



Building 1

Building 2

LEASED

Hillside Commerce Center

Building 2 Available For Lease in Duncan, SC

164 Tyger River Drive
Duncan, SC 29334

BUILDING 2 | ±35,000 - ±110,970 SF
LEASE RATE:
Contact Broker for Pricing



Located within the Hillside Industrial Park business district

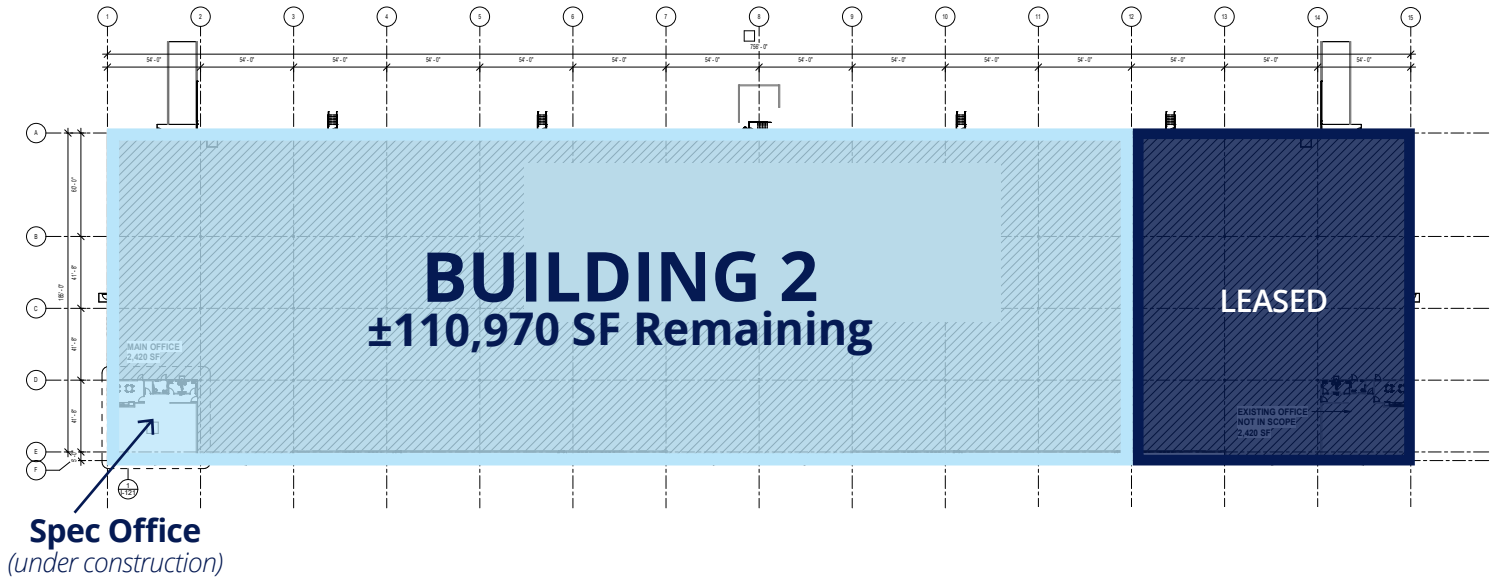


Building 2 is available for immediate occupancy



±45,000 VPD along adjacent Hwy 290

Park Overview



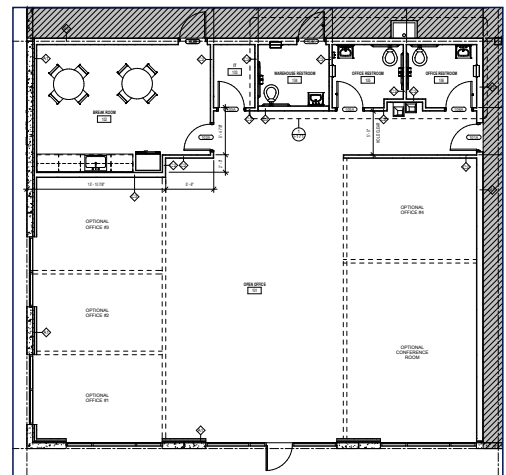
At-a-Glance

Size	±110,970 SF (185' x 756')
Subdivisible	From ±35,000 SF
Office	±2,420 SF
Configuration	Rear-load
Clear Height	32' at first column from dock wall
Column Spacing	41'8" x 54'; 60' speed bays
Typical Bay Size	9,720 SF per bay
Dock Doors	35 (9' x 10')
