

APPLE VALLEY INDUSTRIAL PARK

163,680 SF FOR LEASE

423 APPLE VALLEY RD, DUNCAN, SC

ELLIOTT FAYSSOUX, SIOR

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OWNED & MANAGED BY

 CUSHMAN &
WAKEFIELD



PROPERTY OVERVIEW

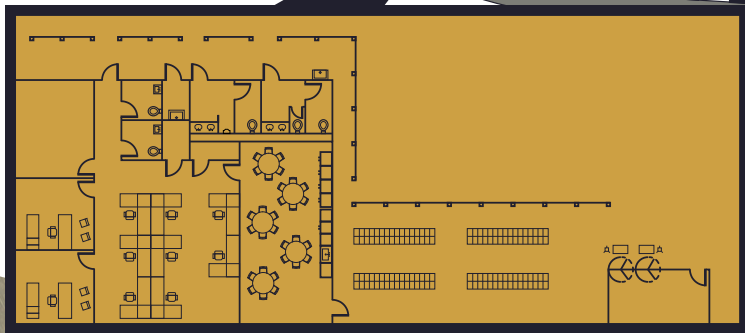
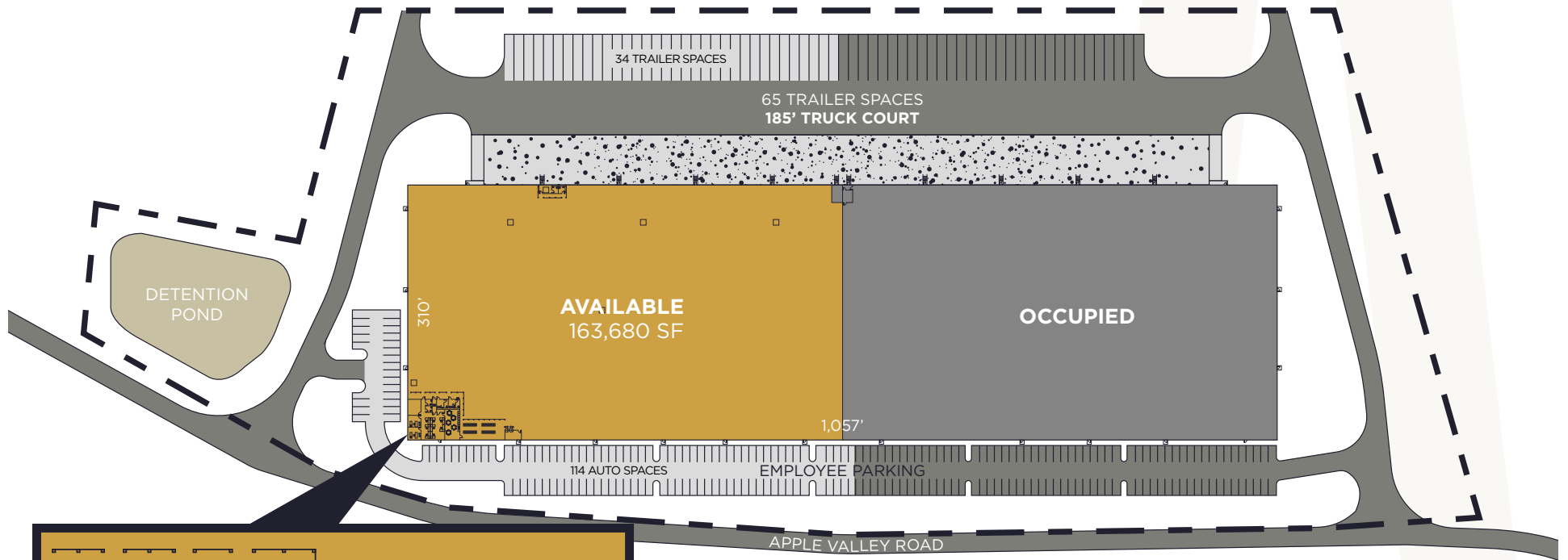


Available SF	163,680 SF
Office SF	3,000 SF
Column Spacing	54' x 50'
Speed Bay	60'
Building Dimensions	1057' x 310'
Load Type	Rear Load
Dock High Doors	26 (9' x 10'); 2 Knock-outs
Drive-in Door	1 (12' x 14')
Floors	7" Unreinforced; 4,000 PSI
Lighting	LED
Clear Height	32'

Power	2000A, 480/277V, 3-phase
Sprinkler System	ESFR
Truck Court	185'
Auto Parking	114 Auto Spaces
Trailer Parking	34 Trailer Spaces
HVLS Fans	3
Power	Duke
Sewer	City of Greer
Gas	Greer CPW
Telecom	AT&T and Spectrum
Water	SJWD

