

FOR LEASE > ±408,000 SF DISTRIBUTION CENTER Hillside Enterprise Park

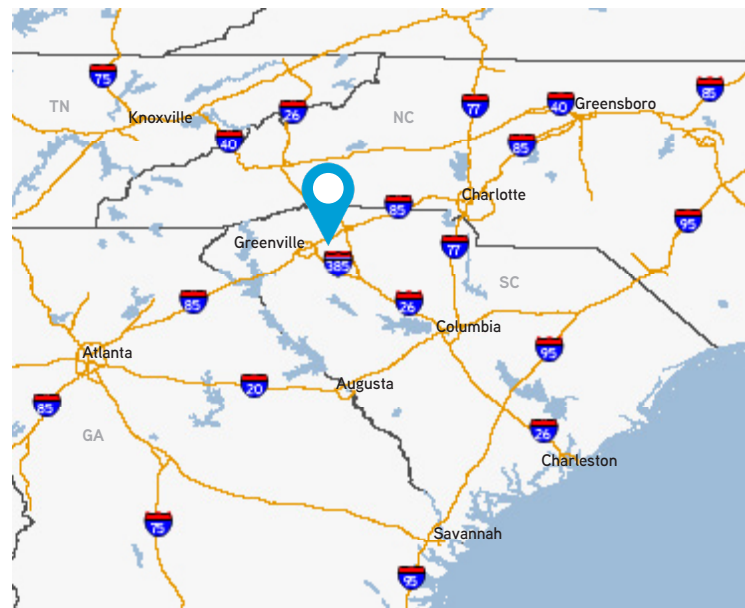


70 TYGER RIVER DRIVE, DUNCAN, SOUTH CAROLINA 29334



Property Highlights

- Ideally located along the I-85 business corridor
- Easy interstate access and connections to major cities in the Southeast region
- 3 international airports serve Upstate South Carolina
- Many local amenities are readily available including restaurants, banks, hotels, golf courses and more
- Logistical advantages include accessibility to the Port of Charleston, the most productive container port in North America, and the South Carolina Inland Port in Greer, located ±10 miles from Hillside Enterprise Park



LEASE RATE: \$4.50/SF NNN

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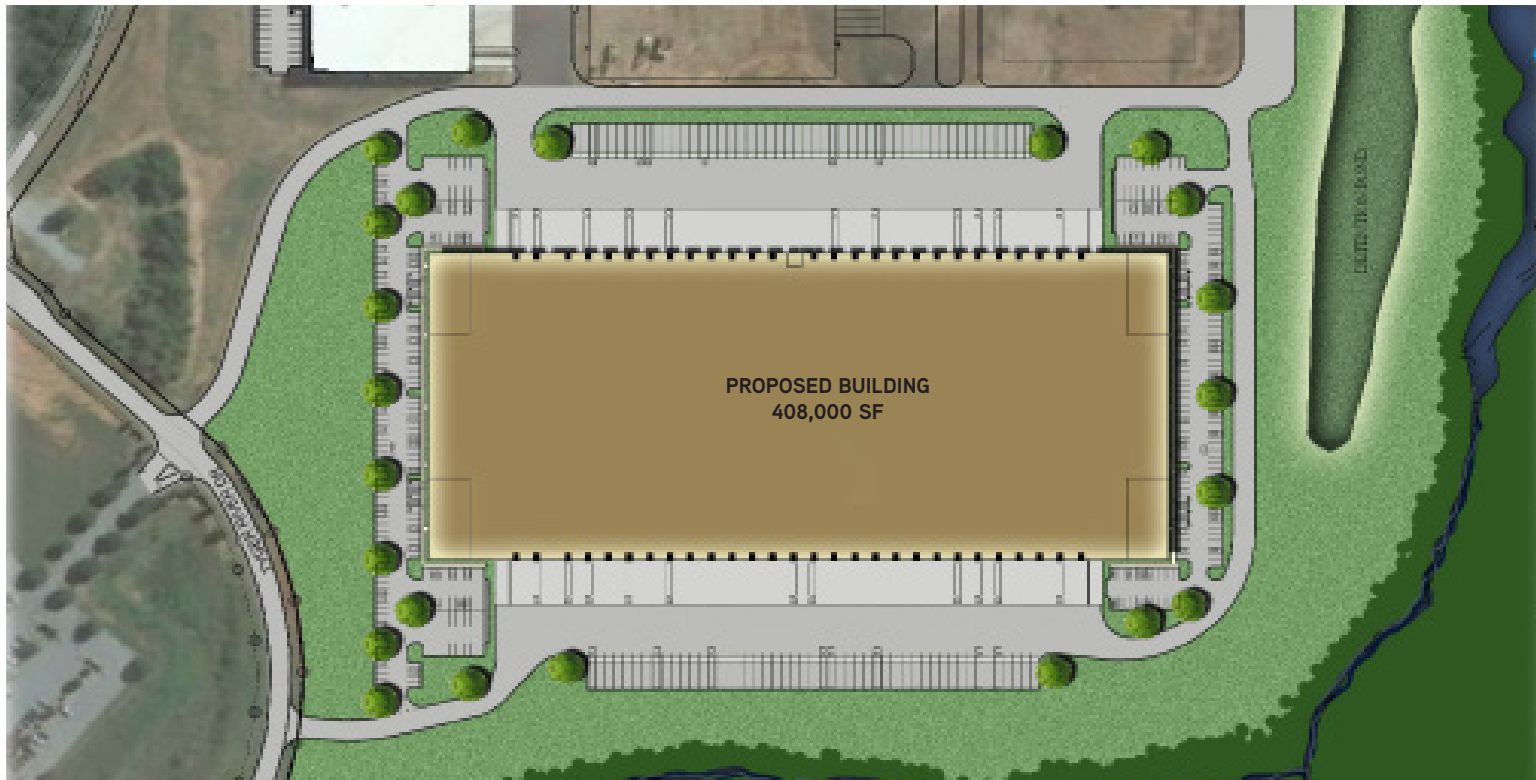
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SCANNELL
PROPERTIES



Building One Specifications

| | | | |
|-----------------------------|--|----------------------------|--|
| LOCATION: | 70 Tyger River Drive in Duncan, SC | DOCK DOORS: | Fifty-five (55) 9' x 10' Dock Doors Forty-two (42) Knock-Outs |
| PROJECT DURATION: | Q2 2018 | OVERHEAD DOORS: | Four (4) 12' x 14' Motorized Roll Up Door |
| SITE ACREAGE: | 28.06 gross acres | ROOFING: | Mechanically attached .45 mil TPO with R-20 insulation |
| SQUARE FOOTAGE: | 408,000 RSF | HVAC: | Heat for freeze protection (to 49°F) 1 Air Change Per Hour |
| BUILDING DIMENSIONS: | 425' x 960' | FIRE PROTECTION: | ESFR |
| COLUMN SPACING: | 50' X 53'4"; 62'6" speed bay | ELECTRICAL SERVICE: | 480/277 3-Phase; 2500 amp service |
| CLEAR HEIGHT: | 32' | LIGHTING: | T-5, 6 Lamp High Bay Fluorescents |
| AUTO PARKING: | 347 spaces | | |
| TRAILER PARKING: | 95 spaces | | |
| EXTERIOR WALLS: | Load Bearing Concrete Wall Panels | | |
| SLAB CONSTRUCTION: | 7" un-reinforced, 4,000psi concrete on 6" aggregate base | | |

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AREA MAP



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SC-290 SUBMARKET



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