

Available For Sale or Lease

170 TUCAPAU ROAD in DUNCAN, SOUTH CAROLINA 29334

±67,272 SF of FLEX/WAREHOUSE on ±11.32 AC

exclusively co-listed by PINTAIL *and* NORVELL REAL ESTATE GROUP



TRANSACTION TEAM



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PROPERTY OVERVIEW

170 Tucapau Road, Duncan, SC 29334

TAX MAP NO: Spartanburg County #5-26-00-003.07

BUILDING SIZE: ±67,272 SF Total (4 Buildings)
±18,946 SF Finished Office Space
±48,326 SF Warehouse (±5,000 SF Fully Conditioned)

LOT SIZE: ±11.32 AC Total
±5.0 AC Encumbered by Lease
±6.32 AC of Excess Developable Land

LAND-TO-BUILDING: 7.33 to 1 (Usable Land/GBA)

YEAR BUILT: Phase I (1996) 25,000 SF
Phase II (2008) 5,232 SF Office Expansion
Phase III (2010) 12,040 SF Warehouse Expansion
Phase IV (2014) 25,000 SF Partially Conditioned
Warehouse and Office Expansion

DOCK HIGH DOORS: 2

DRIVE-IN DOORS: 5

CEILING HEIGHTS: Min: 24' Max: 28'

SURFACE PARKING: 70 Spaces

CRANES: (3) 16-Ton Overhead Cranes on Crane-ways

FOUNDATION: Masonry

BUILDING FRAME: Metal

EXTERIOR WALLS: Masonry and Metal

ROOF: Built Up/Metal

FLOORS: Carpet, Tile and Sealed Concrete

WALLS: Painted Sheetrock (Office)
Exposed Insulation (Warehouse)

CEILING: Acoustical Tiles (Office)
Open Ceiling (Warehouse)

LIGHTING: Fluorescent (Office)
Metal Halide (Warehouse)

HEATING: Central HVAC (Office)
Suspended Gas Heat (Warehouse)
±4,800 SF (in Building 4)

AIR CONDITIONING: Central HVAC (Office)
N/A (Warehouse)
±4,800 SF (in Building 4)

**BUILDING 4 (±25,000 SF)
WAREHOUSE + OFFICE**

Built in 2014
±4,800 SF of warehouse heated+cooled
±2,130 SF office space
Ceiling Height: 24'

**BUILDING 3 (±12,040)
BULK/DISTRIBUTION WAREHOUSE**

Built in 2010
(1) 20'x20' Drive-In Door
Ceiling Height: 22'

**EXCESS DEVELOPABLE LAND
(±6.32 AC)**

Conceptual drawing for additional
truck parking, laydown yard or building
expansion.

