



FOR LEASE

±192,910-SF Industrial Facility Available

1201 Woods Chapel Rd | Duncan, SC

Brockton Hall, SIOR

Vice President
+1 864 527 5441
brockton.hall@colliers.com

Dillon Swayngim, SIOR

Vice President
+1 864 527 5456
dillon.swayngim@colliers.com

John Montgomery, SIOR

Managing Director
+1 864 527 5422
john.montgomery@colliers.com

Garrett Scott, SIOR

Managing Director
+1 864 527 5453
garrett.scott@colliers.com



PROPERTY OVERVIEW

Duncan Distribution Center includes $\pm 350,491$ SF of industrial space within the Greer-Duncan submarket in the upstate of South Carolina. Suite A is occupied by Magna International, while $\pm 192,910$ -SF Suite B is available for lease.

The facility is within close proximity to logistics points such as Interstate 85, the Inland Port in Greer, GSP International Airport and BMW's Plant Spartanburg headquarters. This location meets BMW's "just-in-time, just-in-sequence" requirement for automotive suppliers.

The Greenville-Spartanburg area is a thriving industrial hub in the Southeast, with excellent supply chain infrastructure allowing distributors to reach ± 120 million consumers within a one-day truck drive.

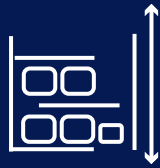




BUILDING SPECS

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Designed for efficiency and functionality, the Duncan Distribution Center boasts a variety of specifications that support optimal operations for tenants and businesses.



Clear Height;
24'8"



Lighting;
LED



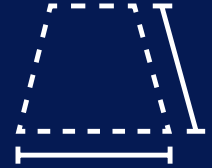
Power;
1600a 3p



Dock Doors;
30 (9' x 10')



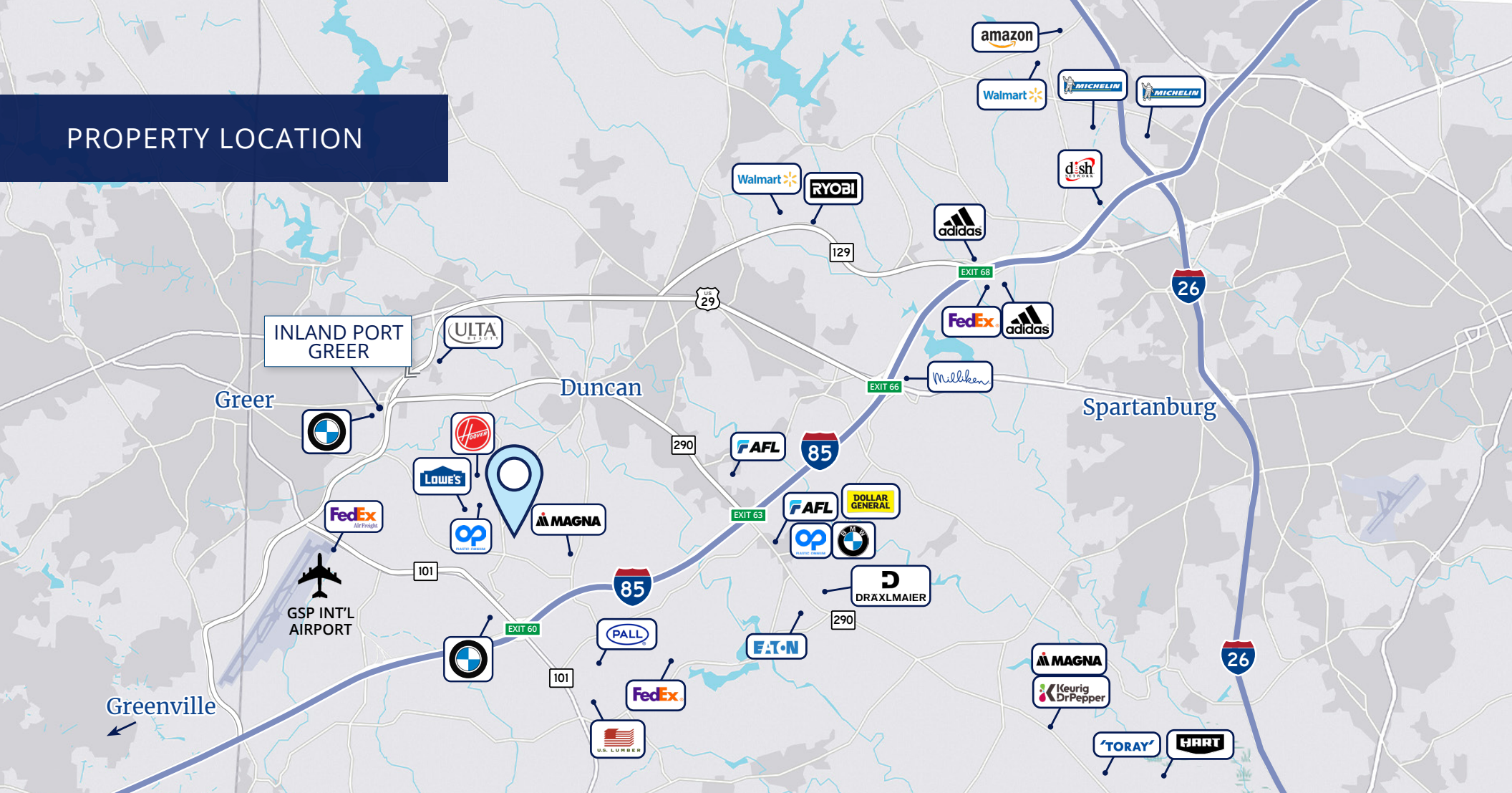
HVAC;
Heat Only



Column Spacing;
55' x 52'



PROPERTY LOCATION



Premier Site

1201 Woods Chapel Rd in Duncan, SC, offers convenient access to the Inland Port Greer, GSP International Airport, BMW and a variety of other well-known companies in close proximity.

