



For Sale

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Dual Industrial Warehouses with Adjacent Land For Sale

929 Berry Shoals Rd | Duncan, SC 29334

This property includes two industrial warehouses and ± 12 acres of development-ready land. Located off Berry Shoals Road, between Interstate 85, Highway 101 and Highway 290, the property is situated within two thriving industrial corridors and presents an unbeatable opportunity for businesses looking to position themselves in growing markets.

Both buildings include warehouse space with drive-in and dock doors, and are situated on a ± 6.48 -acre parcel, with the front building also providing dedicated office space. The adjacent portion of the property is a ± 5.57 -acre parcel that is development ready. There is plentiful on-site auto and truck parking, as well as potential for laydown yard and/or industrial outdoor storage.

The property is listed for sale. Contact the listing brokers for pricing and additional information.

Building Specifications

Address	929 Berry Shoals Rd Duncan, SC 29334	Front Building Clear Height	16' - 20'
Availability	±24,500 SF, ±12 acres	Rear Building Clear Height	16'
Front Building	±10,151 SF	Front Building Doors	3 dock doors, 1 drive-in door
Rear Building	±14,415 SF	Rear Building Doors	2 dock doors, 1 drive-in door
Parcel Sizes	±5.57 acres (land only) ±6.48 acres (with buildings)	Construction	Metal walls & roofing, concrete slab and footings
Utilities	All available on-site	Lighting	LED
Access	Direct access from Berry Shoals Road, between Hwy 290 and Hwy 101	HVAC	100% heated A/C in office only
Parking	Auto and truck parking on-site	Features	200 amp panel in rear building
Year Built	1996	Spaces	Kitchenette, open workspaces, private office, conference room, training room, reception area, storage
Development Opportunities	Laydown yard Industrial outdoor storage	Date of Occupancy	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



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Exterior Images



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Interior Images

Open Workspace



Conference Room



Open Workspace



Training Room



Kitchenette



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