



± 99,800 SF AVAILABLE

COMMERCE COURT | DUNCAN, SC

BUILD-TO-SUIT OPPURTUNITY

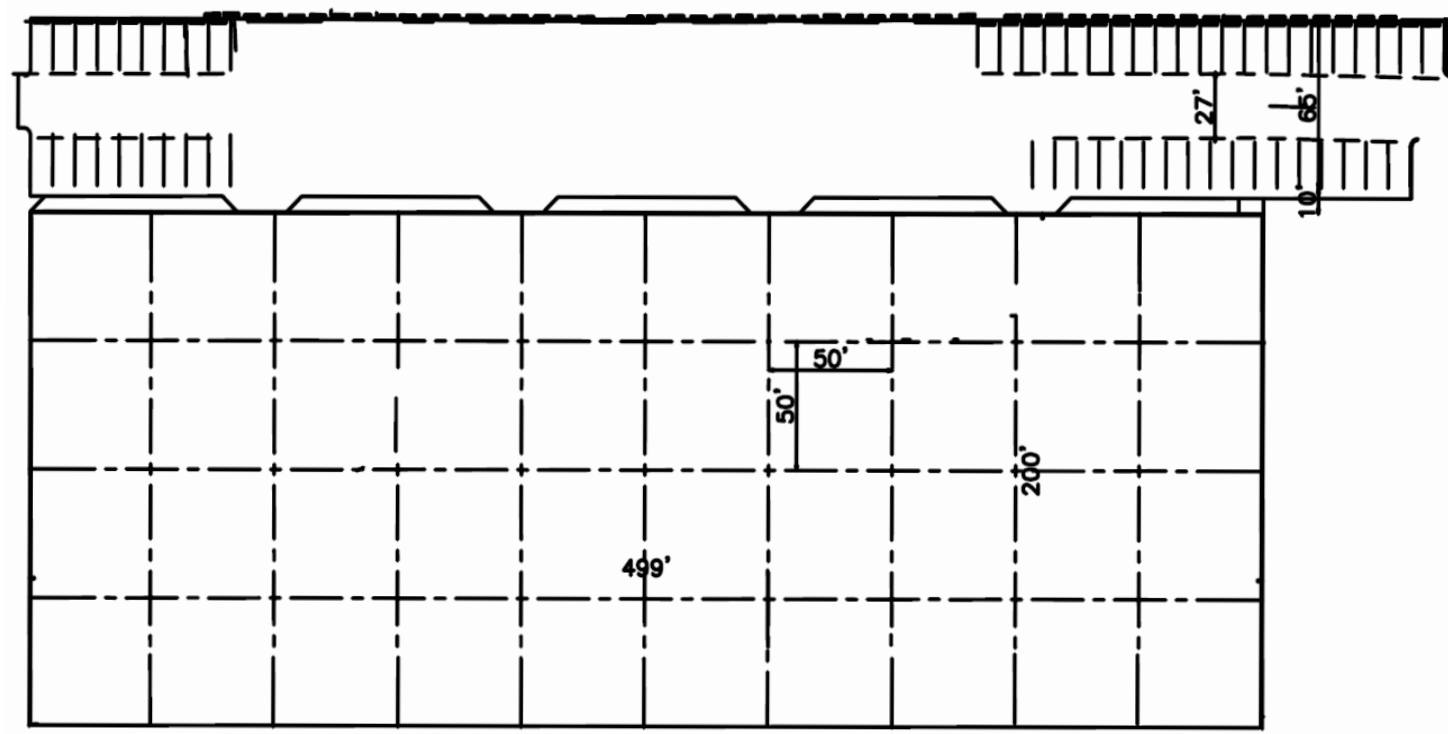
- CLASS A INDUSTRIAL SPACE FOR LEASE
- LOCATED WITHIN ESTABLISHED 290 COMMERCE PARK
- DIVISIBLE TO ±20,000 SF

Chad Stepp
Sr. Vice President
864 641 8536
chad.stepp@jll.com

Perry Major
Managing Director
864 567 7739
perry.major@jll.com



>>> Property Overview & Specifications



Available Size	±20,000 - 99,800 SF
Office SF	Build-to-Suit
Configuration	Rear Load
Dimensions	499' x 200'
Clear Height	32'
Dock High Doors	22
Drive in Doors	2
Column Spacing	50' x 50'
Lighting	LED's
Fire Protection	ESFR
Electrical	3 Phase To-Suit
Sewer	Town of Duncan
Water	12' line SJWD
Gas	Piedmont Natural Gas