Drive-in Doors	1 (14' x 16')
Parking	118 auto spots 35 (shared) trailer spots
Truck Court	200' (shared)
Building Slab	6" unreinforced, 4,000 PSI on gravel aggregate base; 10 Mil vapor barrier throughout; FF40 & FL30
Roof	Single ply 45 mil TPO, 15 year NDL
Fire Protection	ESFR, K-17
Air Changes	1.5 air changes per hour
Pit Levels	35K lbs mechanical leveler with dock seal and bumpers
Power	1,800 amps
Lighting	LED high bay fixtures

Building 2 is Available For Immediate Occupancy

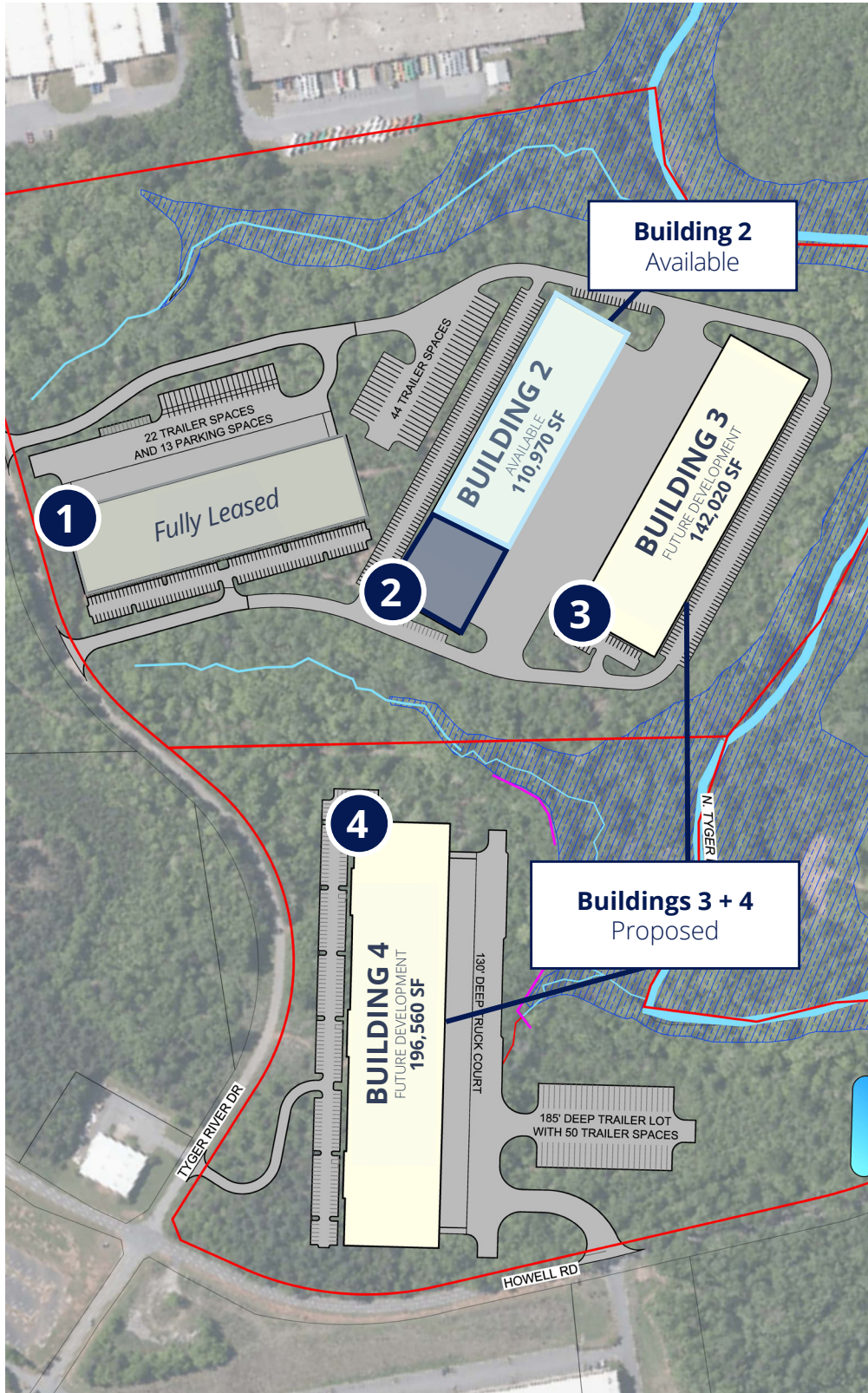
Building 2 is available for immediate occupancy with **±110,970 SF** remaining for lease (subdiv. from **±35,000 SF**). Buildings 3 and 4 are proposed and are available for future developments.

