



±12,000 SF WAREHOUSE & 3-5 ACRE LAYDOWN YARD

120 E Victor Hill Road
Duncan, SC 29334



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LEASE RATE:

**CALL FOR
PRICING**

- Office: ±450 SF (Expandable)
- Warehouse: ±11,550 SF
- Laydown Yard: ±3-5 Acres Fully Fenced
- ±2.0 miles to I-85 Access
- I-85 Visibility



CLEAR HEIGHT
17' - 21'



DRIVE-IN DOORS
12 DRIVE-IN DOORS
6 DRIVE-THRU BAYS



ACREAGE
±21.43 ACRES
(±3-5 ACRES
GRAVEL YARD)



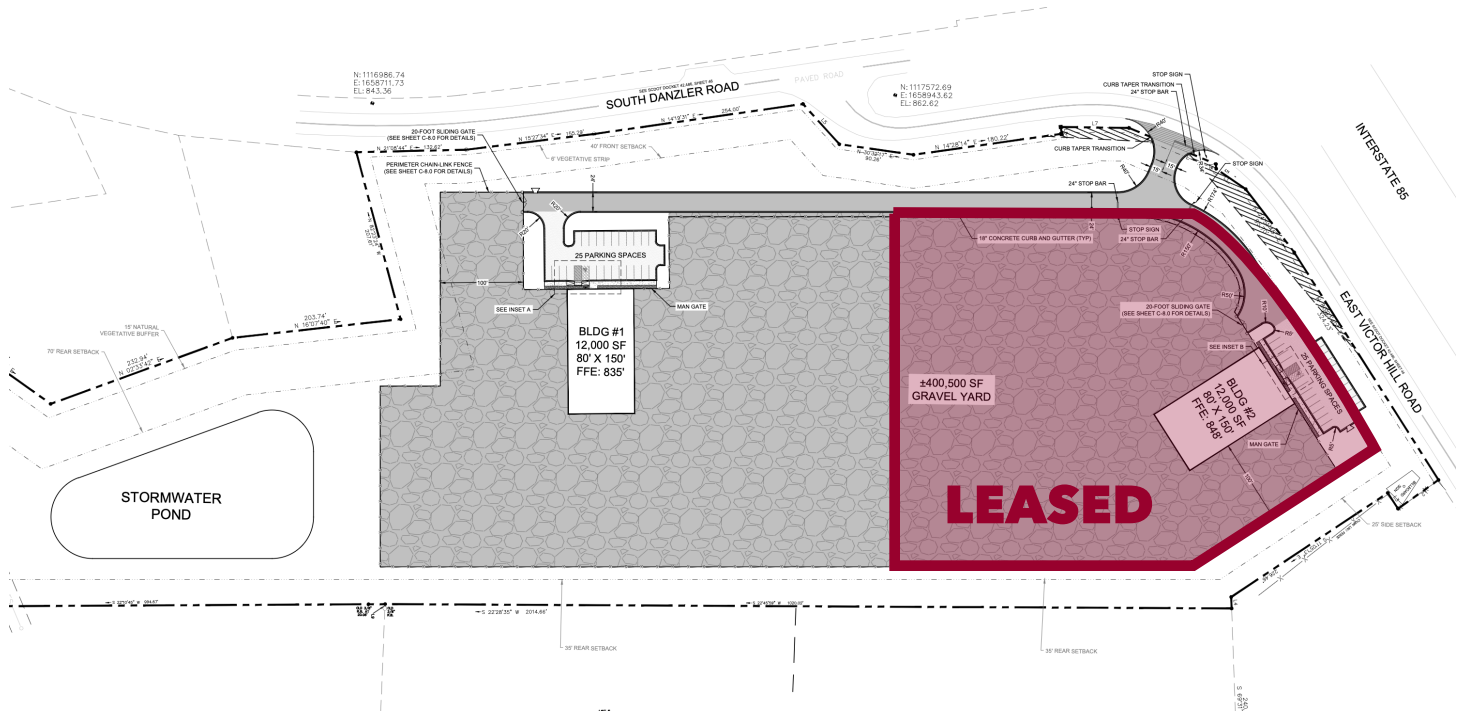
MAJOR ACCESS
±2.0 Miles to I-85

