

233

Apple Valley  
RD  
DUNCAN, SC

233



±75,428 SF Class A Industrial Space **FOR SUBLEASE**  
**\$5.25 PSF NNN**

**Givens Stewart, SIOR**  
Managing Partner  
864.350.3345  
gstewart@wilsonkibler.com

**Walt Robinson**  
Associate  
864.616.1035  
wrobinson@wilsonkibler.com

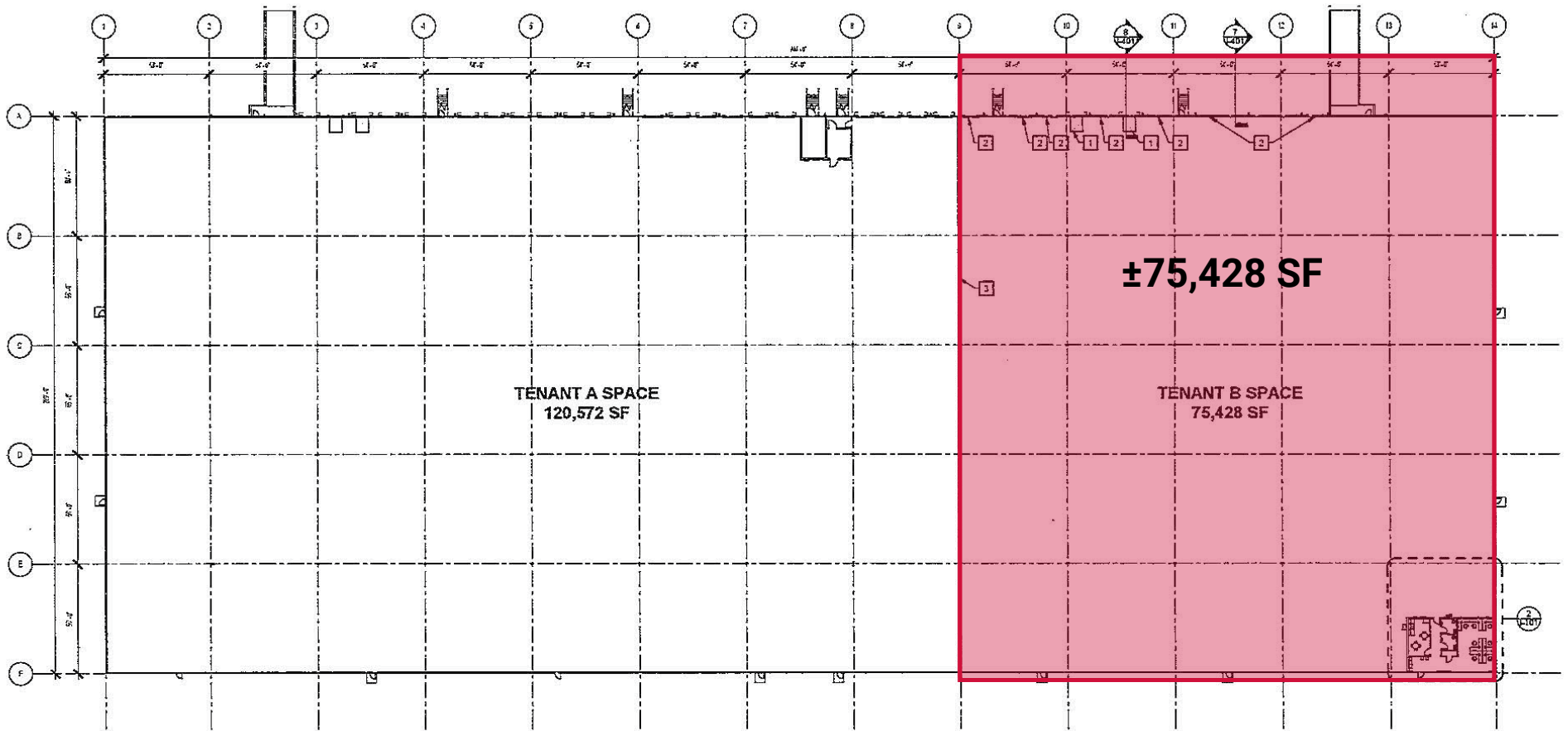
# PROPERTY HIGHLIGHTS

## AVAILABLE FOR SUBLEASE

- ±75,428 Sq. Ft. of Class A Industrial space available for Sublease in a ±196,000-square-foot Multi-tenant Distribution Property
- ±1,000 SF of Office
  - ±300 SF Open
  - Break Room, IT Room, two (2) Bathrooms
- Sublease can begin as early as July 2020 with four (4) years remaining on five-year lease
- Built in 2018 and occupied for just one year
- Parking: 46 Standard spaces and 20 Truck spaces
- LED Lights with Motion Sensors, 25' from ceiling at Shelters and 36' AAF in Open Warehouse
- Twelve (12) Dock Doors with the following Dock Equipment included:
  - Mechanical Levelers (7' x 8')
  - Steel-faced Bumpers
  - Dock Shelters
  - Manual Dock Locks with Light System
  - Dock Canopy: Bullnose
- Two X-Large Fans
- Clear Height: 31' 11"
- Building Depth: 280'