I-85	±2 miles
I-26	±14 miles
SC Inland Port	±4 miles
Spartanburg, SC	±21 miles
Greenville, SC	±17 miles
Atlanta, GA	±160 miles
Charlotte, NC	±89 miles

GSP Int'l Airport	±5 miles
BMW	±3 miles
FedEx Freight	±4 miles
FedEx Air Freight	±5 miles
FedEx Ground	±11 miles
UPS Freight	±9 miles



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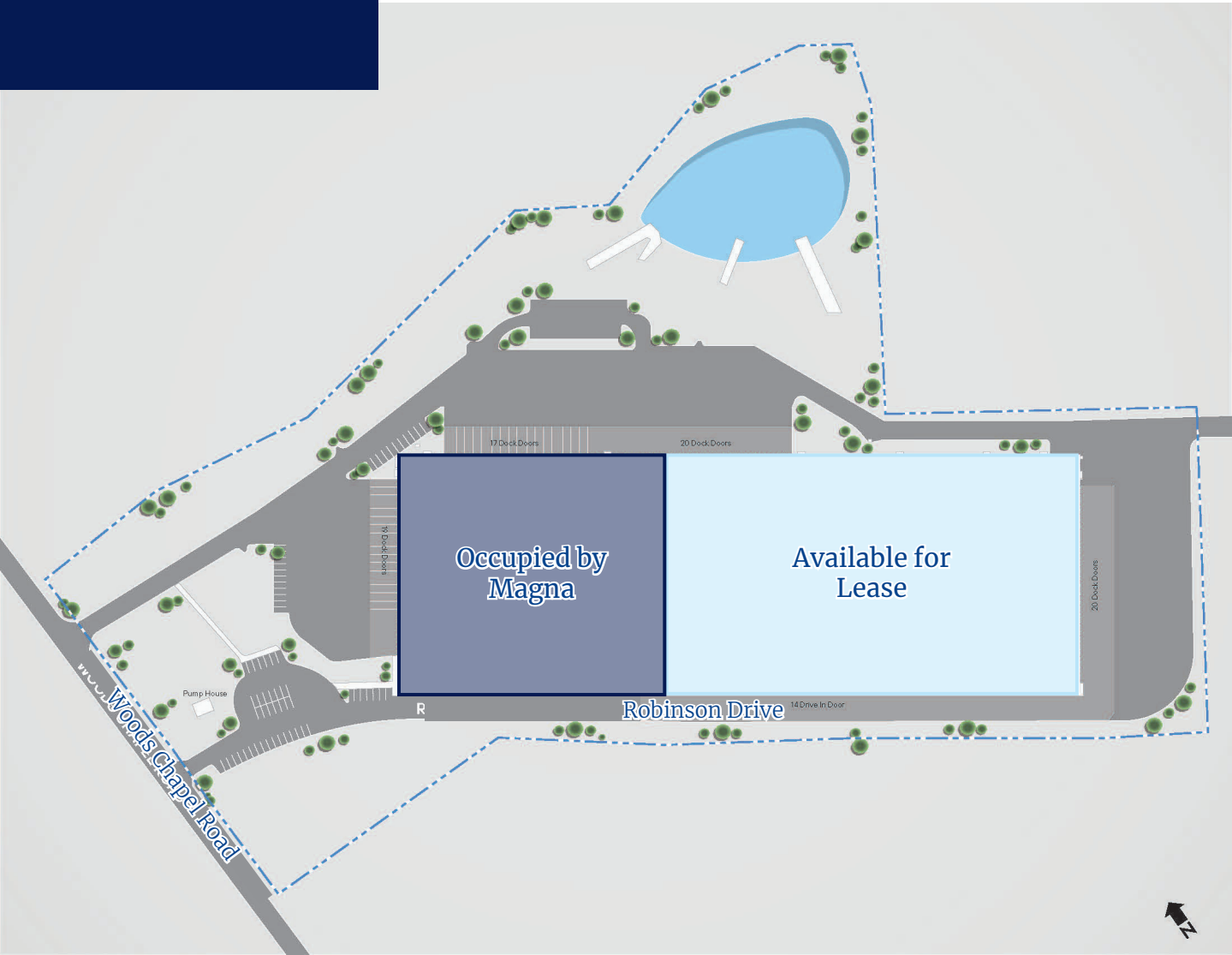
PROPERTY IMPROVEMENTS

- Make ready updates to interior of building (paint, utilities, fire protection, lighting, dock equipment, floors, office spaces and ADA compliance)
- Refreshed pavement and concrete in parking lot areas
- Detention pond fencing
- Exterior lighting
- Landscaping
- Smart Meter for electric, gas and water services



Site Plan

There is currently $\pm 192,910$ square feet available in Suite B. This space neighbors Magna.





Colliers | South Carolina
145 W. Main Street, Suite 300
Spartanburg, SC 29306
+1 864 297 4950
colliers.com

CONTACT

Brockton Hall, SIOR

Vice President
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