PROPERTY OVERVIEW & PHOTOS

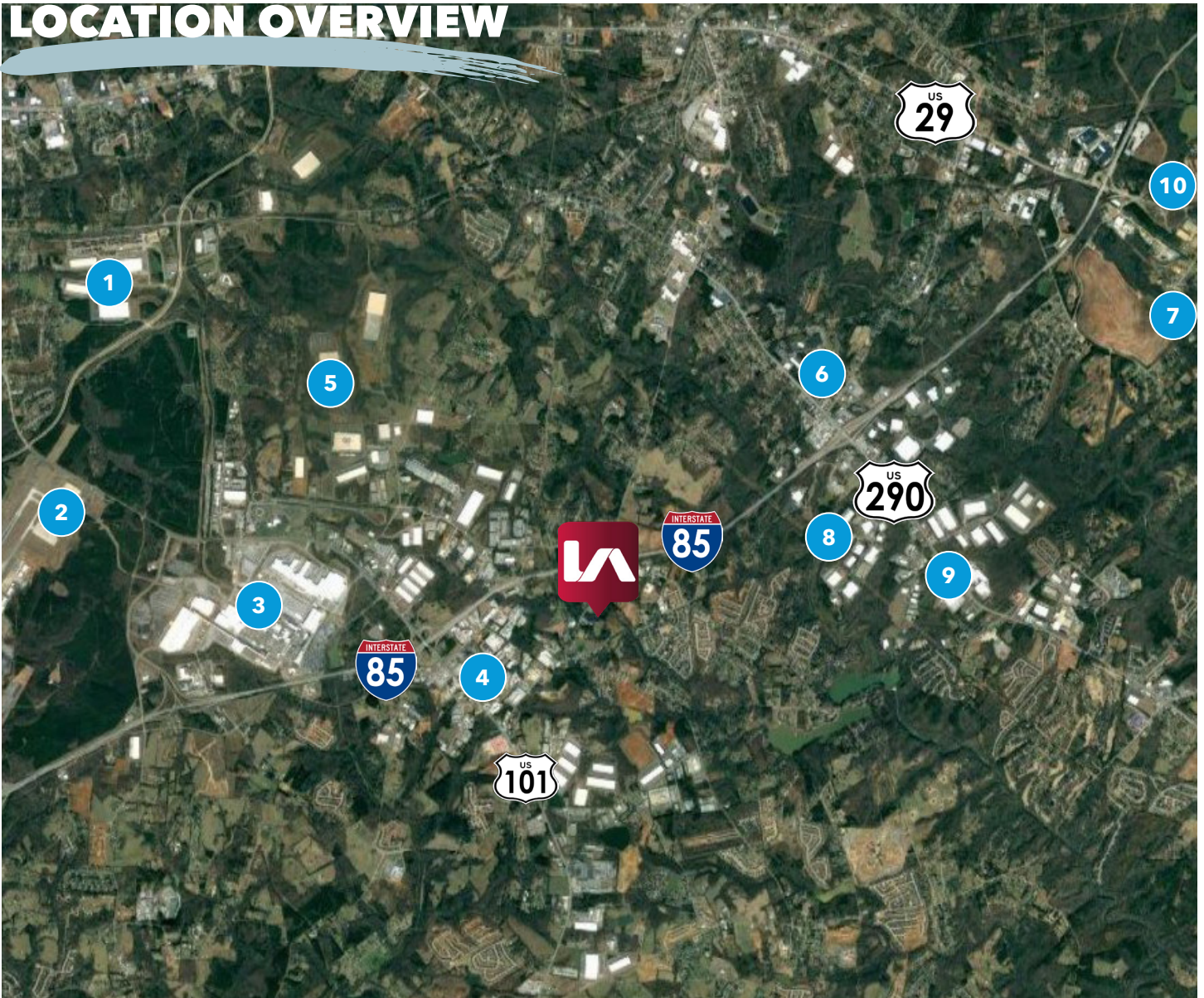
PROPERTY NAME	120 E Victor Hill Road
TYPE	Industrial
TOTAL ACRES	±21.43 SF
USABLE ACRES	±5 Acre Gravel Yard
YARD SPECS	8" Gravel/Fully Fenced
TOTAL AVAILABLE SF	±12,000 SF
ZONING	Heavy Industrial
TAX MAP #	5-23-00-113.01 & 5-25-00-127.02
COUNTY	Spartanburg
WAREHOUSE SF	±11,550 SF
OFFICE SF	±450 SF (Expandable)
CLEAR HEIGHT	17' - 21'
DRIVE-IN DOORS	12 (6 drive-thru bays) 12' x 14'
BATHROOMS	Two (2)
HEATERS	Two (2) Suspended Gas
ELECTRICAL	240 v 400 amp 3 phase



