



±12,000 SF WAREHOUSE & 3-9 ACRE LAYDOWN YARD

120 E Victor Hill Road
Duncan, SC 29334



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

Jordan Skellie, SIOR
EVP/Principal
864.238.2188
jskellie@lee-associates.com

Andrew Harrill, SIOR, CCIM
Senior Vice President
864.607.7223
aharrill@lee-associates.com

Payton Drake
Associate
409.971.3110
pdrake@lee-associates.com

864.704.1040
LeeUpstate.com

LEASE RATE:

**CALL FOR
PRICING**

- Office: ±450 SF (Expandable)
- Warehouse: ±11,550 SF
- Laydown Yard: ±3-9 Acres Fully Fenced
- ±2.0 miles to I-85 Access
- I-85 Visibility



CLEAR HEIGHT
17' - 21'



DRIVE-IN DOORS
12 DRIVE-IN DOORS
6 DRIVE-THRU BAYS



ACREAGE
±21.43 ACRES
(±3-9 ACRES
GRAVEL YARD)



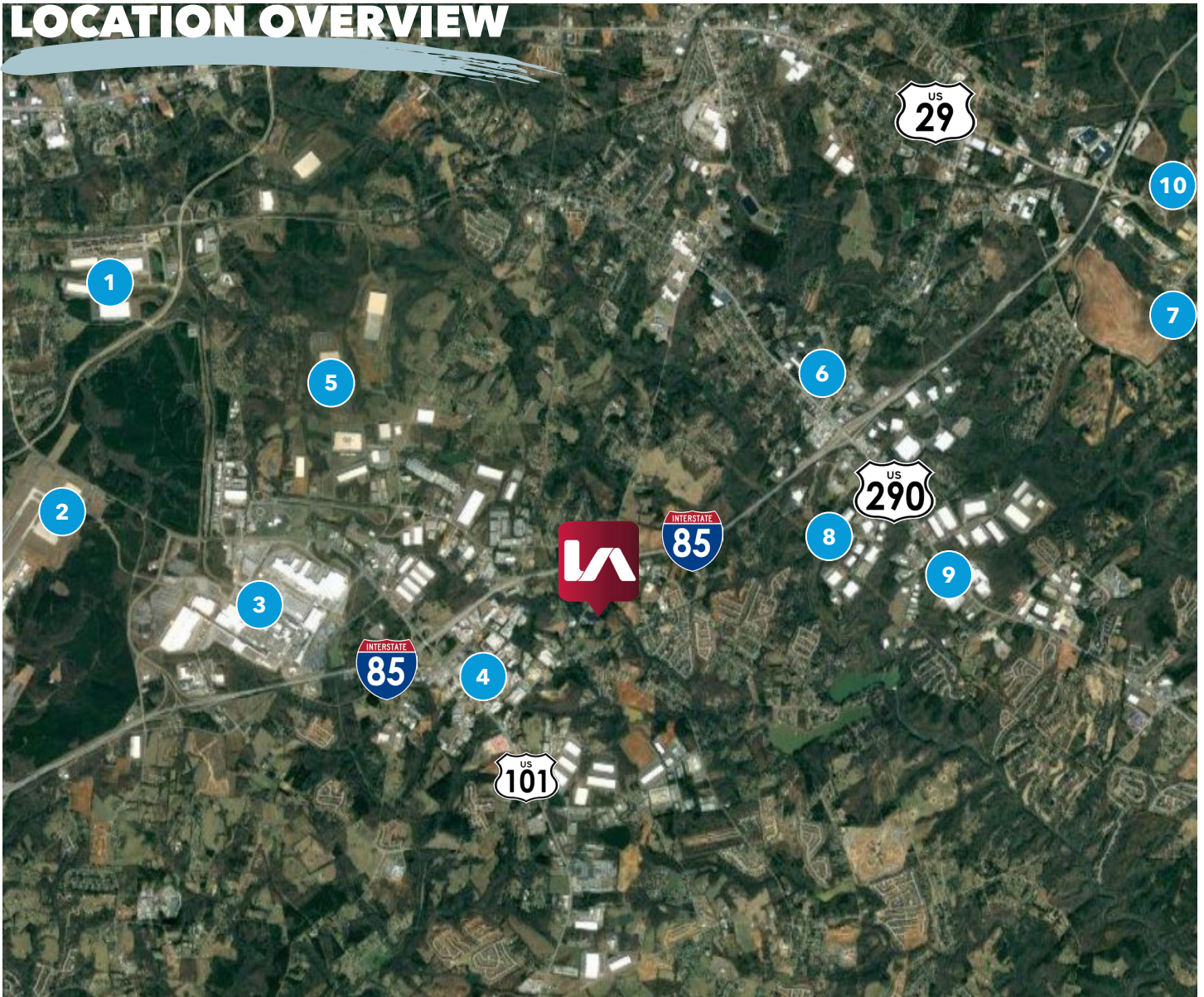
**ADDITIONAL
WAREHOUSE**
±12,000 SF Available

PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	120 E Victor Hill Road
TYPE	Industrial
TOTAL ACRES	±21.43 SF
USABLE ACRES	±9 Acre Gravel Yard
YARD SPECS	8" Gravel/Fully Fenced
TOTAL AVAILABLE SF	±12,000 - ±24,000 SF
ZONING	Heavy Industrial
TAX MAP #	5-23-00-113.01 & 5-25-00-127.02
COUNTY	Spartanburg
WAREHOUSE SF	±11,550 SF
OFFICE SF	±450 SF (Expandable)
CLEAR HEIGHT	17' - 21'
DRIVE-IN DOORS	12 (6 drive-thru bays) 12' x 14'
BATHROOMS	Two (2)
HEATERS	Two (2) Suspended Gas
ELECTRICAL	240 v 400 amp 3 phase