The surrounding Hillside Industrial Park business district is known for its strategic access to major interstate I-85 less than one mile away and an easy drive to the industrial epicenter of Greenville-Spartanburg at the Inland Port in Greer along Hwy 290.



Spec Office Floor Plan

Full Park Site Plan



BUILDING 2

Size	±110,970 SF (sub. ±35,000 SF)
Office	±2,420 SF
Status	Available
Doors	(35) dock doors (1) drive-in doors
Orientation	Rear-load; 200' shared truck court
Auto Parking	118 spaces
Trailer Parking	35 spaces (shared)

BUILDING 3

Status	Proposed
Size	±140,400 SF
Orientation	Rear-load; 200' shared truck court
Auto Parking	168 spaces
Trailer Parking	Shared with Building 2

BUILDING 4

Status	Proposed
Size	±196,560 SF
Orientation	Rear-load; 130' truck court
Auto Parking	200 spaces
Trailer Parking	50 spaces

Buildings 3 + 4
Proposed

For Lease | Hillside Commerce Center

Completed Building



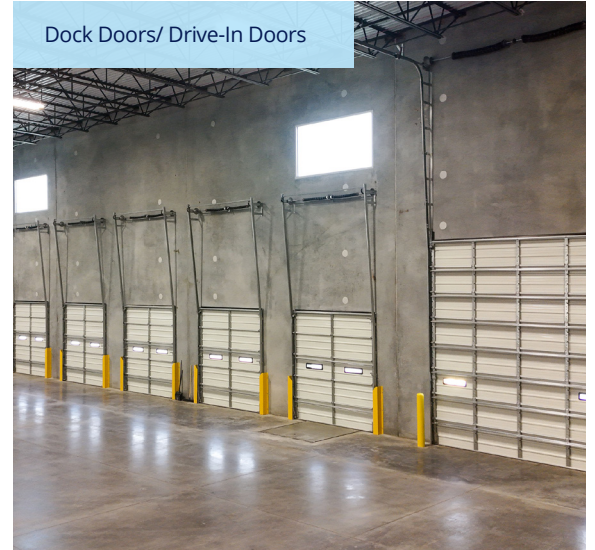
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Building Interior

Warehouse Space



Dock Doors/ Drive-In Doors



Breakroom



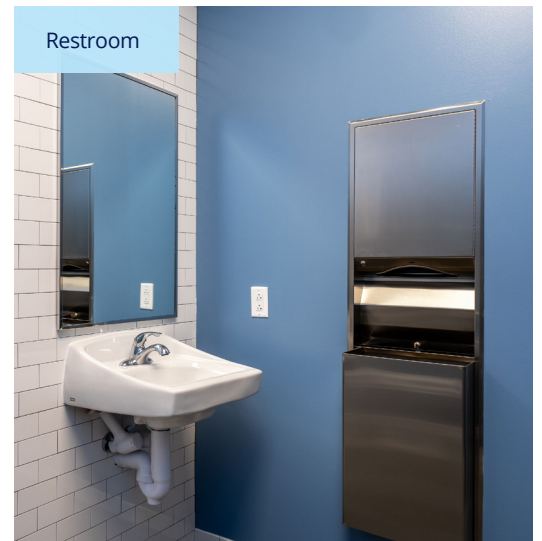
Office



Natural Lighting



Restroom



Location Details

Area Highlights

Hillside Commerce Center is located along the highly sought after Hwy 290 Corridor and within the Hillside Industrial Park District in Duncan, SC (Spartanburg County). The park is minutes from I-85 and located near other successful businesses like BMW, AFL, Draxlmaier and Plastic Omnium.