SITE PLAN

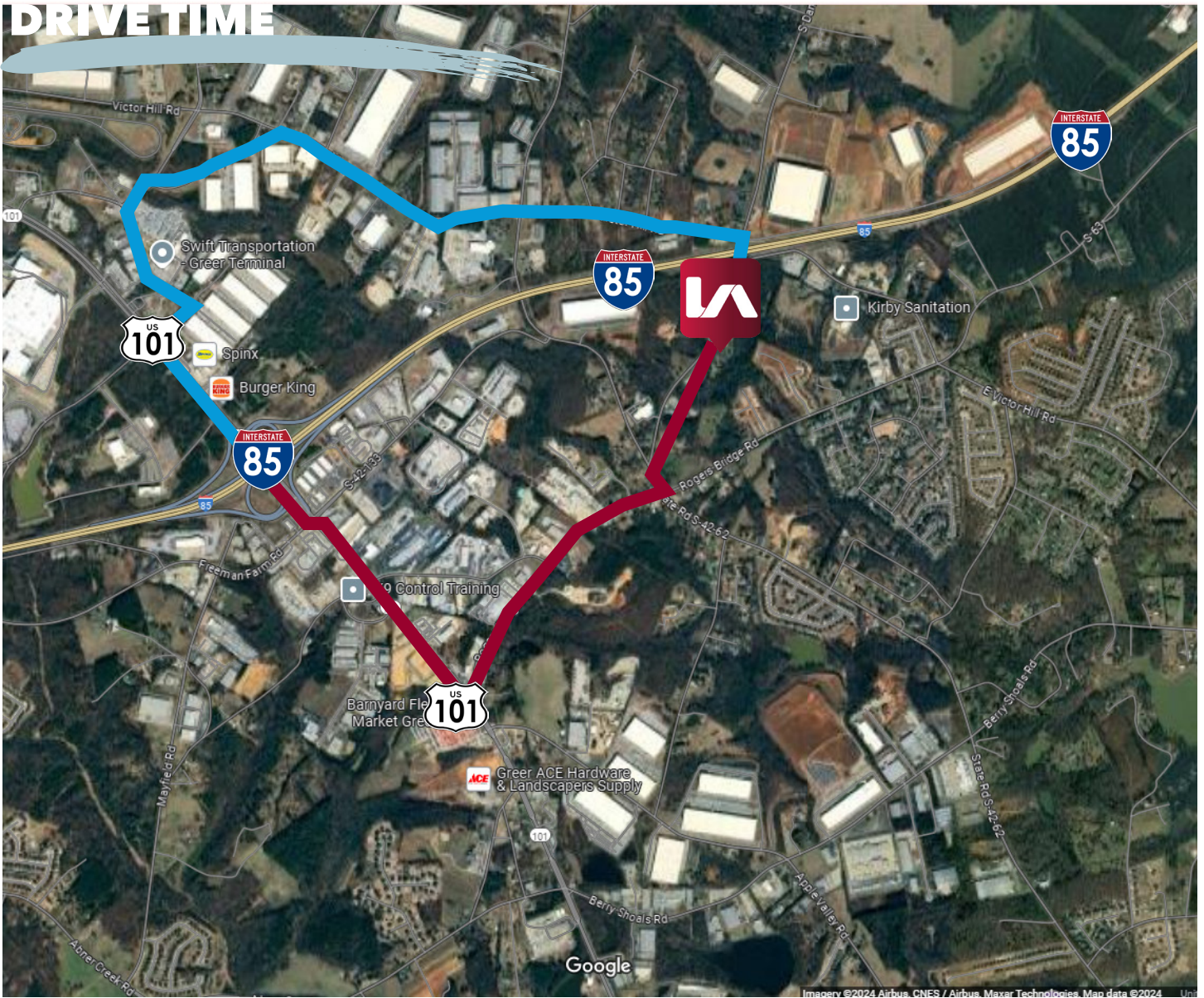


LOCATION OVERVIEW



- | | |
|-----------------------------|------------------|
| 1 Inland Port Greer | 6 Wabtec |
| 2 GSP International Airport | 7 Copart |
| 3 BMW Manufacturing | 8 AFL |
| 4 Old Dominion Freight Line | 9 Eaton |
| 5 Lowes Distribution Center | 10 XPO Logistics |

DRIVE TIME



DRIVE TIMES

I-85 VIA VICTOR HILL ROAD 3.0 MILES

I-85 VIA HWY 101 2.3 MILES



LEARN MORE GIVE ME A CALL



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