



## 297 Tucapau Rd.

297 Tucapau Rd.  
Duncan, South Carolina 29334

### Property Highlights

- 10,000 SF (850 SF office and 9,150 SF warehouse)
- Two offices and 2 bathrooms
- 16' ceiling height
- 2 docks with levelers
- 2 drive-in doors
- All public utilities
- 3 phase power
- Fenced in laydown area
- Located in the heart of the industrial community

### Amenities

10 minutes to Greenville/Spartanburg International Airport  
14 minutes to BMW Manufacturing Plant  
10 minutes to Toray Manufacturing  
4 minutes to I-85 and Hwy 290 Interchange (Exit 63)

#### OFFERING SUMMARY

<b>Available SF</b>	10,000 SF
<b>Lease Rate</b>	\$3.60 SF/yr (NNN)
<b>Building Size</b>	10,000 SF

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	1,929	\$82,818
<b>5 Miles</b>	31,696	\$62,054
<b>10 Miles</b>	150,536	\$60,652

For more information

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