**BUILDING 1 (±15,232 SF)
OFFICE**

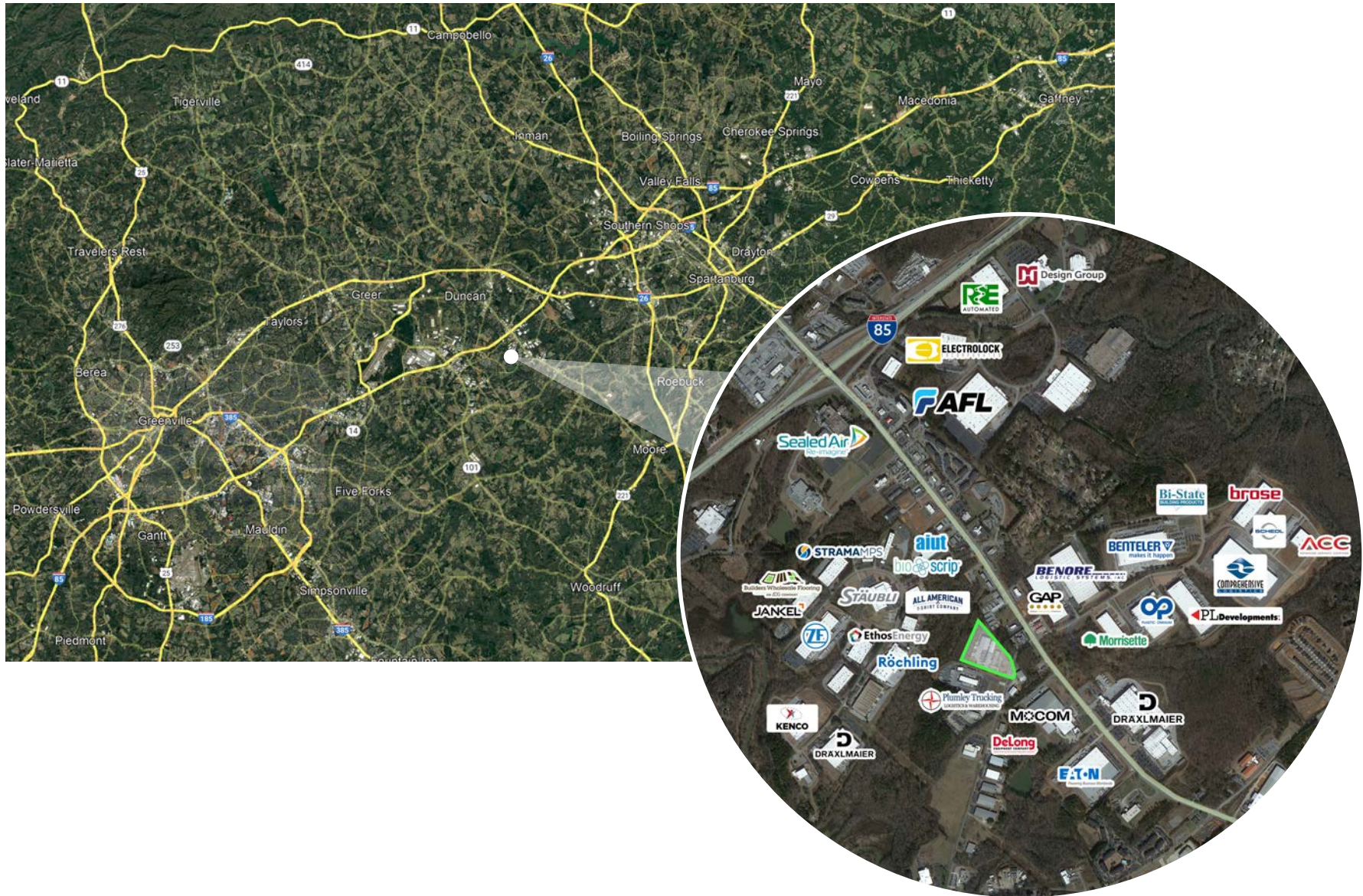
±10,000 SF built in 1996
±5,232 SF Expansion built in 2008

**BUILDING 2 (±15,000 SF)
PRODUCTION WAREHOUSE**

Built in 1996
±13,416 SF Warehouse
±1,584 SF Office/Breakroom/Lab
(2) 20'x20' Drive-In Doors + (2) Dock Doors
Ceiling Height: 32'



PROPERTY LOCATION



EXTERIOR PHOTOS



INTERIOR PHOTOS



THE OFFERING

170 Tucapau Road, Duncan, SC 29334

This property includes four buildings totaling $\pm 67,272$ SF of industrial/flex space sitting on ± 11.32 AC and is located in Gresham Commons Park, along the bustling industrial corridor on SC Highway 290.

