooms



Private Office





Colliers | South Carolina  
145 W. Main Street, Suite 300  
Spartanburg, SC 29306  
+1 864 297 4950  
colliers.com

## CONTACT

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Vice President  
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