



INDUSTRIAL SPACE FOR LEASE ONLY 2.5 MILES FROM I-85

100 Fortis Drive,
Duncan, SC 29334



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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864.704.1040
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Lease Rate:
\$6.50 SF NNN

Fully Conditioned:
\$6.95 SF NNN

- Five (±5) Miles to GSP International Airport
- Water and Private Septic System
- Office Space: Conference Room, Open Space, Eight (8) Cubicles & Three (3) Private Offices



**MAJOR INTERSTATE
ACCESS**
±2.5 MILES TO I-85



PARKING
74 SURFACE PAVED
SPACES PLUS 1 H/C



BUILDING SIZE
±25,500 SF WARE-
HOUSE AND ±4,500
SF OFFICE SPACE



COUNTY/CITY
SPARTANBURG
COUNTY, NOT IN
CITY LIMITS

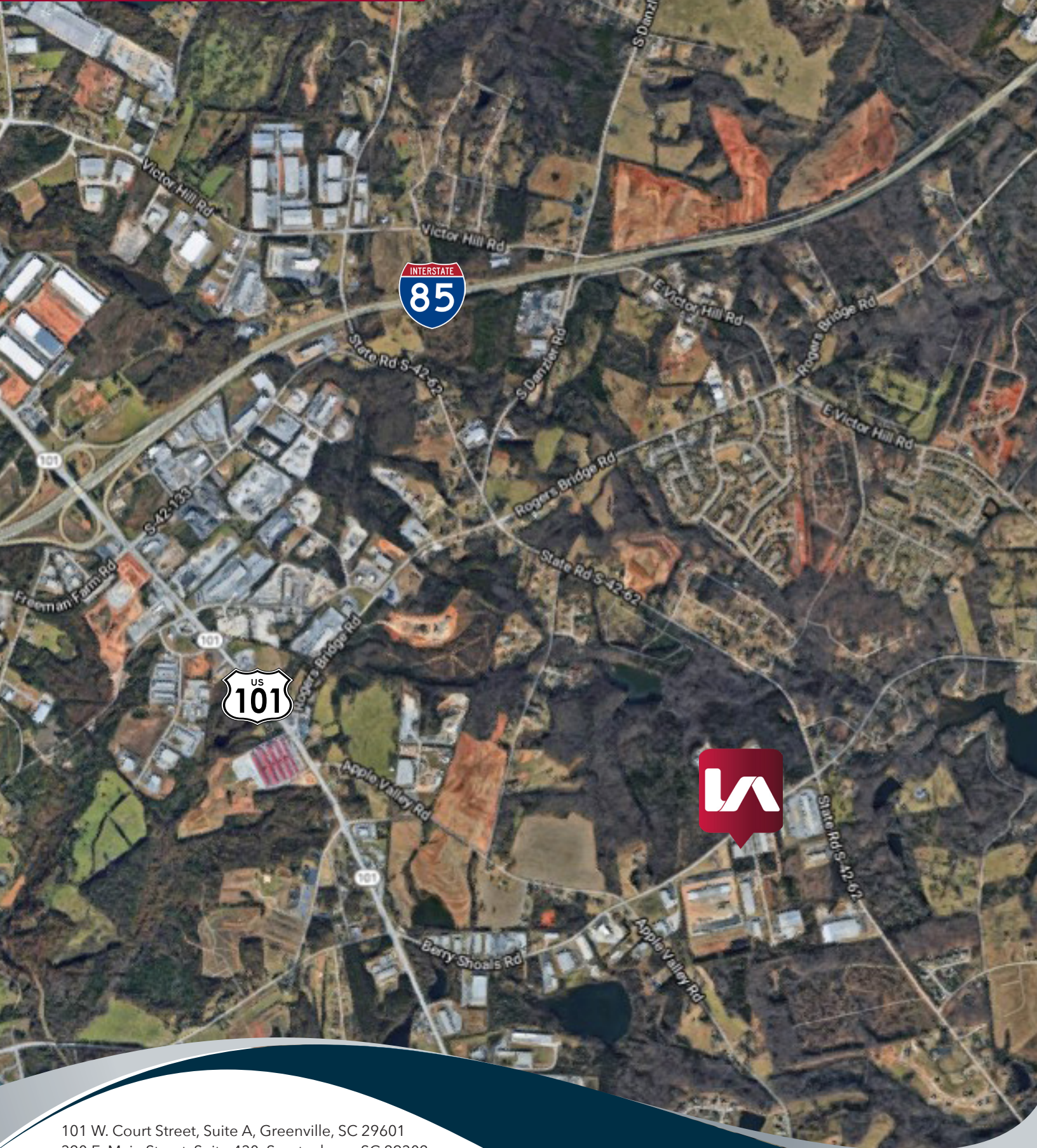
PROPERTY OVERVIEW

PROPERTY NAME	100 Fortis Drive
DESCRIPTION	Single-tenant, office / warehouse
ADDRESS	100 Fortis Drive, Duncan, SC
TAX MAP #	5-30-00-128.00
PROJECT SIZE TOTAL	±30,000 SF
WAREHOUSE	±25,500 SF
OFFICE	±4,500 SF
NUMBER OF OFFICES	Three (3) (Conf Room, Open Space, Eight (8) Cubicles)
NUMBER OF RESTROOMS	Two (2)
BUILDING DIMENSIONS	150' x 200'
BUILDING SHAPE	Generally Rectangular
YEAR BUILT	1996
LOT SIZE	3.95 Acres
LOT DETAILS	Level Topography
CONSTRUCTION	Pre-engineered Masonry
CONDITION	Good
ZONING	None
CITY LIMITS	No

