



197,200 SF Available for Lease

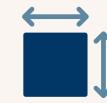
285 PARKWAY EAST | DUNCAN, SC

BUILDING FEATURES

285 PARKWAY EAST | DUNCAN, SC



Total SF:
197,200
(260' x 360')



Floor:
6" 4,000 PSI



Office SF:
10,000
(50' x 200')



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')



Bathrooms:

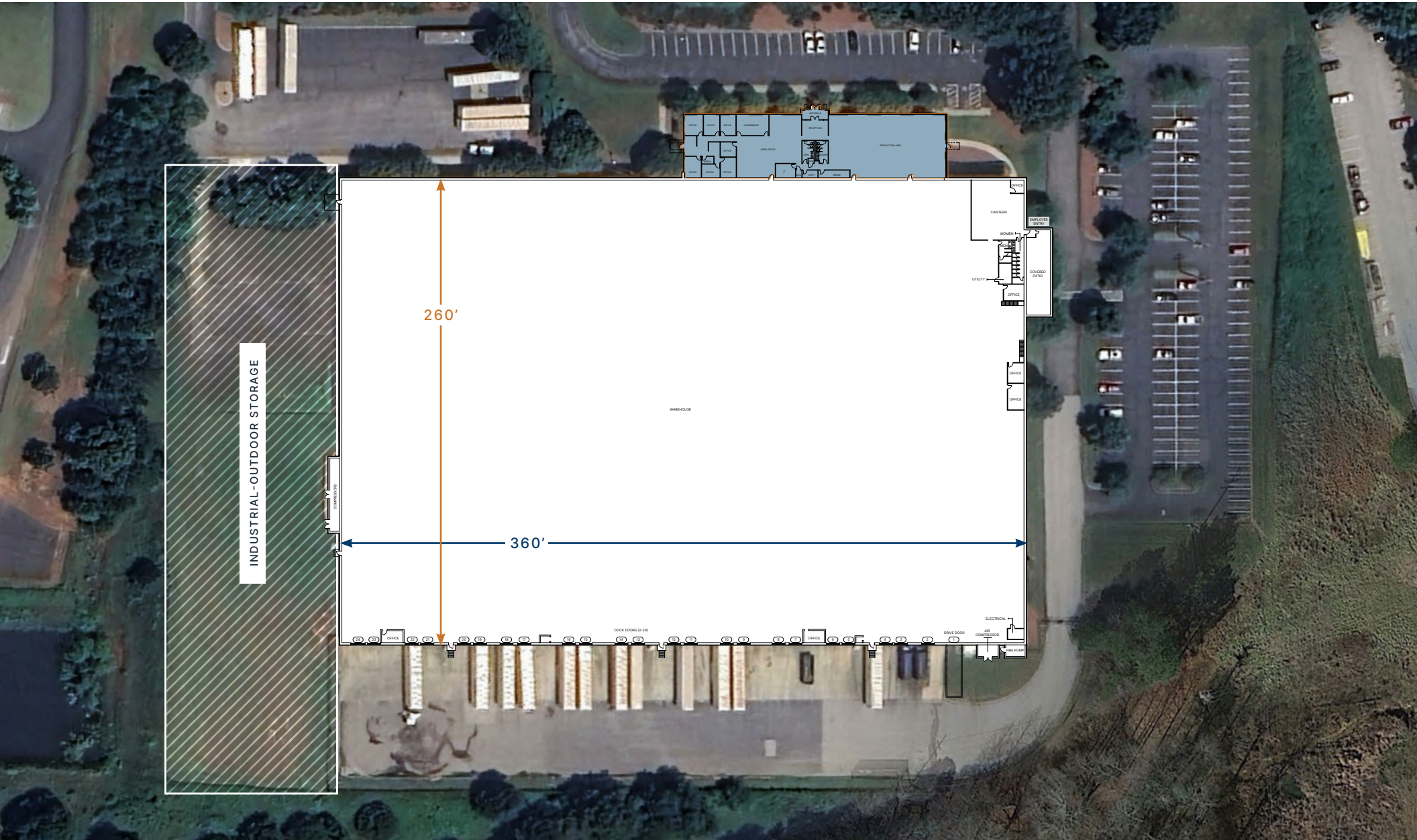
Office:
Men's: 3 stalls
Women's: 3 stalls



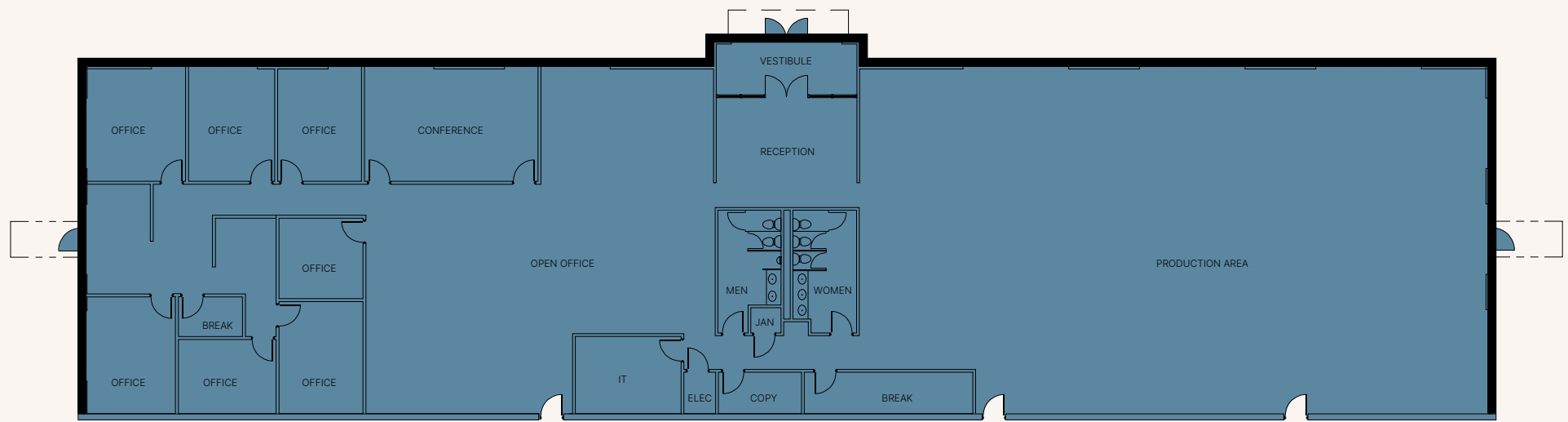
Laydown Yard:
±1.25 acres
(laydown yard/
trailer storage)

