

*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



*David Sigmon* CCIM, SIOR

david@pintailcre.com  
864.430.8060



*Matt Vanvick* CCIM, SIOR

matt@pintailcre.com  
864.414.7005



*Drayton Calmes*

draytonc@norvellgroup.com  
843.991.0404



## CONFIDENTIALITY STATEMENT

The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed or implied by anything herein contained or made by agent of the principal relative to the subject property.

The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projects are based should be carefully reviewed by each investor or his or her financial advisor.

This submission is confidential. It is the property of Pintail Capital Partners, LLC, and any reproduction of any portion of the enclosed without written consent from an official representative of Pintail Capital Partners, LLC, is strictly prohibited. The information offered here is subject to prior placement and/or withdrawal from the market, cancellation, modification, correction, errors, omissions, price changes, or any other changes without notice.

Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.

PO BOX 9776 . GREENVILLE SC 29604 864.729.4500 | [WWW.PINTAILCRE.COM](http://WWW.PINTAILCRE.COM)

# 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**

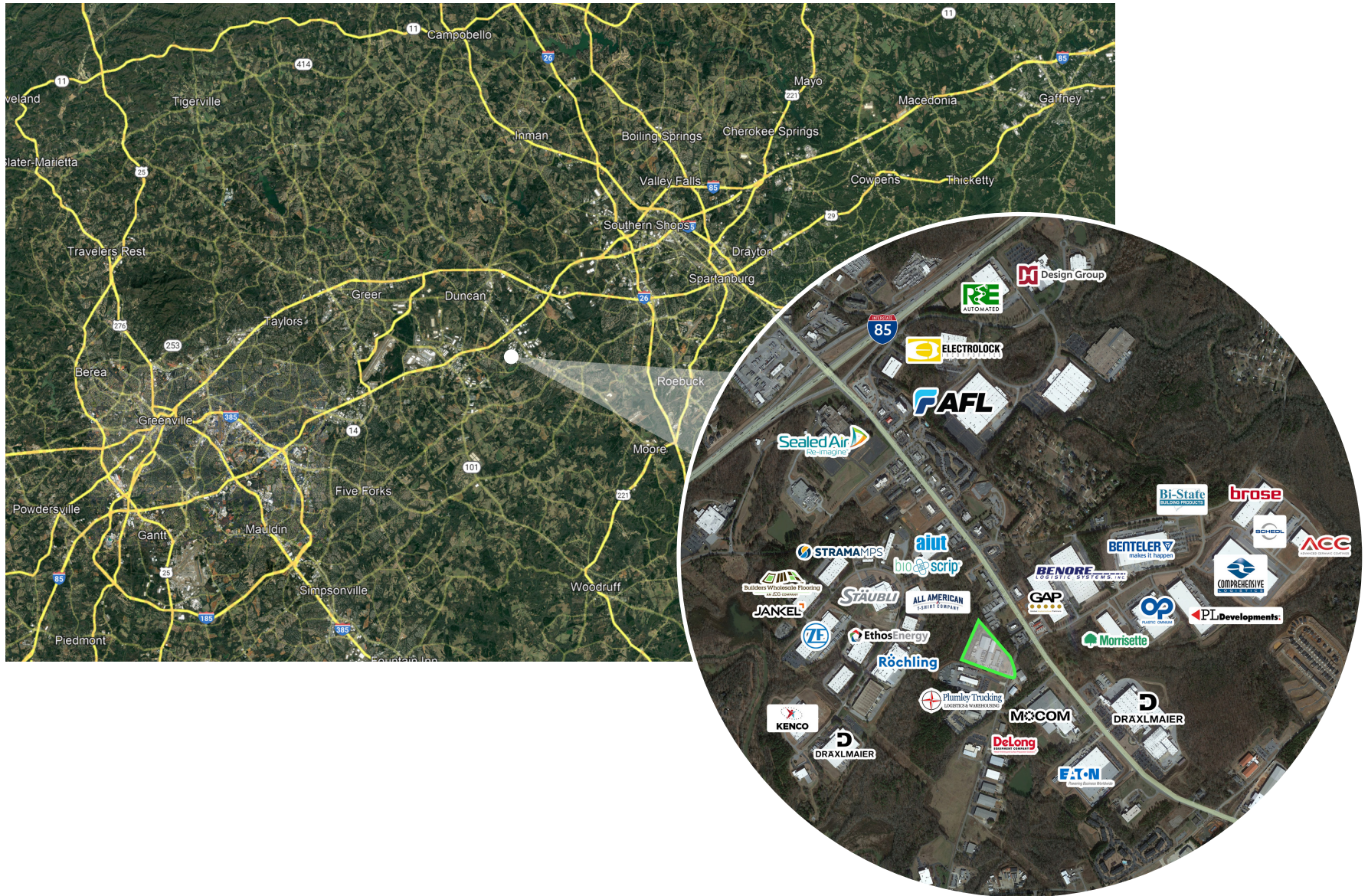
±10,000 SF built in 1996  
±5,232 SF Expansion built in 2008

**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  $\pm 11.32$  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.