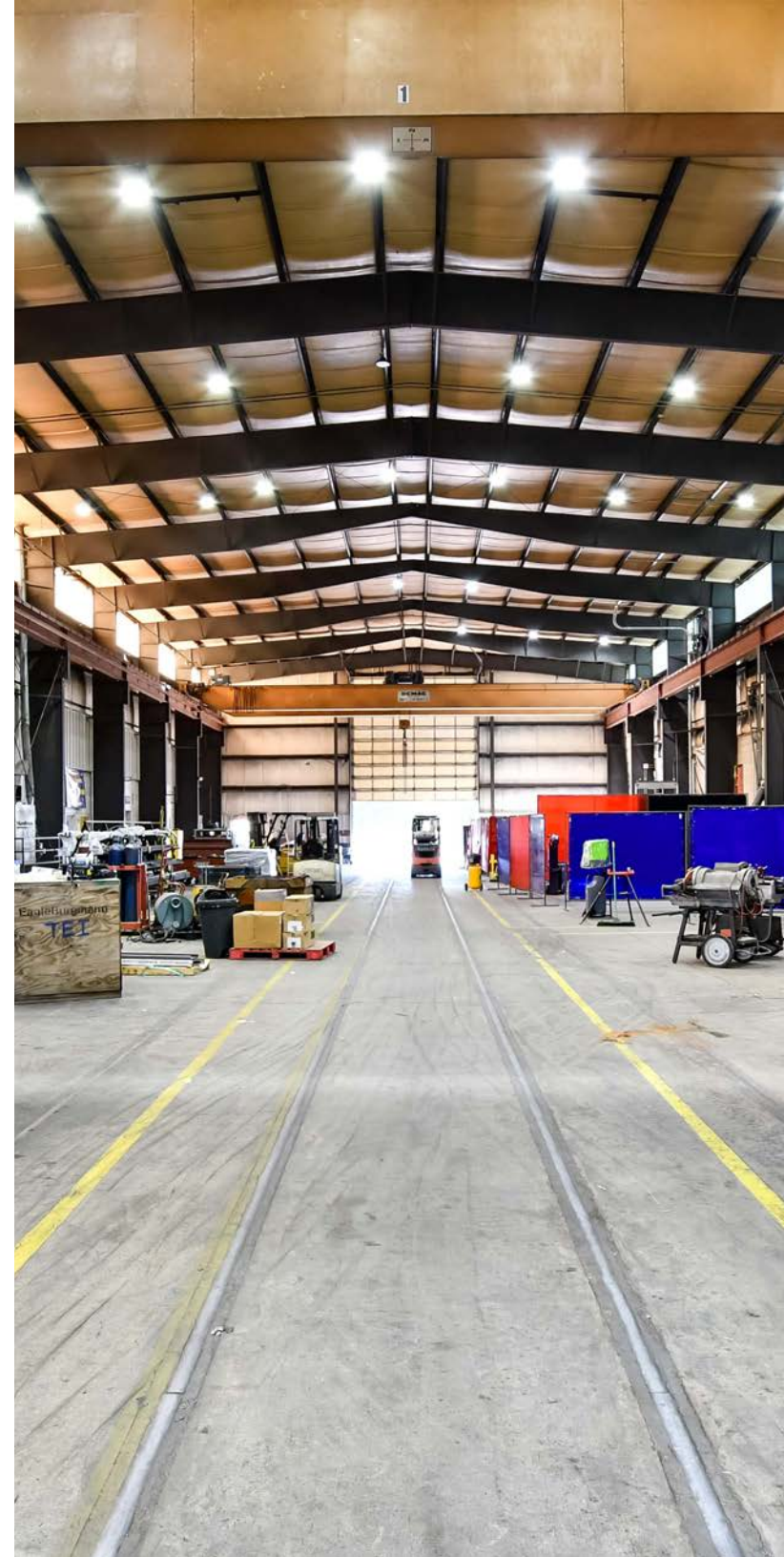
A prime location adjacent to I-85 with close proximity to I-26, allows for quick access to all parts of the Southeast including Charlotte, NC, and Atlanta, GA.

ASKING SALE PRICE: \$7,500,000

ASKING RENT: \$8.50/SF NNN

Available Q2 2024

Tenant improvement allowance negotiable



MARKET OVERVIEW

Upstate, South Carolina

Located between Atlanta and Charlotte, South Carolina's Upstate is one of America's fastest-growing megaregions with \$8.4B in capital investments announced in the last five years.

Favorable tax rates, market accessibility and the quality and availability of the workforce make the region a business location of choice by foreign and domestic companies.

The Upstate boasts some of the world's most forward-thinking companies and leaders, welcoming 539+ international companies representing 34 countries.

MAJOR EMPLOYERS

BMW
Michelin
Spartanburg Regional
AnMed Health
GE Power
Milliken & Company
Bon Secours St. Francis

Clemson University
Prisma Health
Walmart
Duke Energy
Ingles Markets
ZF



1,561,465
2022 POPULATION
↑1.9% (from 2021)

#4
STATE FOR
DOING BUSINESS
Area Development

#5
BUSINESS CLIMATE
Site Selection,
Surveyed Executives

#5
FASTEST
GROWING STATE
in the Eastern US



For more information on this listing, please contact:



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