Warehouse:
Men's: 3 stalls
Women's: 6 stalls

197,200 SF Available



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.



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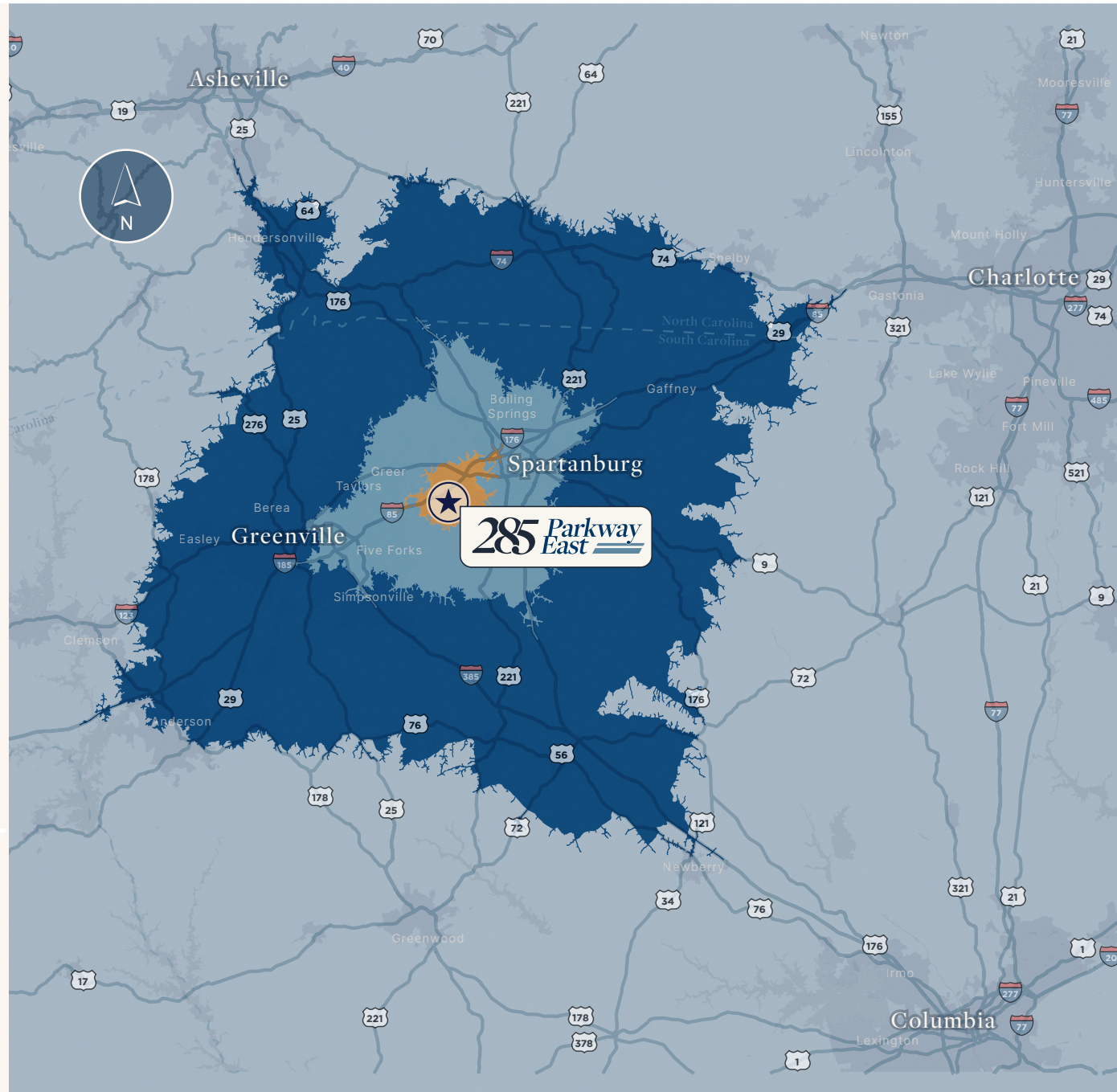
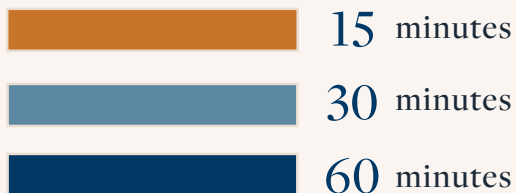


DRIVE TIMES

285 PARKWAY EAST | DUNCAN, SC

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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