SITE PLAN

423 APPLE VALLEY RD
163,680 SF







AVAILABLE 163,680 SF

OCCUPIED

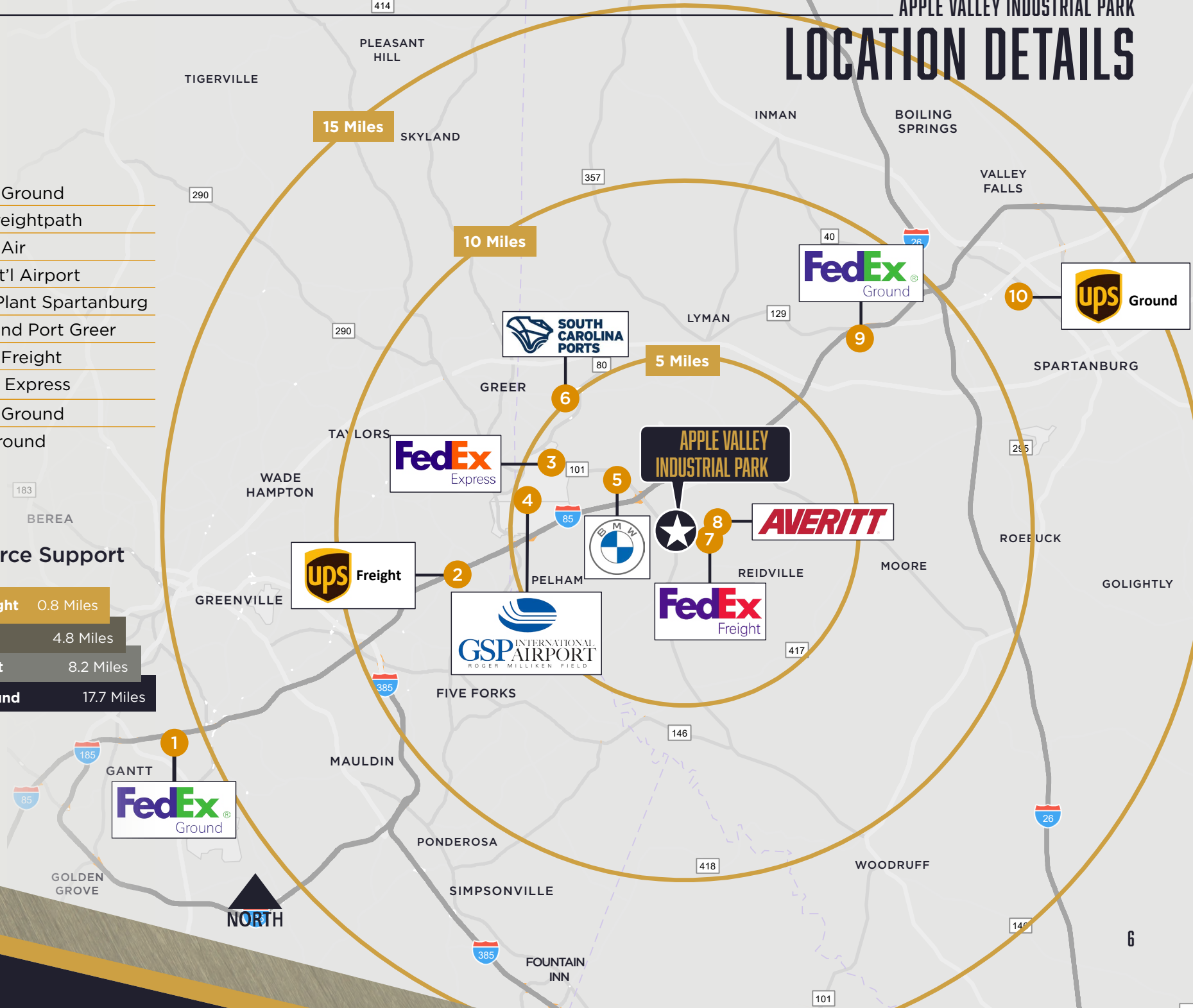
WELL-LOCATED

APPLE VALLEY INDUSTRIAL PARK LOCATION DETAILS

- 1 FedEx Ground
- 2 UPS Freightpath
- 3 FedEx Air
- 4 GSP Int'l Airport
- 5 BMW Plant Spartanburg
- 6 SC Inland Port Greer
- 7 FedEx Freight
- 8 Averitt Express
- 9 FedEx Ground
- 10 UPS Ground

