

INDUSTRIAL

1042 Rogers Bridge Road
Duncan, SC 29334

SITE ANALYSIS
COMMERCIAL SALES
DEVELOPMENT

COMING SOON



- 42,000± sq. ft. industrial building
- 900± sq. ft. office
- Situated on 2 acres
- 3 docks (10.4' x 10')
- 1 drive-in (12.5' x 14')
- Ceiling Height: 24'-27'
- 6" concrete slab; 3000 psi
- Electrical: 200 amp 3-Phase 120/208 volt
- Water and sewer to the site
- I-85 – Approximately 1 mile
- Greenville-Spartanburg Airport approximately 5 miles
- A part of Spartanburg County Tax Map # 5-30-00-026.01
- Adjacent 30,000± sq. ft. building also available for lease

LEASE RATE:

\$4.95 sq. ft. Net, Net, Net

Ben Hines, CFP, CCIM

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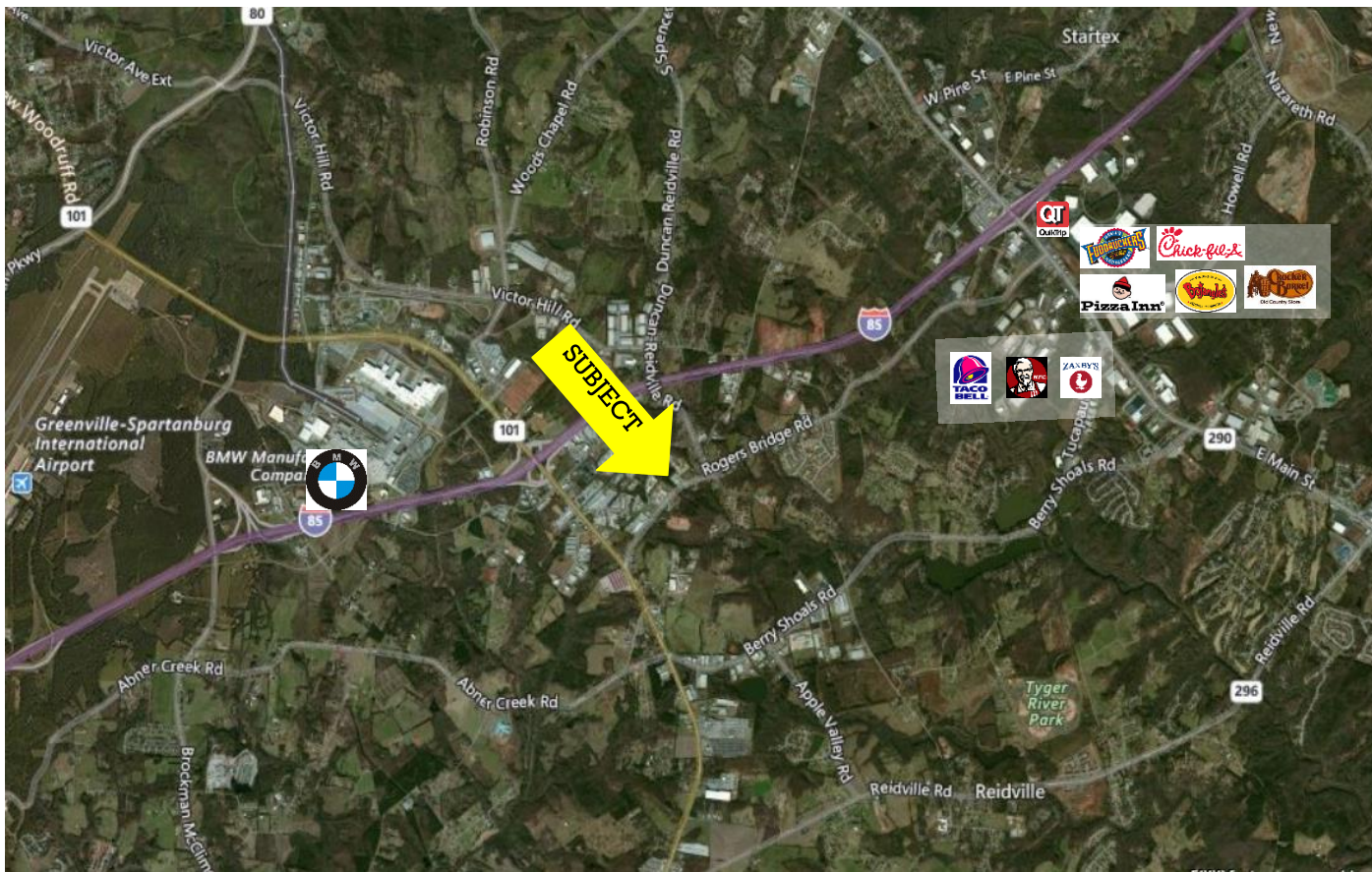


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AERIAL PHOTO

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LOCATION MAPS

