

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin white border. Below the text are three horizontal stripes in yellow, red, and blue.

±1,850,113-SF Cross-Dock
Manufacturing/Warehouse
Distribution Space

2004 Moore Duncan Hwy | Moore, SC

Rate: \$5.03 NNN*

*Represents below market pricing

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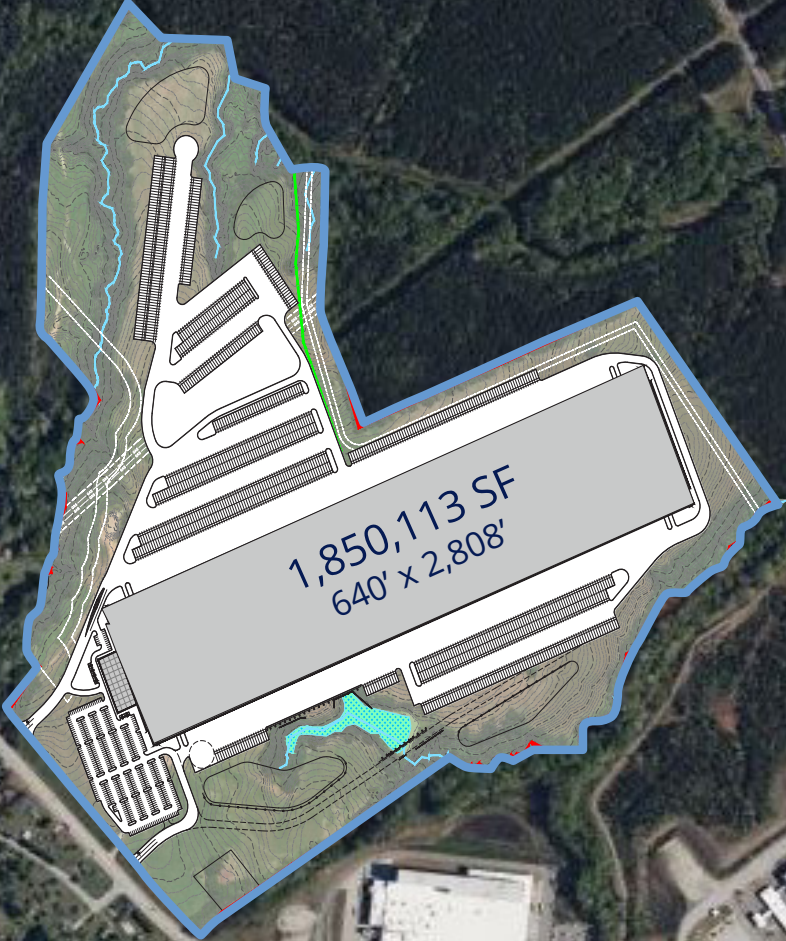
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Full Site Plan