- Meets BMW's "just-in-time, just-in-sequence" requirement
- Conveniently located near Greenville Spartanburg International Airport and the Greer Inland Port

Proximity Map

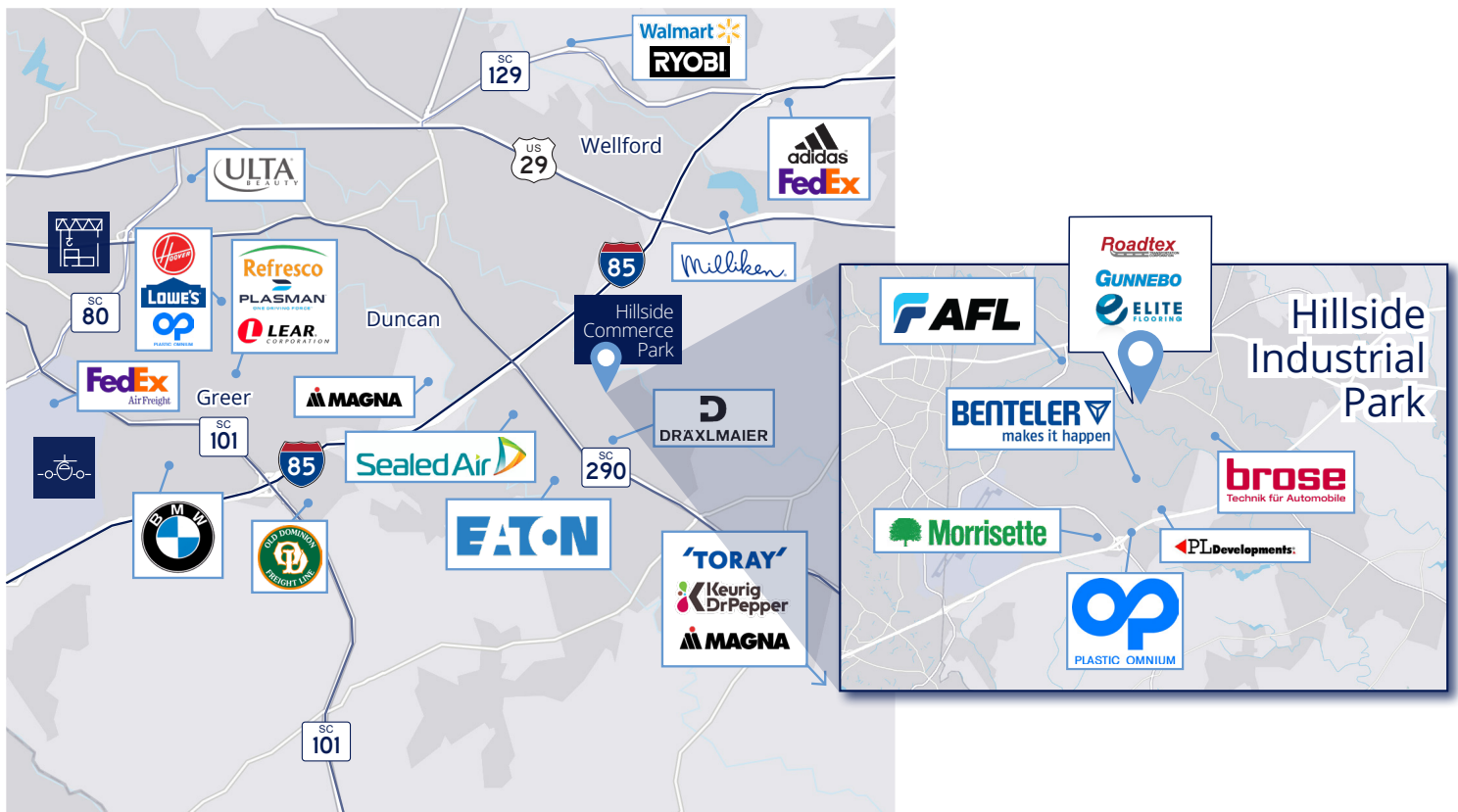
 Hillside Commerce Center by Eastgroup Properties

 Inland Port Greer

 Greenville Spartanburg International Airport

Travel Distances

I-85	1.5 miles
I-26	10 miles
BMW	7.5 miles
GSP Int'l Airport	9.5 miles
Inland Port Greer	8.5 miles
Greenville	20 miles
Spartanburg	11 miles
Spartanburg Airport	9.9 miles
Charlotte	85 miles
Atlanta	163 miles



For Lease | Hillside Commerce Center

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