



For Lease

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## Dual Industrial Warehouses on ±6.75 Acres of Land For Lease

**929 Berry Shoals Rd | Duncan, SC 29334**

This property includes two industrial warehouses located on ±6.75 acres of land. It is ideally positioned off Berry Shoals Road, between Interstate 85, Highway 101 and Highway 290. Situated within two thriving industrial corridors, the property presents an excellent opportunity for businesses looking to establish themselves in growing markets.

Both buildings include warehouse space with drive-in and dock doors, and are situated on a ±6.75-acre parcel, with the front building also providing dedicated office space. The property offers plentiful on-site auto and truck parking, as well as outdoor storage potential.

This space at 929 Berry Shoals Rd is available for lease. Contact the listing brokers for pricing and additional information.

## Building Specifications

|                                  |                                                                   |                                    |                                                                                                                |
|----------------------------------|-------------------------------------------------------------------|------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <b>Address</b>                   | 929 Berry Shoals Rd   Duncan, SC 29334                            | <b>Front Building Clear Height</b> | 16' - 20'                                                                                                      |
| <b>Availability</b>              | ±26,000 SF, ±6.75 acres                                           | <b>Rear Building Clear Height</b>  | 16'                                                                                                            |
| <b>Front Building</b>            | ±16,000 SF                                                        | <b>Front Building Doors</b>        | 3 dock doors, 1 drive-in door                                                                                  |
| <b>Rear Building</b>             | ±10,000 SF                                                        | <b>Rear Building Doors</b>         | 2 dock doors, 1 drive-in door                                                                                  |
| <b>Parcel Size</b>               | ±6.75 acres (with buildings)                                      | <b>Construction</b>                | Metal walls & roofing, concrete slab and footings                                                              |
| <b>Utilities</b>                 | All available on-site                                             | <b>Lighting</b>                    | LED                                                                                                            |
| <b>Access</b>                    | Direct access from Berry Shoals Road, between Hwy 290 and Hwy 101 | <b>HVAC</b>                        | 100% heated<br>A/C in office only                                                                              |
| <b>Parking</b>                   | Auto and truck parking on-site                                    | <b>Features</b>                    | 200 amp panel in rear building                                                                                 |
| <b>Year Built</b>                | 1996                                                              | <b>Spaces</b>                      | Kitchenette, open workspaces,<br>private office, conference room,<br>training room, reception area,<br>storage |
| <b>Development Opportunities</b> | Laydown yard<br>Industrial outdoor storage                        | <b>Date of Occupancy</b>           | Available now                                                                                                  |

### Location Highlights

- Meet's BMW "just-in-time, just-in-sequence" requirement for suppliers
- ±6 miles to GSP International Airport
- ±7 miles to the Inland Port in Greer
- ±4,700 VPD via Berry Shoals Road
- Accessible via Highway 101 and Highway 290



For Lease | 929 Berry Shoals Rd

# Exterior Images



For Lease | 929 Berry Shoals Rd

# Interior Images

Open Workspace



Conference Room



Open Workspace



Training Room



Kitchenette



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