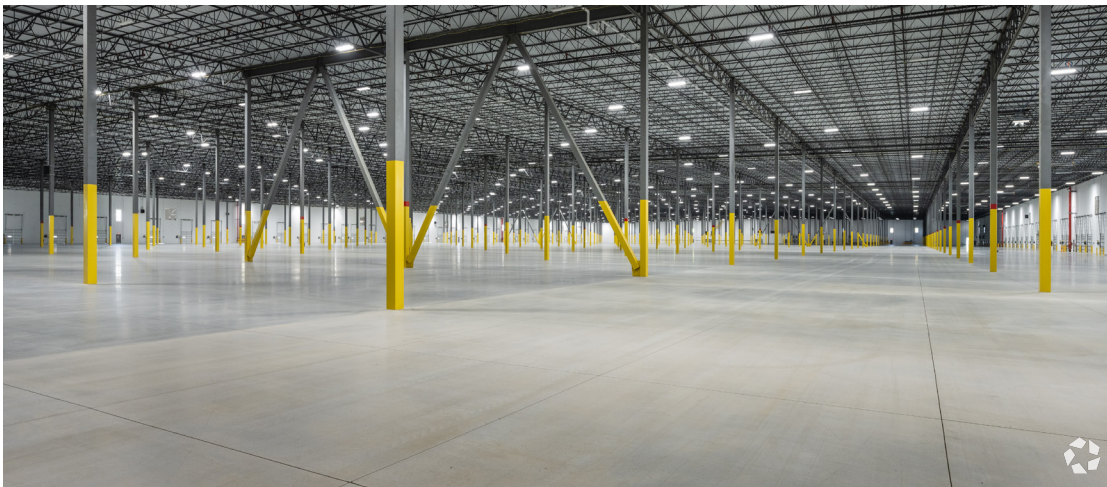


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Property Photos

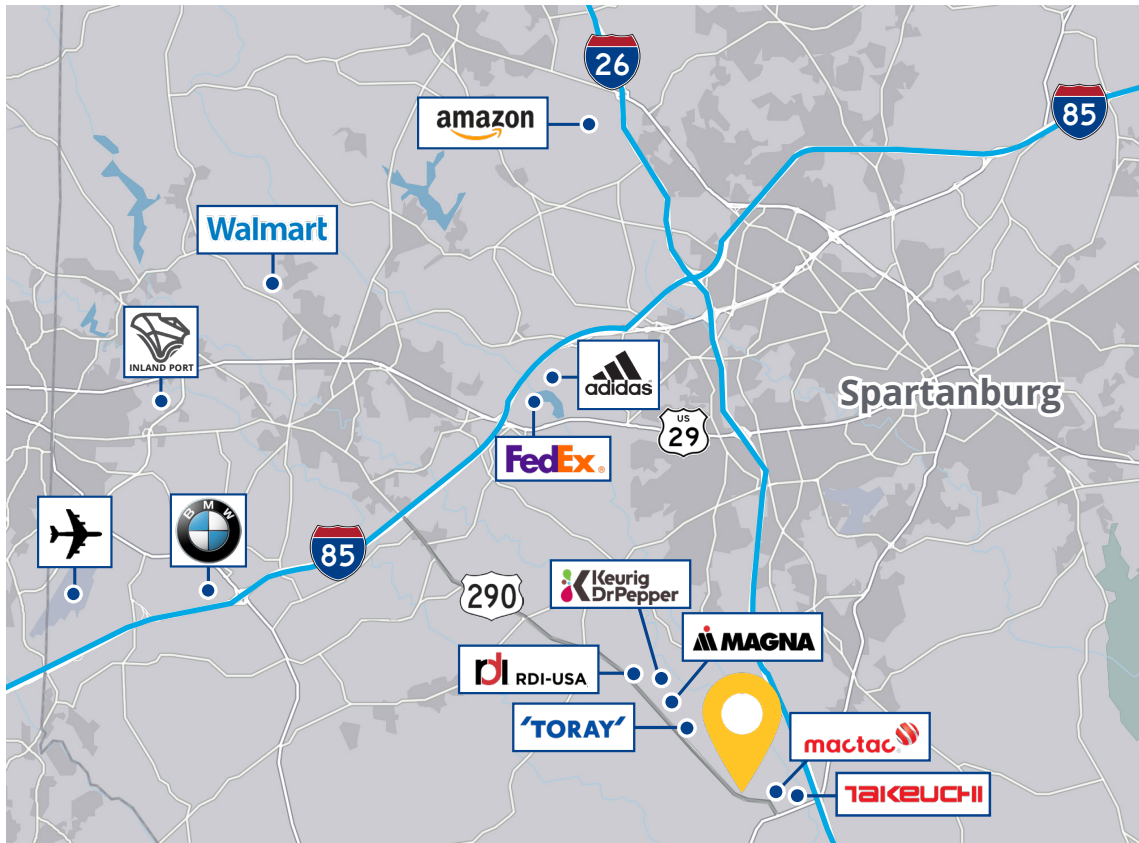


Property Overview

At ±1,850,113 SF of premium manufacturing or distribution center space, this rare find stands as the largest available in the Upstate of South Carolina.

Strategically positioned within the growing industrial corridor along Highway 290, this property resides in the highly sought-after Greenville-Spartanburg market. Its location offers unparalleled advantages, providing convenient access to a vast network of suppliers, labor and workforce and an extensive transportation infrastructure.

The substantial size of this property presents unparalleled flexibility and scalability, accommodating a wide range of manufacturing or distribution needs. Its expansive capacity offers endless possibilities for optimizing production processes, storing inventory, and streamlining logistical operations. With a space of this magnitude, future tenants have the unique advantage of customizing their operations to meet evolving market demands and achieve maximum efficiency while consistently maintaining flexibility and operational integrity.



Specifications

Building Size	±1,850,113 SF
Total Property Size	±178.02 Acres
Office Space	±50,000 SF (two-story)
Configuration	Cross-dock
Clear Height	40'
Column Spacing	50' x 52' (60' speed bay)
Power	8000 amp, 480/277 volt, 3-Phase service
Parking	470 auto spaces 846 trailer spaces
Dock Doors	322 (includes dock packages for all)
Drive-In Doors	4
Fire Protection	ESFR
Lighting	LED

Key Distances

Inland Port Greer	15 miles
GSP	17 miles
Greenville	27 miles
Spartanburg	11 miles
Atlanta	169 miles
Charlotte	86 miles