

FOR SALE OR LEASE

±35,000 SF | INDUSTRIAL

199 RIDGEVIEW CENTER DRIVE, DUNCAN, SC 29334



## LISTING DATA

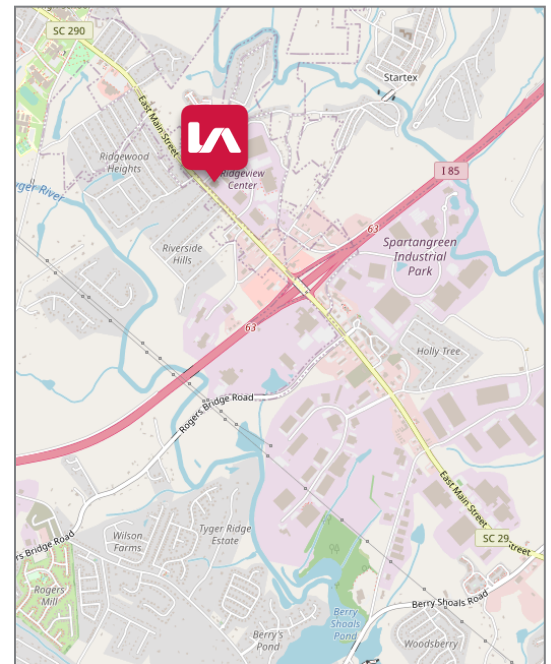
<b>BUILDING SIZE:</b>	<b>±35,000 SF</b>
<b>AVAILABLE SPACE:</b>	<b>±35,000 SF</b>
<b>OFFICE:</b>	<b>±2,754 SF</b>
<b>PRODUCTION/ LAB</b>	<b>±6,250 SF</b>
<b>WAREHOUSE:</b>	<b>±25,996 SF</b>
<b>ZONING:</b>	<b>NONE</b>
<b>COUNTY:</b>	<b>SPARTANBURG</b>
<b>CITY LIMITS:</b>	<b>NO</b>
<b>TAX MAP #:</b>	<b>5-20-00-046.04</b>
<b>FEATURES:</b>	

- Located ±1 Mile from I-85
- Pre-Cast Concrete Construction
- 100% Sprinkled
- Six (6) Dock High Doors
- Potential Outside Storage
- 3 Phase Heavy Power

## ECONOMIC DATA

**LEASE RATE:** \$4.75 / SF (NNN)

**SALE PRICE:** \$2,012,500



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## PROPERTY DETAILS

PROPERTY DESCRIPTION:	Single Tenant Industrial	ROOF:	TPO
PROPERTY ADDRESS:	199 Ridgeview Center Drive Duncan, SC 29334	SIGNAGE:	Building & Monument
TAX MAP #:	5-20-00-046.04	FLOORS:	Concrete Slab
PROJECT SIZE (TOTAL):	±35,000 SF	LIGHTING:	LED T5
WAREHOUSE:	±25,996 SF	LOADING:	Six (6) DHD & One (1) GLD
PRODUCTION / LAB:	±6,250 SF	PARKING:	28 Parking Spaces (Expandable)
OFFICE:	±2,754 SF	TRUCK COURT:	100"
# OF RESTROOMS:	Two (2) Restrooms	RAIL ACCESS:	No
BUILDING SHAPE:	Rectangle	CRANES:	Yes
YEAR BUILT:	1987	GAS:	Piedmont Natural Gas
LOT DETAILS:	Level Topography w/ Outside Storage	WATER:	Awaiting Confirmation
CONSTRUCTION:	Pre-Cast Concrete	SEWER:	Awaiting Confirmation
CONDITION:	Good	POWER:	Duke Energy - 3 Phase Heavy
ZONING:	None	PHONE/DATA:	Awaiting Confirmation
CITY LIMITS:	No	SECURITY:	Awaiting Confirmation
COUNTY:	Spartanburg	HEAT:	100% Heated
CEILING HEIGHT:	15'5" - 20' Under Beam	AIR-CONDITIONING:	Office and ±12,882 SF Warehouse
COLUMN SPACING:	Varies	SPRINKLERS:	100% WET
		AIRPORT:	GSP International Airport



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