





197,200 SF Available for Lease

285 PARKWAY EAST | DUNCAN, SC

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BUILDING FEATURES

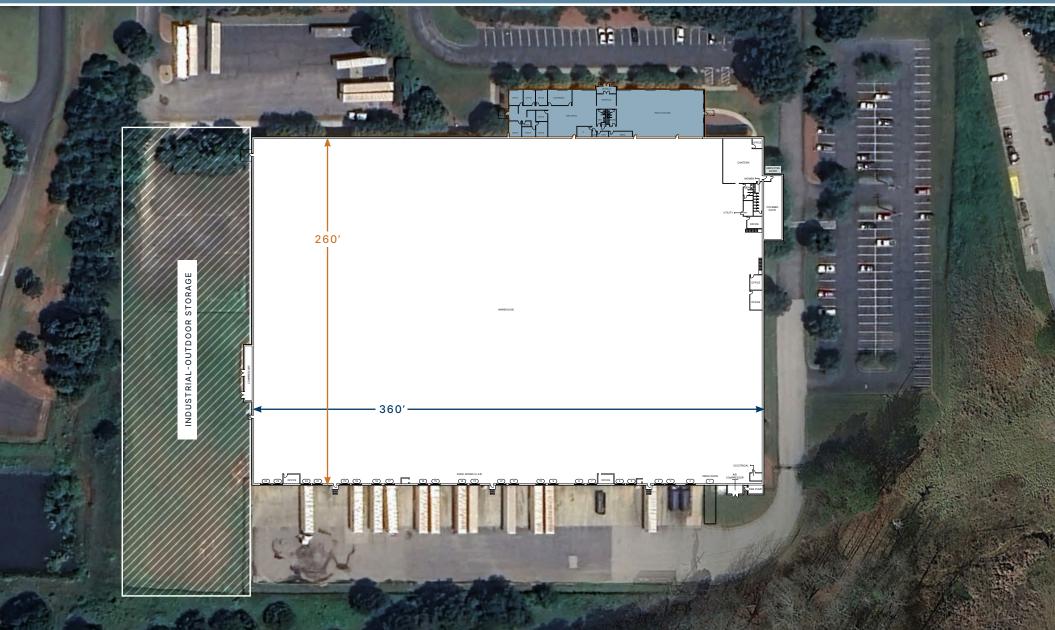


285 Parkway East offers an industrial space designed to meet the needs of a variety of businesses.

The building features a spacious 197,200 SF, including 10,000 SF of office space. This location is well-suited for storage, manufacturing, and distribution operations.

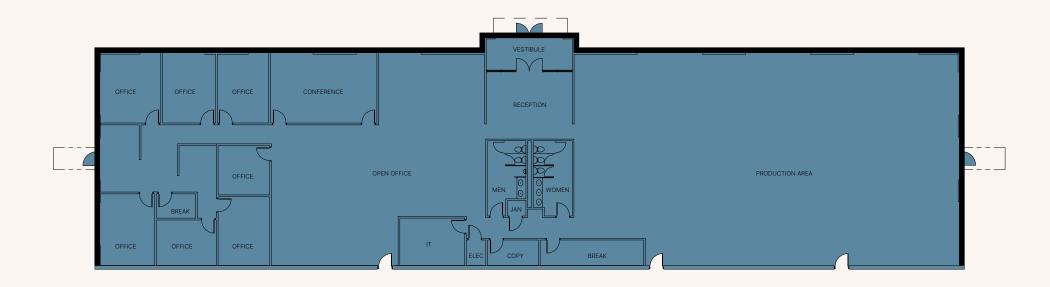
	Total SF: 197,200 (260' x 360')		Floor: 6″ 4,000 PSI
문	Office SF: 10,000 (50' x 200')	R	Sprinkler: ESFR
	Clear Height: 28'		Lighting: LED
	Column Spacing: 40' x 40' (48' speed bay)	‡	Power: 1,500 KVA into the building
	Roof: TPO (2021)	/=	Auto Parking: 317
	Drive In Door: 1 (12' x 14') Docks: 23 (9' x 10')	Ť Ť	Bathrooms: Office: Men's: 3 stalls Women's: 3 stalls
	Laydown Yard: ±1.25 acres (laydown yard/ trailer storage)		Warehouse: Men's: 3 stalls Women's: 6 stalls

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OFFICE PLAN

10,000 SF Office



CORPORATE NEIGHBORS

285 Parkway East is located in the center

of the Upstate's growing industrial market, surrounded by well-known companies in manufacturing, automotive, and logistics. The area offers a strong infrastructure, a talented workforce, and close access to important suppliers and business partners. This location creates a strategic advantage to grow in one of the Southeast's fastest-growing industrial areas.

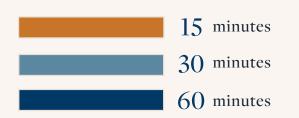


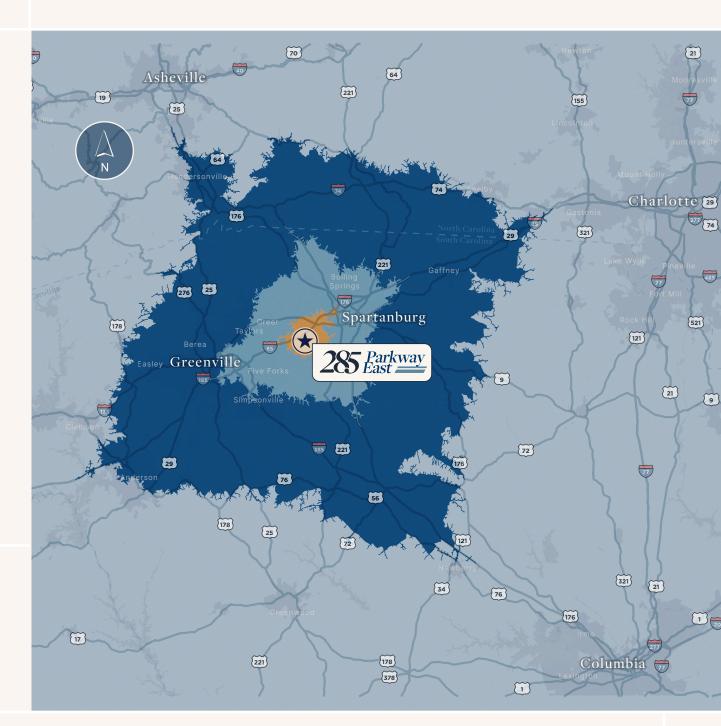


DRIVE TIMES

285 Parkway East offers exceptional access and connectivity,

situated less than 1.5 miles from I-85, one of the most critical transportation arteries in the Southeast. This prime location along the Highway 290 corridor ensures seamless travel to major cities such as Atlanta, Charlotte, and beyond. The property is also close to Greenville-Spartanburg International Airport, inland ports, and regional shipping centers, making it a convenient spot for businesses.











For More Information, Please Contact:

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