



LOGISTICS[®]
PROPERTY
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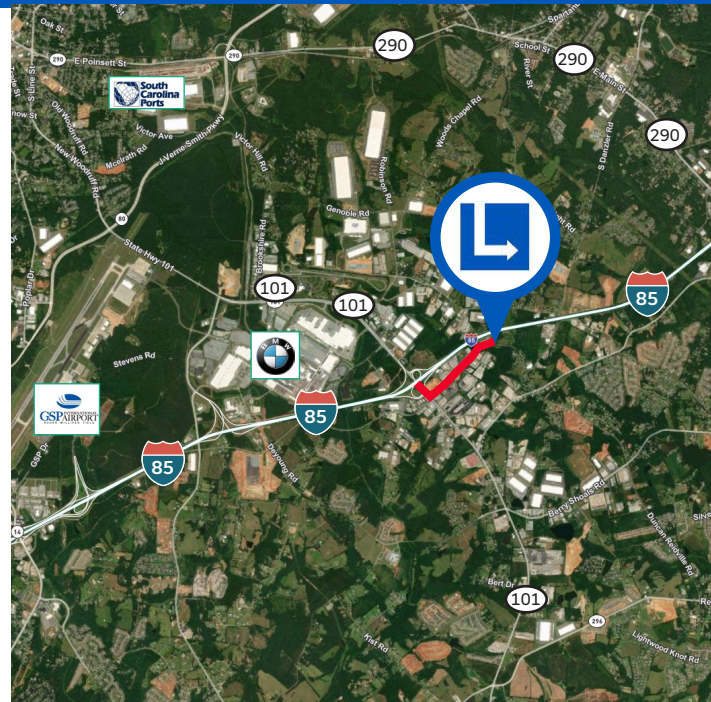
DUNCAN 85 BUSINESS CENTER

1061 Duncan Reidville Road, Duncan, SC 29334



179,583 SF Available for Immediate Occupancy

- Modern, Class A Rear-Load Distribution Facility
- LEED Certified
- I-85 Exposure
- Spartanburg West Submarket
- I-85 at Highway 101 Access
- 2,500 SF of Spec Office Space Available Now
- Easy Access to the Inland Port of Greer
- Building is Demisable for Multiple Tenants
- Site No. 2202



CBRE, Inc.
 355 South Main Street
 Suite 701
 Greenville, SC 29601

Campbell Lewis, SIOR
 First Vice President
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 campbell.lewis@cbre.com

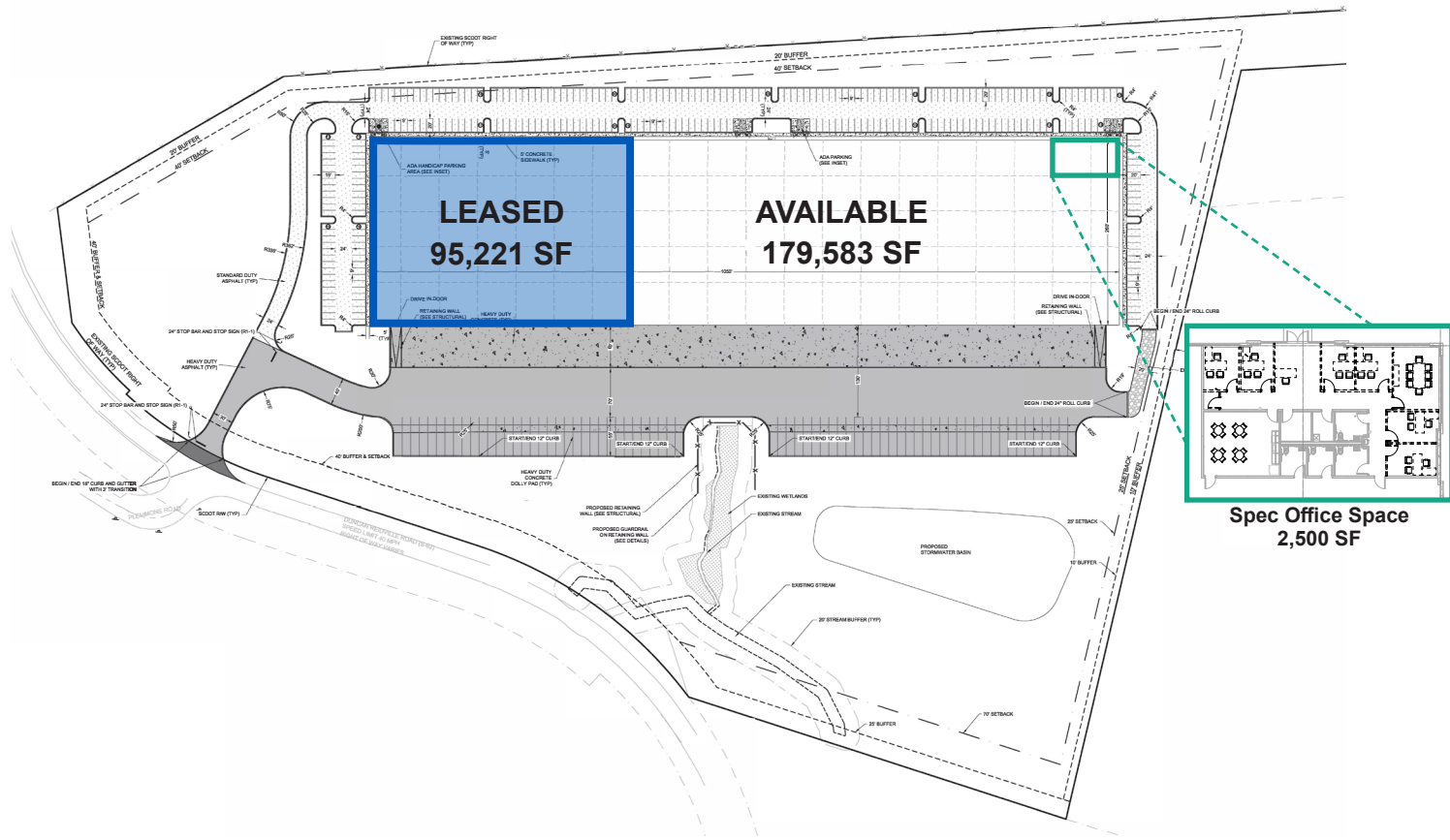
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PROPERTY HIGHLIGHTS

