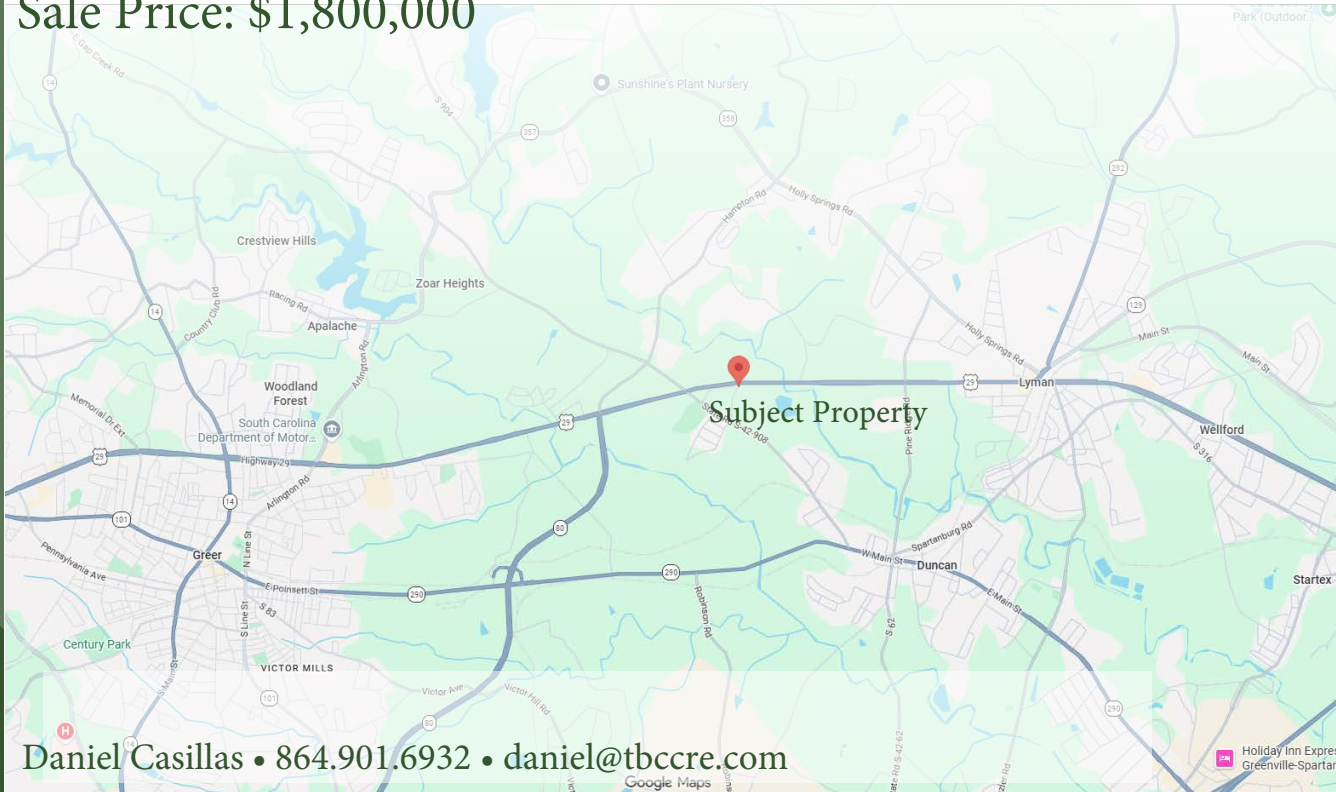




# FOR SALE

New Construction  $\pm 9,900$  Industrial Building on  $\pm 2.12$  acres  
195 Barnett Rd  
Duncan, SC 29334  
Estimated Completion Q1 2027

Sale Price: \$1,800,000



Daniel Casillas • 864.901.6932 • [daniel@tbccre.com](mailto:daniel@tbccre.com)

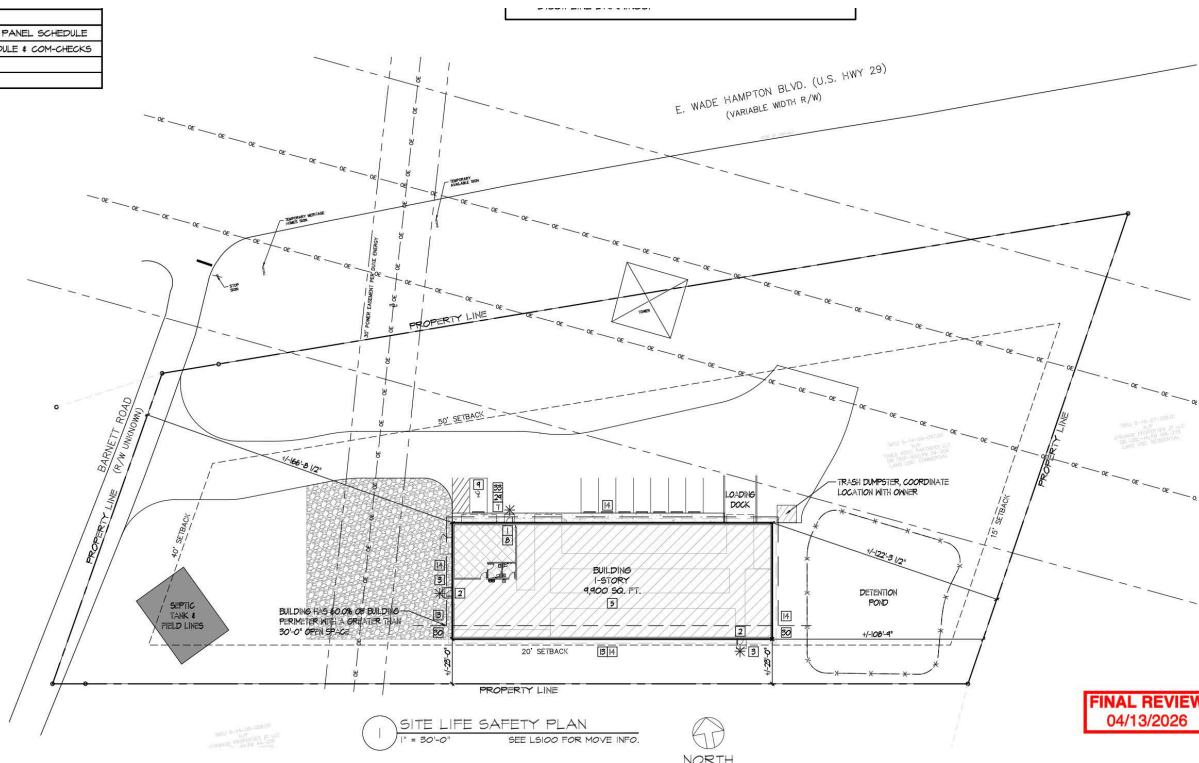
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



# AMENITIES

- High quality new construction with attractive exterior finishes (stone veneer, awnings, and storefront glass)
- Highly visible on Hwy 29 (29,800 VPD)
- Functional configuration includes two 12' x14' drive in doors and one 12' x 14' dock, with possibility of 2 future drive in doors
- 20' eave height in rear of building and 25' eave height in front of building
- 964 SF of conditioned office space with 2 restrooms
- Full construction plans available upon request

ER DIAGRAM & PANEL SCHEDULE  
S, LEGEND, SCHEDULE & COM-CHECKS



Contact: Daniel Casillas • 864.901.6932 • daniel@tbccre.com

# PHOTOS



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