Ecommerce Support

FedEx Freight	0.8 Miles
FedEx Air	4.8 Miles
UPS Freight	8.2 Miles
FedEx Ground	17.7 Miles



DRIVE TIMES

MI

WY

CO

NM



2-Day Drive Time:
259 M People Reached



1-Day Drive Time:
134 M People Reached

APPLE VALLEY INDUSTRIAL PARK

DETROIT, MI

COLUMBUS, OH

PITTSBURGH, PA

WASHINGTON, DC

NORFOLK, VA

CHARLOTTE, NC

GREENSBORO, NC

INLAND PORT GREER

INLAND PORT DILLON

PORT OF CHARLESTON

CHARLESTON, SC

SAVANNAH, GA

PORT OF SAVANNAH

ATLANTA, GA

TAMPA, FL

HOUSTON, TX

NASHVILLE, TN

MEMPHIS, TN

GSP, SC

LA

SD

NE

KS

OK

TX

MN

WI

MI

IL

IN

KY

OH

WV

MD

DE

NY

CT

RI

VT

NH

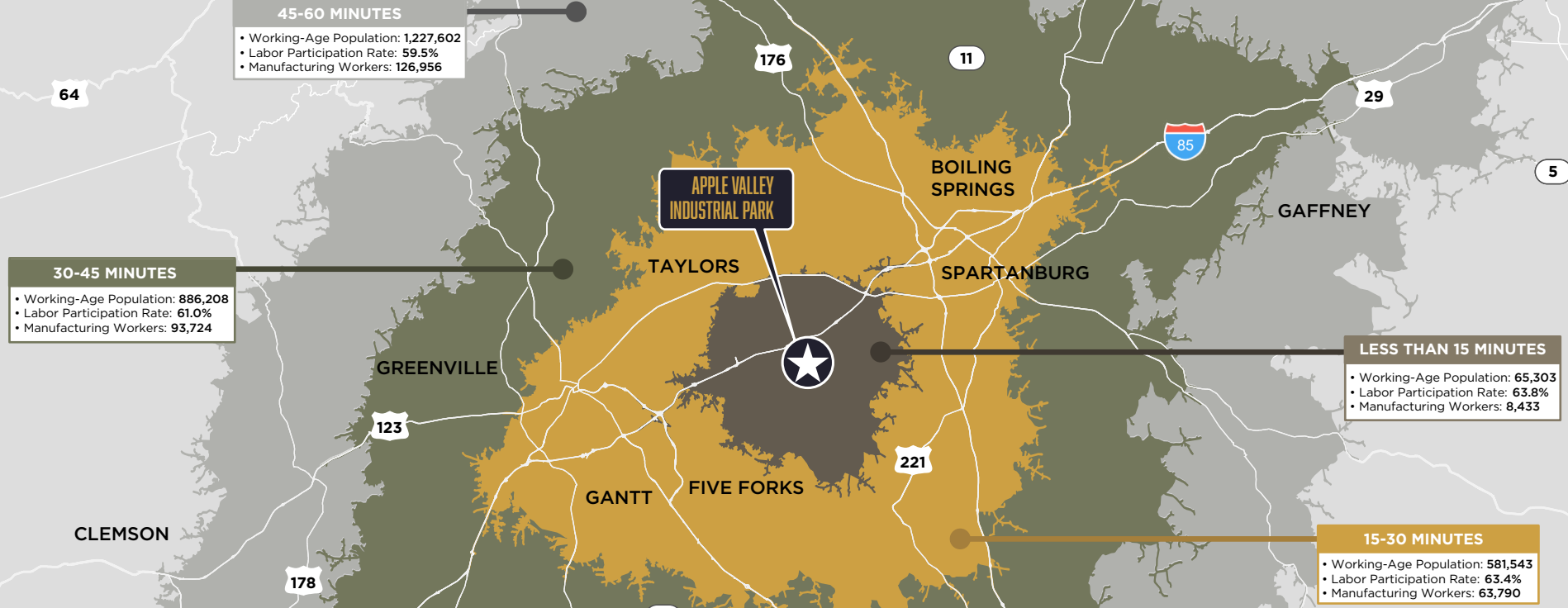
ME

Drive Time

1 Day
2 Day



INDUSTRIAL LABOR ACCESS



Assess to a deep industrial labor pool within a 30-minute commute

WHITMIRE
Supports 2-3 shift operations

Established manufacturing and logistics labor base



OWNED & MANAGED BY



FOR MORE INFORMATION, PLEASE CONTACT:

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