



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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±3,527 SF FLEX SPACE FOR LEASE

160 Congress Blvd, Suite A
Duncan, SC 29334

Lease Rate:
\$12.50/SF
(NNN)

- ±2,033 SF Office
- ±1,494 SF Warehouse
- 16' Ceiling Height



INTERSTATE ACCESS
±0.8 MILES TO I-85



DRIVE-IN DOOR
1 (ONE)



POWER
3 PHASE



TAX MAP #
5-26-00-001.38

PROPERTY OVERVIEW

TOTAL SIZE:	±13,075 SF
AVAILABLE SUITE:	±3,527 SF
OFFICE SPACE:	±2,033 SF
WAREHOUSE SPACE:	±1,494 SF
BUILDING DIMENSIONS:	56' x 84'
EXPANDABLE:	N/A
YEAR BUILT:	2003
CONSTRUCTION:	Pre-Engineered Steel Frame
CONDITION:	Good
CEILING HEIGHT:	16' (Min)
ROOF:	Standing Seam Metal Roof
FLOORS:	Concrete
EXTERIOR:	Glass / Brick Veneer
LIGHTING:	Metal Halide
LOADING:	1 Ground Level Door
PARKING:	47 Spaces
RAIL ACCESS:	N/A
CRANES:	N/A

HEAT:	Gas
AIR CONDITION:	Office Only
INTERNET:	Available
SPRINKLERS:	N/A
TAX PARCEL:	5-26-00-001.38
LOCATION:	Access via Hwy 25 to I-85
LOT SIZE:	±1.85 AC
LOT DIMENSIONS:	400' x 250'
LOT DETAILS:	Corner
ZONING:	Unzoned
CITY LIMITS:	Yes
COUNTY:	Spartanburg
GAS:	Piedmont Natural Gas
ELECTRIC:	Duke Power - 3 Phase
WATER	SJWD
SEWER:	SJWD
AIRPORT:	GSP International

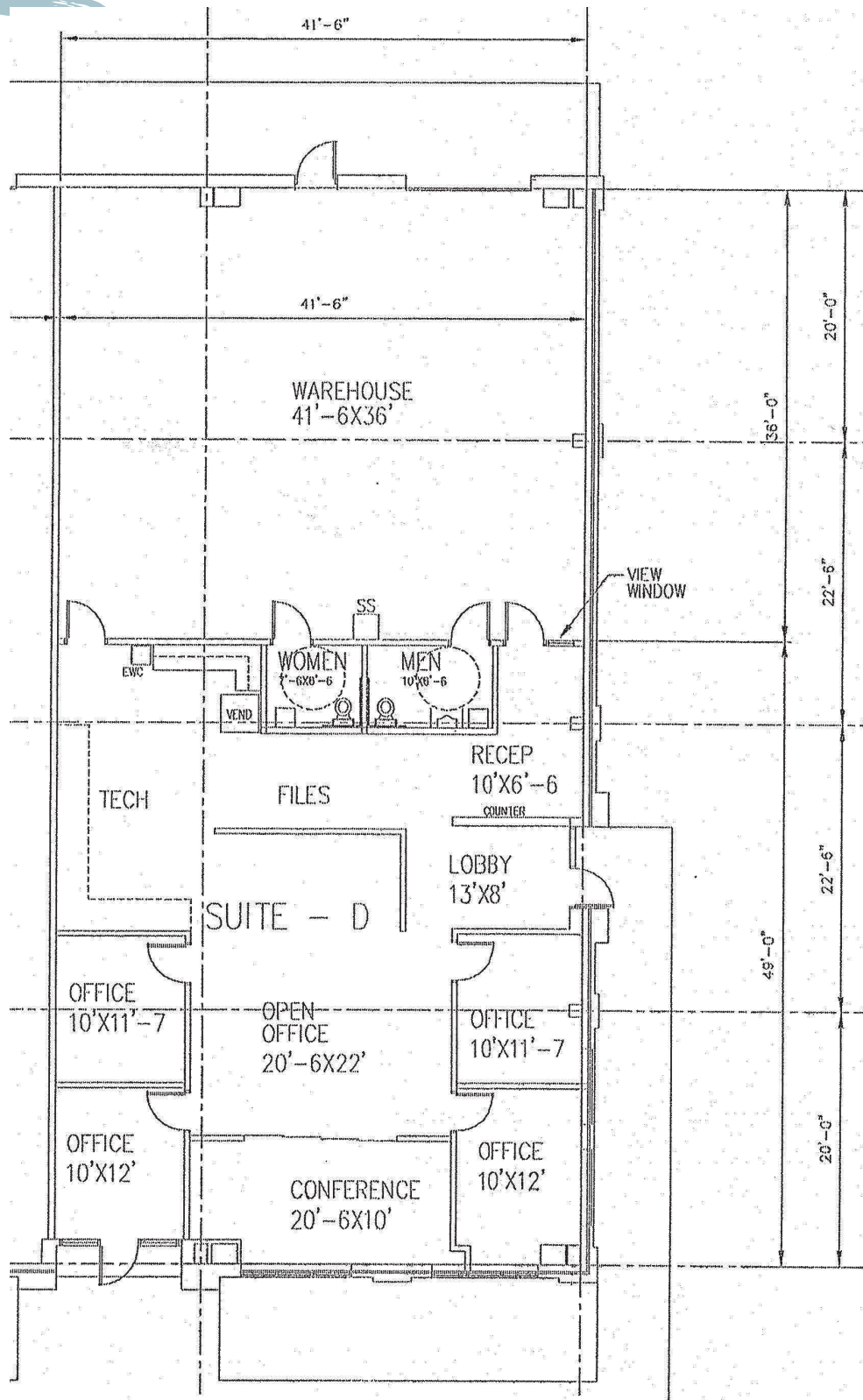


LOCATION OVERVIEW



- 1 Staubli Corp
- 2 Rivian Service Center
- 3 TerraSource Global
- 4 Roechling Automotive
- 5 TEC Construction Services
- 6 Ethos Energy
- 7 ZF Classic Systems
- 8 Builders Wholesale
- 9 AWL Automation
- 10 CIMCO Refrigeration
- 11 Draxelmaier
- 12 Kenco Logistics

FLOOR PLAN





LEARN MORE GIVE US A CALL



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