COUNTY	Spartanburg
CEILING HEIGHT	20' - 26' (Center)
ROOF	Standing Seam
SIGNAGE	Building
FLOORS	6" Concrete
LIGHTING	Fluorescent
LOADING	Three (3) DHD 9'x10' One (1) DHD 12'x10' One (1) GLD 12'x14'
PARKING	74 Paved Spaces (1 H/C)
RAIL ACCESS	None
COLUMNS	Steel
COLUMN SPACING	50' x 25'
POWER	Laurens Electric - 500 kVA, 600 Amp, 480 V-3 Ph-3W
PHONE/DATA	AT&T
SECURITY	None
HEAT	Gas Suspended Heaters
AIR CONDITIONING	100% Office / Warehouse
SPRINKLER SYSTEM	Wet
AIRPORT	GSP International Airport



LOCATION OVERVIEW



101 W. Court Street, Suite A, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
LeeGreenville.com | 864.704.1040

SITE PLAN

PLT-1996-16952

PLAT BOOK 134 PAGE 0782

DUKE POWER COMPANY EASEMENTS:
 D.B. 90/453, D.B. 15N/453, D.B. 24Y/252,
 D.B. 28Y/711, D.B. 19T/111, D.B. 30U/264,
 D.B. 43H/197, D.B. 43H/298, D.B. 56S/711.

LAURENS ELECTRIC COOPERATIVE EASEMENTS:
 D.B. 44P/850

RECORDED
 95 JUL 31 PM 4:39
 E.L.C.
 SPARTANBURG, S.C.

PLAT-134 PG 782

I HEREBY CERTIFY THAT ALL ADJUTING STREETS HAVE BEEN COMPLETED, DEDICATED AND ACCEPTED FOR PUBLIC MAINTENANCE AND PUBLIC USE AND THAT ALL UTILITIES AND WATER LINES SERVICING THE PREMISES ENTER THE PREMISES FROM SUCH ADJUTING PUBLIC STREETS, THAT THERE ARE NO OTHER EASEMENTS, WHICH ARE VISIBLE OR RECORDED, RIGHT-OF-WAYS, PARTY WALLS, ENCROACHMENTS OR IMPROVEMENTS LOCATED ON, CROSSING OR AFFECTING PREMISES.

HIGHWAY 101 ASSOCIATES

NOTE:
 THERE IS NO COUNTY ZONING FOR THIS AREA. THE SETBACK LINES HEREON SHOWN WERE TAKEN FROM THE SPARTANBURG COUNTY DEVELOPMENT STANDARDS WHICH WERE ADOPTED ON DECEMBER 19, 1990 AND LAST AMENDED ON MARCH 13, 1995.

DATE	DESCRIPTION	BY:	CK:
7-22-96	ADD BLANKET EASEMENTS.	ECM	NRP

REVISION SCHEDULE

HIGHWAY 101 ASSOCIATES

TOTAL AREA = 172062 SQ. FT. = 3.95 ACRES

THIS PROPERTY IS IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP OF AUG. 1, 1984.

CLOSING PLAT FOR:

BETULA, LLC

BEING A PORTION OF THE PROPERTY AS SHOWN ON A PLAT BY THIS OFFICE FOR HIGHWAY 101 ASSOCIATES DATED 23 SEPT. 1994 ALSO BEING A PORTION OF THE PROPERTY DESCRIBED IN D.B. 54C PAGE 844.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN.

Neil R. Phillips
 MEMBER OF S.C. SOCIETY OF PROFESSIONAL SURVEYORS

NEIL R. PHILLIPS & COMPANY, INC.
 1116 BLACKSTOCK ROAD
 MOORE, SOUTH CAROLINA 29369
 TELE: (864) 576-2790
 TELE: (864) 576-9665

SEAL:

LOCATION: NEAR SILVER LAKE
 COUNTY: SPARTANBURG STATE: SOUTH CAROLINA
 DATE: 18 JULY 1996 BLOCK MAP: P/O 128 & E.C. MEDFORD
 SHEET: 5-30-00 PARCEL: 194 DON AYERS
 SCALE: 1" = 60'
 -60 -30 0 60 120 180





LEARN MORE GIVE US A CALL



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Spartanburg, SC 29302

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