

# 317 TUCAPAU ROAD

Duncan, South Carolina

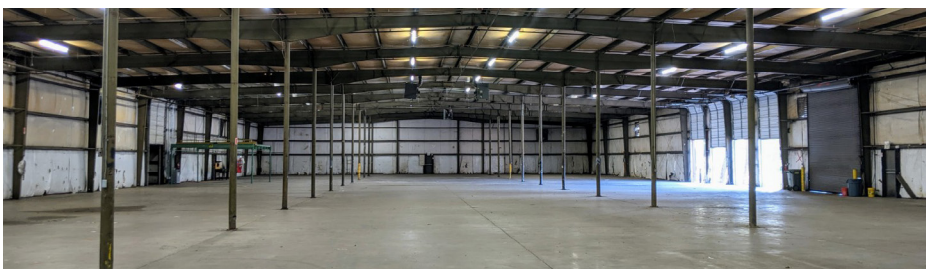
\$3.50/SF NNN



±40,836 SF Industrial Space Available for Lease

## FEATURES

- ±40,836 SF Industrial facility (±3,250 SF Office Space) on ±4.92 acres
- The building has heavy, 3-phase power, (4) 8' x 10' dock doors, 1 with a 6' x 7' pit leveler and 2 with Edge-of-Docks and (1) 15' x 17' drive-in door with concrete ramp
- Office and warehouse renovations in progress!
- This site offers an ideal location near the booming Highway 290 corridor in Duncan.
- This property is only 1.5 miles from Exit 63 at I-85. Additionally, the Inland Port of Greer is just 8.2 miles west along Highway 290, and GSP International Airport is about 8.9 miles south.



**Bobby Lyons, SIOR, CCIM**

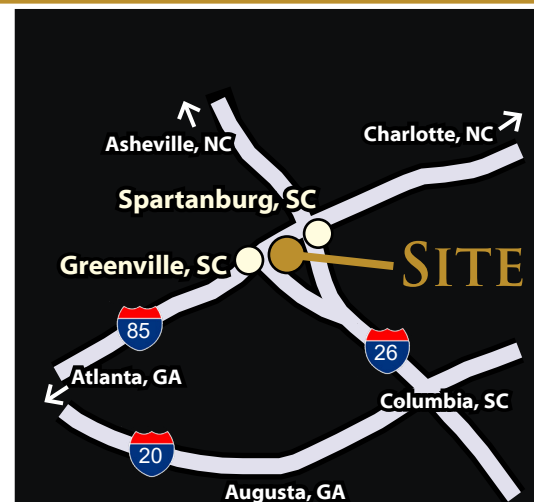
864.590.3476

[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**

864.838.1886

[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)



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