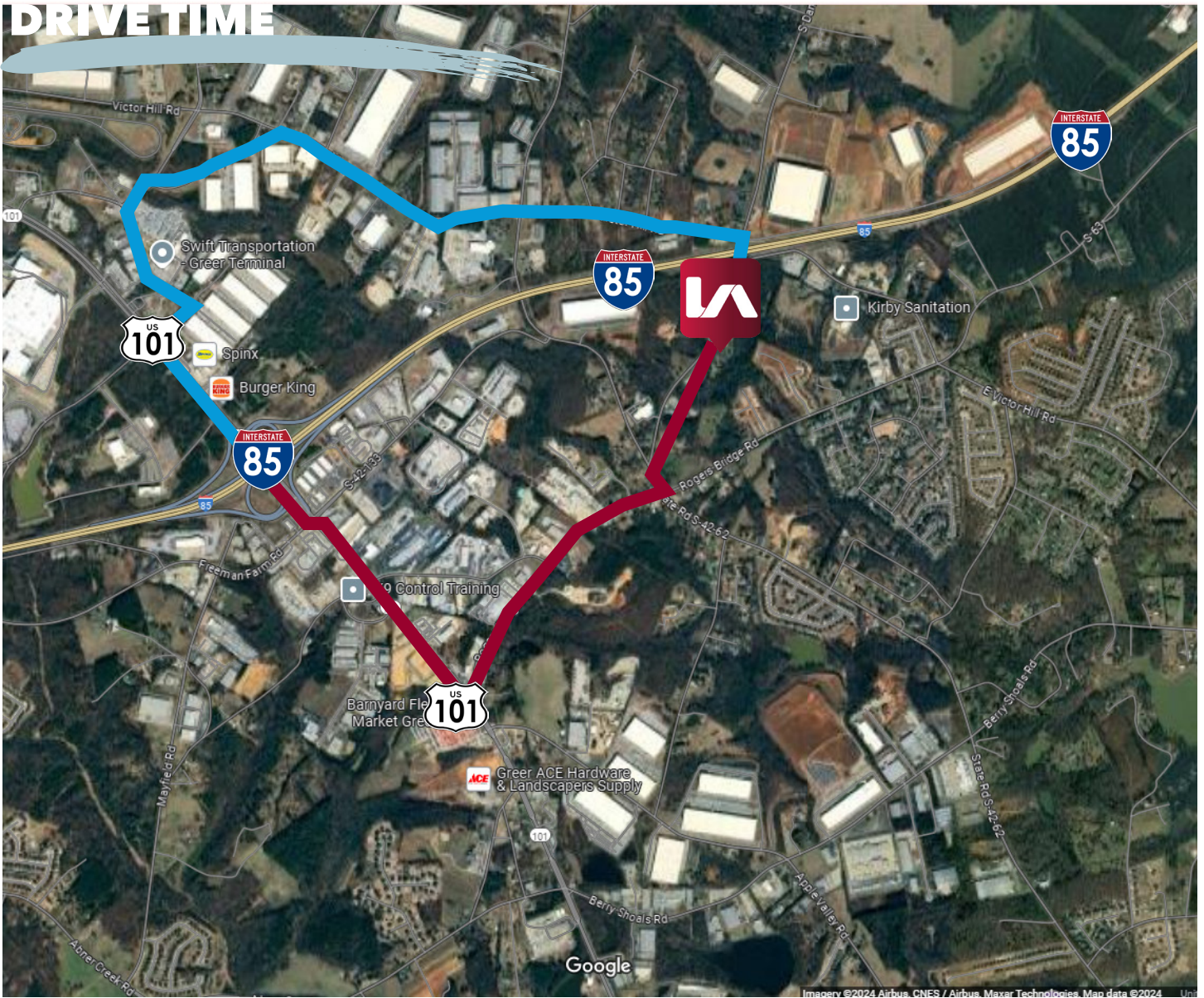


LOCATION OVERVIEW



- | | |
|-----------------------------|------------------|
| 1 Inland Port Greer | 6 Wabtec |
| 2 GSP International Airport | 7 Copart |
| 3 BMW Manufacturing | 8 AFL |
| 4 Old Dominion Freight Line | 9 Eaton |
| 5 Lowes Distribution Center | 10 XPO Logistics |

DRIVE TIME



DRIVE TIMES

I-85 VIA VICTOR HILL ROAD 3.0 MILES

I-85 VIA HWY 101 2.3 MILES



LEARN MORE GIVE ME A CALL



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

864.704.1040
LeeUpstate.com

GREENVILLE OFFICE
201 W. McBee Ave, Suite 400
Greenville, SC 29601

SPARTANBURG OFFICE
320 E. Main Street, Suite 430
Spartanburg, SC 29302

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Jordan Skellie, SIOR
EVP/Principal
864.238.2188
jskellie@lee-associates.com



Andrew Harrill, CCIM
Senior Vice President
864.607.7223
aharrill@lee-associates.com



Payton Drake
Associate
404.971.3110
pdrake@lee-associates.com