



±2,400 SF FLEX BUILDING FOR SALE OR LEASE

416 School Street
Duncan, SC 29334



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Sale Price:
\$278,500

Lease Rate:
Call For Pricing

- Located in the Heart of Downtown Duncan
- Great Access to Highway 290 and I-85
- Perfect for Storage, Contractor, or Shop
- Small Office and One (1) Restroom
- • ±684 SF Mezzanine (not included in building SF)



DRIVE-IN DOORS
ONE (1) 10' X 14'
DRIVE-IN DOOR



CEILING HEIGHT
14' CLEAR HEIGHT

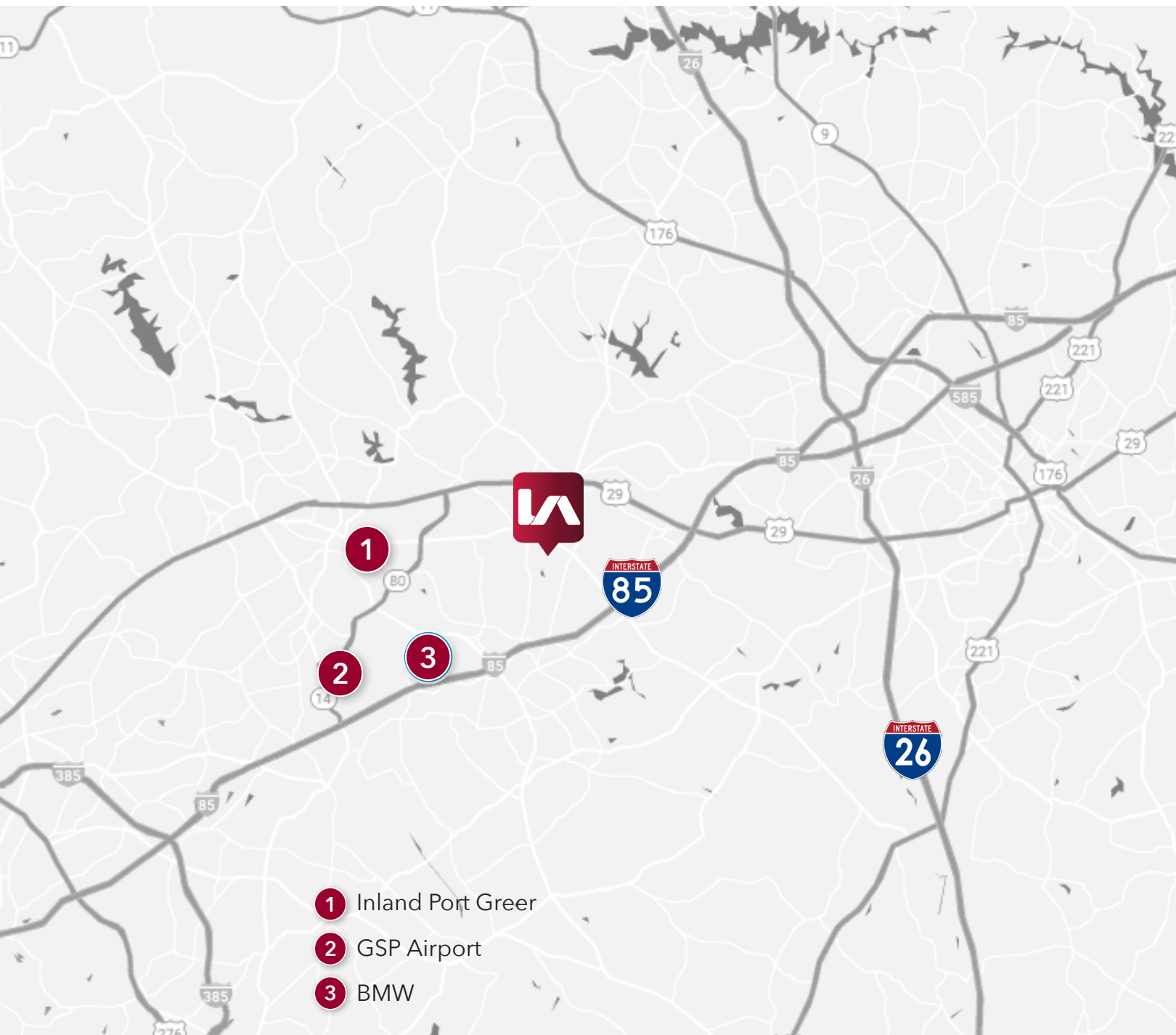
PROPERTY OVERVIEW

PROPERTY NAME	416 School Street
TYPE	Flex
TOTAL AVAILABLE SF	±2,204 SF
TOTAL BUILDING SF	±2,204 SF
TAX MAP #	5200116400
COUNTY	Spartanburg
CITY LIMITS	Duncan
ZONING	2004
YEAR BUILT	Metal