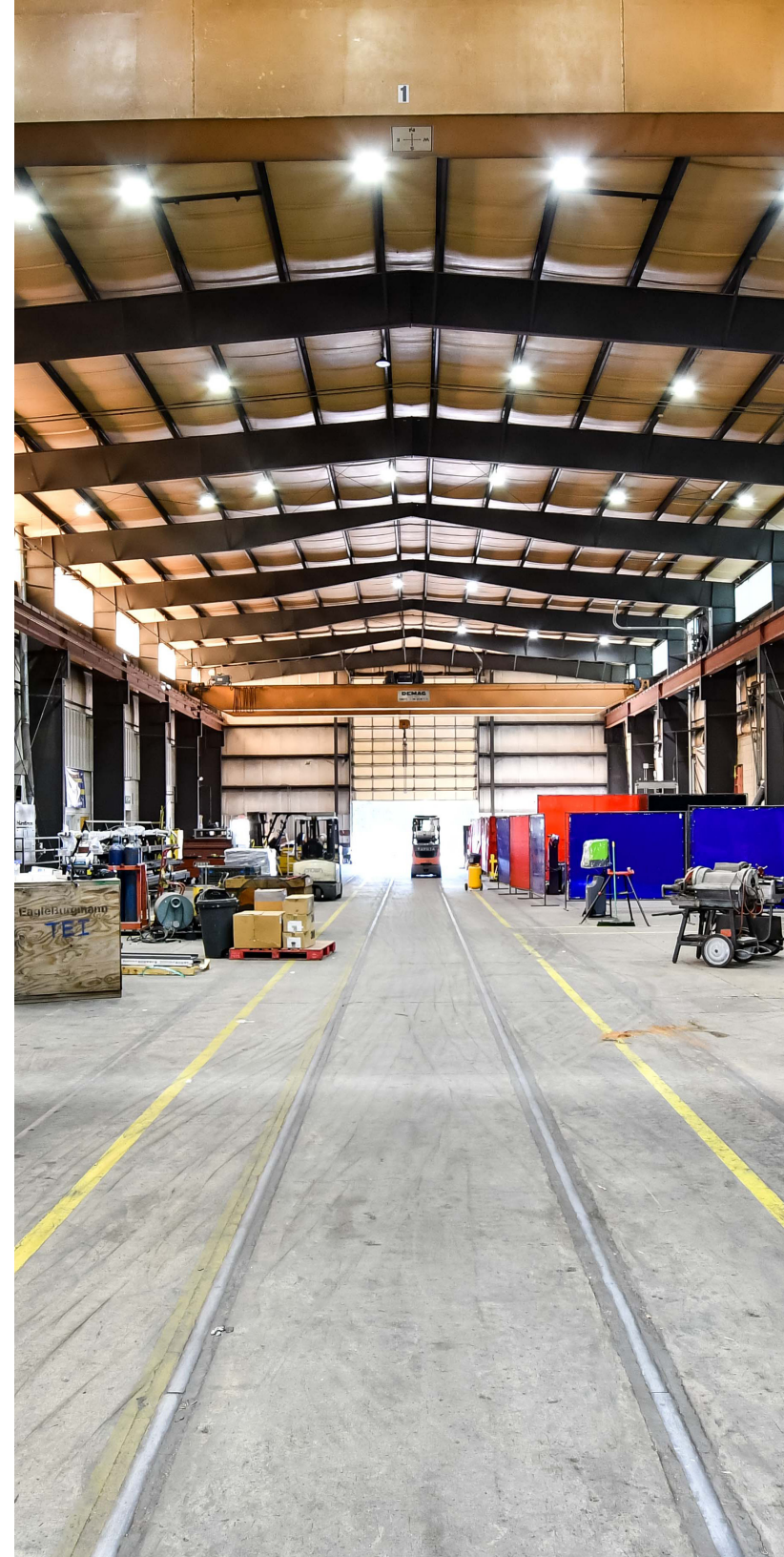
**ASKING SALE PRICE:           \$6,950,000**

---

**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	Clemson University
Michelin	Prisma Health
Spartanburg Regional	Walmart
AnMed Health	Duke Energy
GE Power	Ingles Markets
Milliken & Company	ZF
Bon Secours St. Francis	



**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:



*David Sigmon* CCIM, SIOR [david@pintailcre.com](mailto:david@pintailcre.com) 864.430.8060

*Matt Vanvick* CCIM, SIOR [matt@pintailcre.com](mailto:matt@pintailcre.com) 864.414.7005

*Drayton Calmes* [draytonc@norvellgroup.com](mailto:draytonc@norvellgroup.com) 843.991.0404