>>> Interstate Access



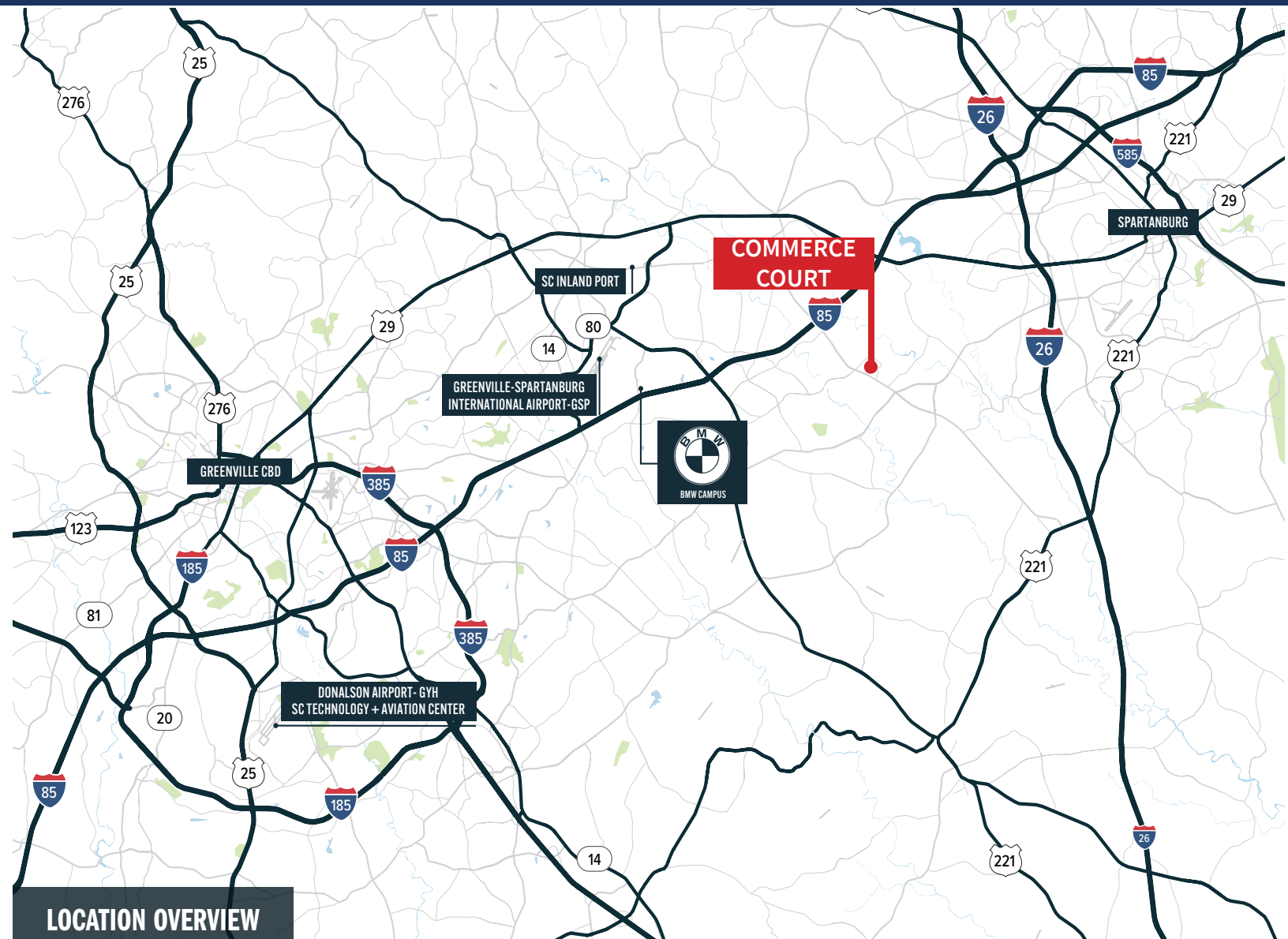
I-85	±2.1 miles
BMW	±6.4 miles
I-26	±8.2 miles
Inland Port Greer	±8.3 miles
GSP Airport	±9.9 miles
Spartanburg CBD	±10.6 miles
Greenville CBD	±20.7 miles





Chad Stepp
Sr. Vice President
864 641 8536
chad.stepp@jll.com

Perry Major
Managing Director
864 567 7739
perry.major@jll.com



LOCATION OVERVIEW