LOCATION	DISTANCE	DRIVE TIME
I-85	1.2 Miles	3 Minutes
BMW	3.4 Miles	10 Minutes
Inland Port Greer	5.2 Miles	12 Minutes
GSP International Airport	5.2 Miles	8 Minutes
Downtown Greenville	16.8 Miles	24 Minutes
Downtown Spartanburg	19.5 Miles	25 Minutes

Building Size	274,804 SF
Available Space	179,583 SF
Dock Doors Available	38
Drive-In Doors Available	1
Truck Court	185'
Trailer Parking Spaces	46
Auto Parking Spaces	212
Clear Height	32'
Sprinkler	ESFR



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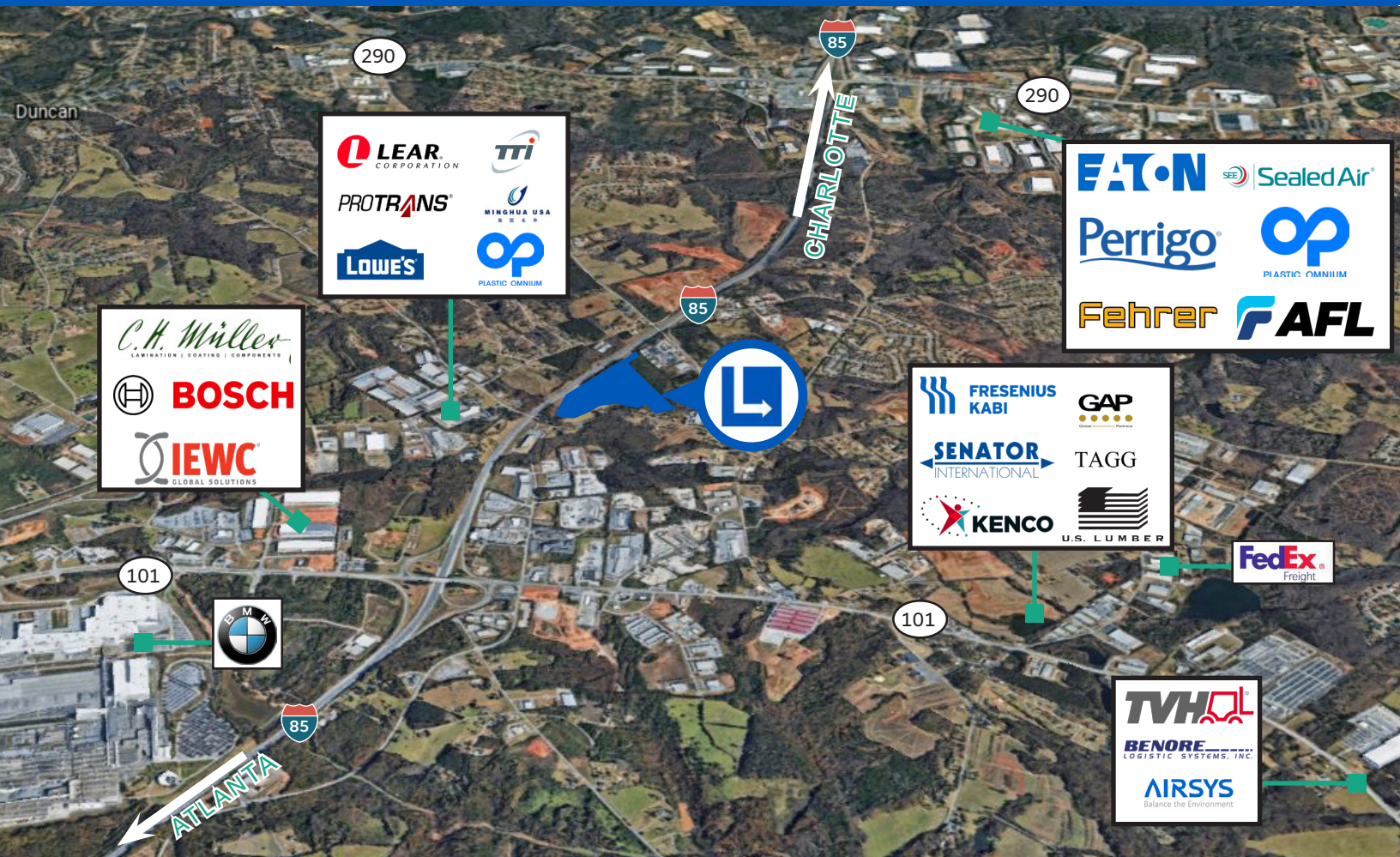
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Driving distance to 3 international airports



94M consumers live within a 500-mile radius



100 foreign ports served directly from Inland Port Greer



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