# FLOORPLAN



1 OVERALL FLOOR PLAN

SCALE: 1/32" = 1'-0"

# AERIAL MAP



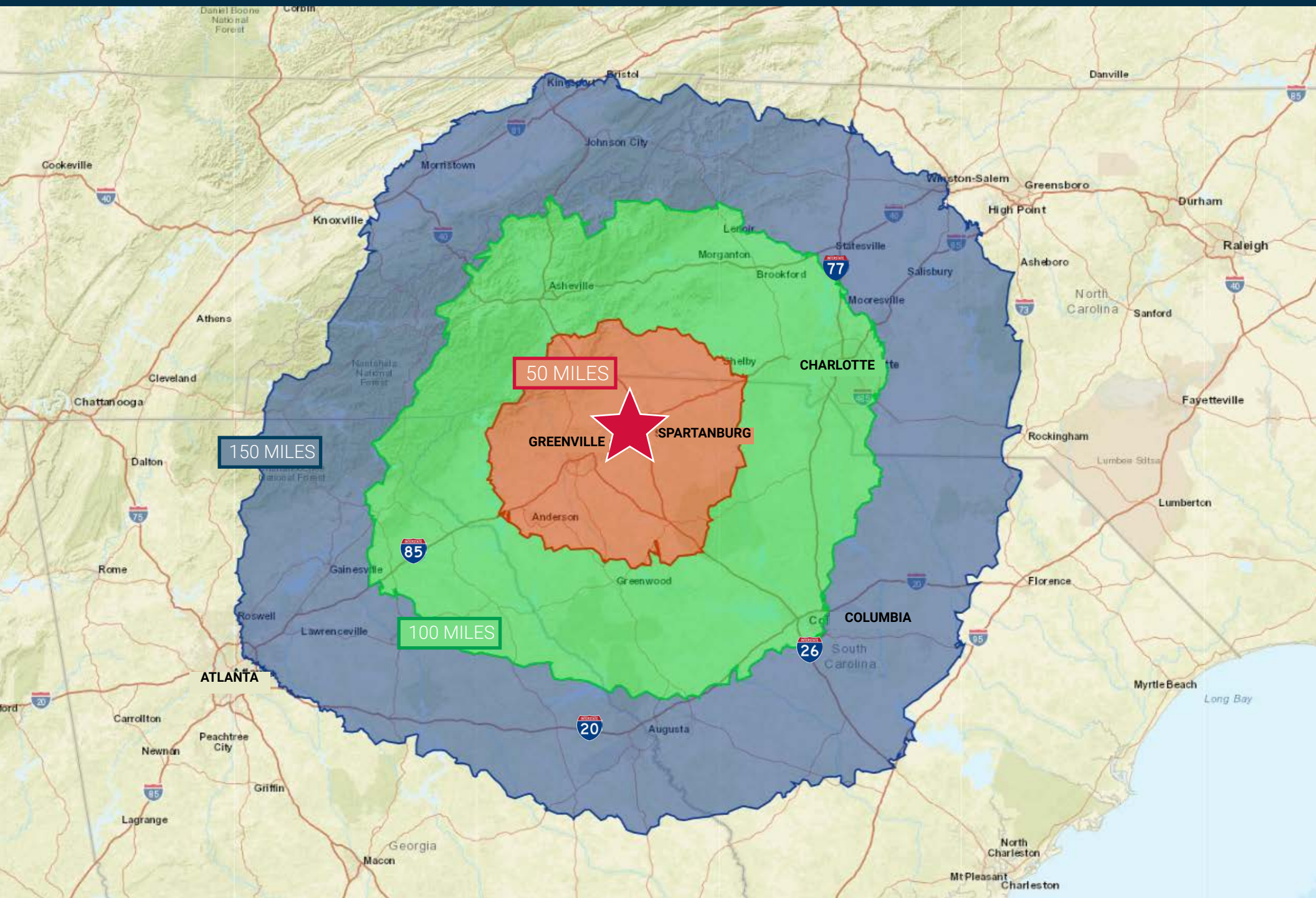
185' Truck Court

20 Truck Spaces

±75,428 SF

46 Auto Spaces

# DRIVE TIME MAP



# CONVENIENT ACCESS



**INLAND PORT GREER**

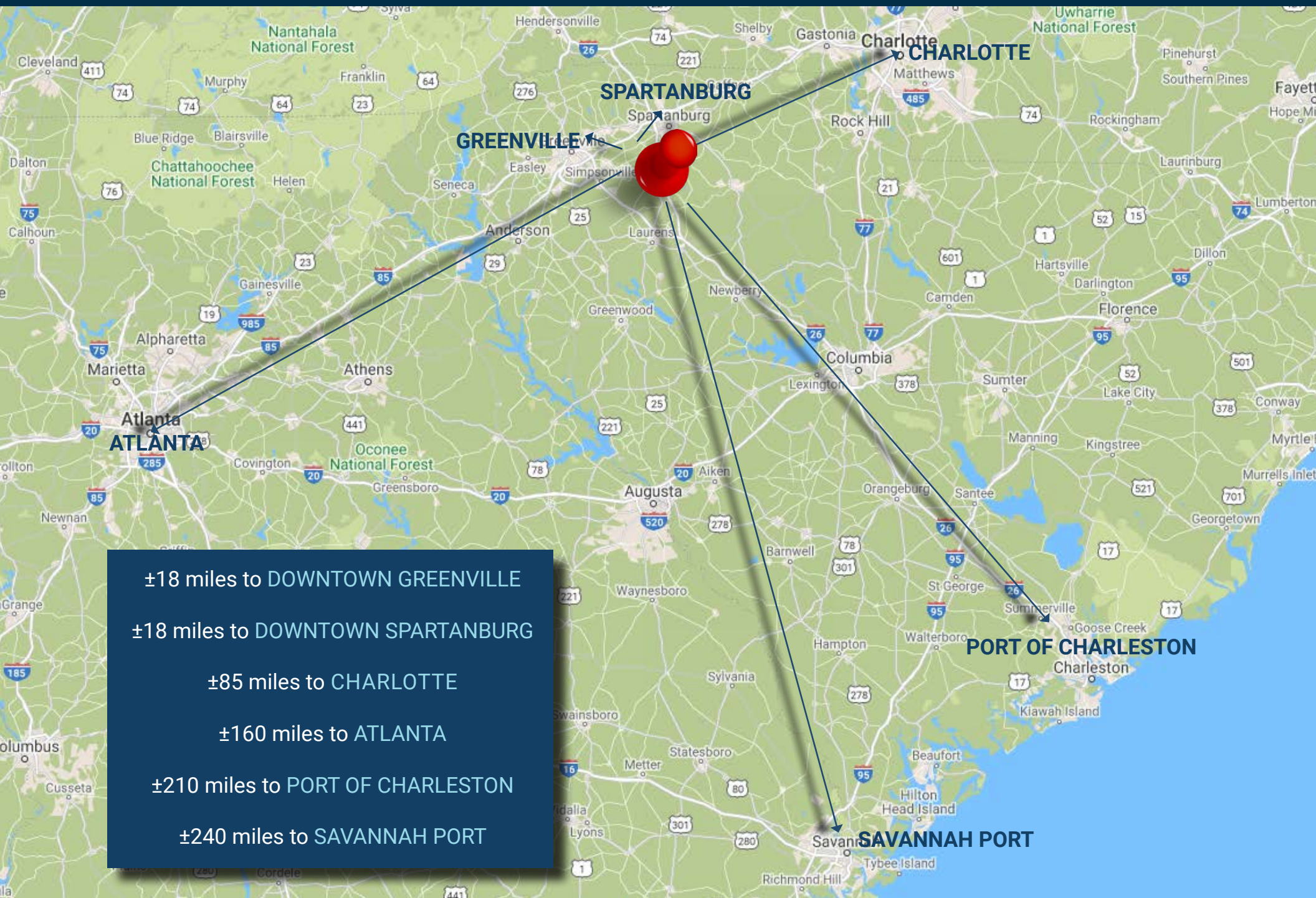
±2 miles to BMW  
±5 miles to GSP AIRPORT  
±7 miles to INLAND PORT GREER

**GSP INTERNATIONAL AIRPORT**  
ROGER MILLIKEN FIELD



BMW Zentrum

# CONVENIENT ACCESS



±18 miles to DOWNTOWN GREENVILLE

±18 miles to DOWNTOWN SPARTANBURG

±85 miles to CHARLOTTE

±160 miles to ATLANTA

±210 miles to PORT OF CHARLESTON

±240 miles to SAVANNAH PORT