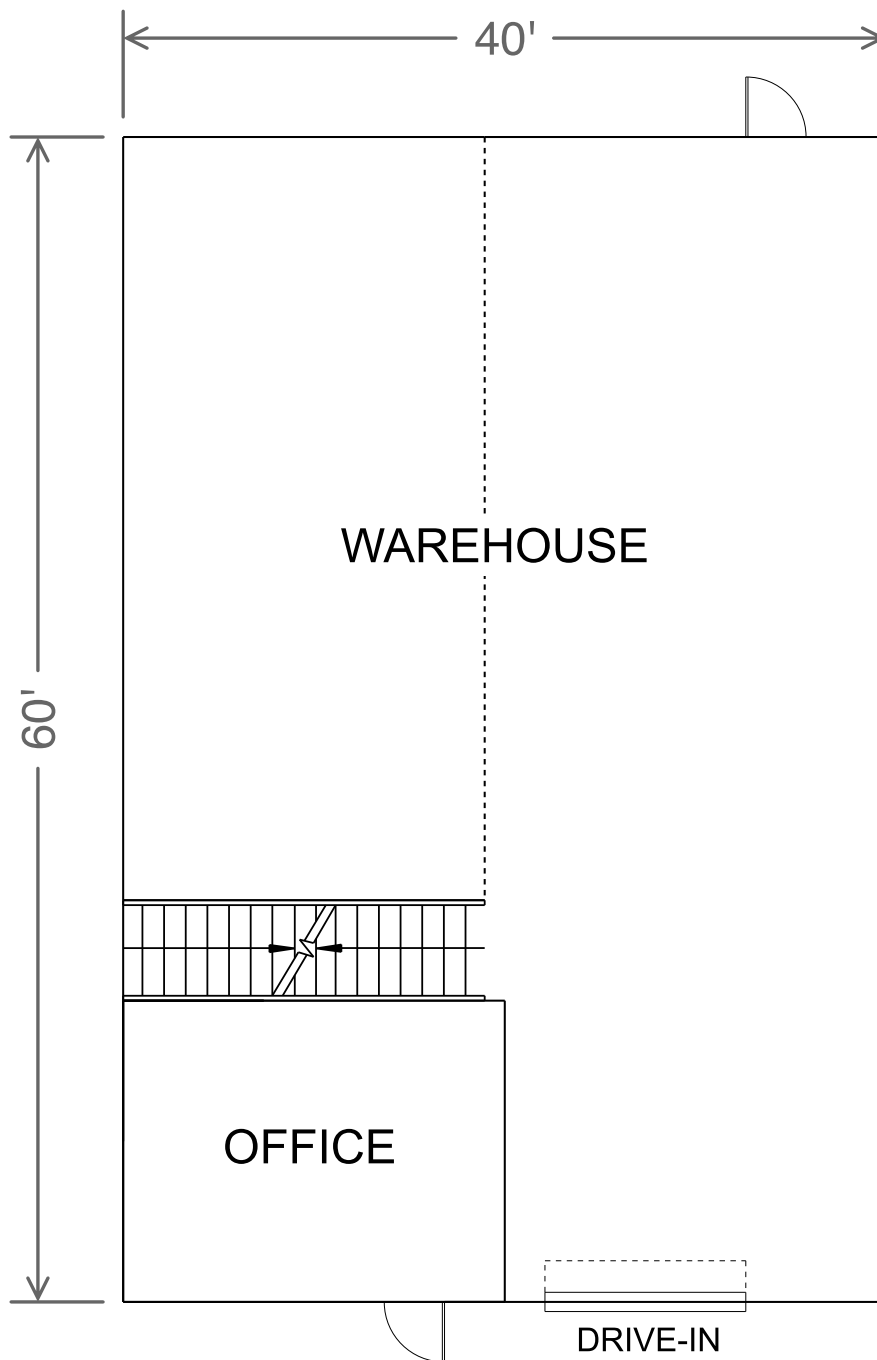
CONSTRUCTION TYPE	Block & Metal
ROOF	Metal
WAREHOUSE SF	±2,100 SF
OFFICE SF	±300 SF
CEILING HEIGHT	14'
DOCK DOORS	None
DRIVE-IN DOORS	One (1) Drive-In Door
LIGHTING	Fluorescent
SPRINKLERS	None



LOCATION OVERVIEW



FLOOR PLAN



WAREHOUSE
2,100 +/- SQFT

OFFICE
300 +/- SQFT





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LEARN MORE GIVE US A CALL



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