

FOR SALE OR LEASE

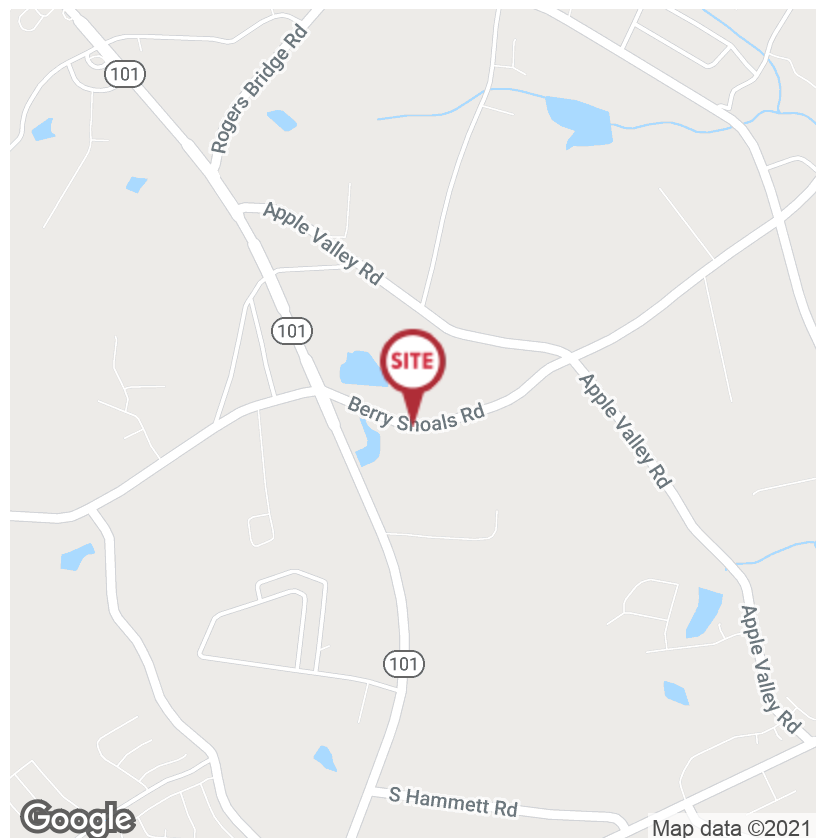
961 Berry Shoals Road Duncan, SC 29334

NAI Earle Furman



Industrial | 80,000 SF

- Includes ±2,000 SF of office space
- 9 dock positions with 8 pit levelers & 1 (14' x 16') drive-in door
- 100% sprinkled (wet)
- All LED lighting
- 1200 amp 480V 3-phase power
- 100% gas heat & partially air conditioned
- 18' to 23' ceiling height
- Fenced with gate
- Column spacing: 66'-8" x 25'-0"
- Spartanburg County Tax Map #5-36-00-008.05
- All utilities available
- Lease price: \$3.95/SF NNN
- Sale price: \$4,400,000 (\$55/SF)



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📍 **101 E Washington St**
Greenville, SC 29601
naiearlefurman.com

PHOTOS

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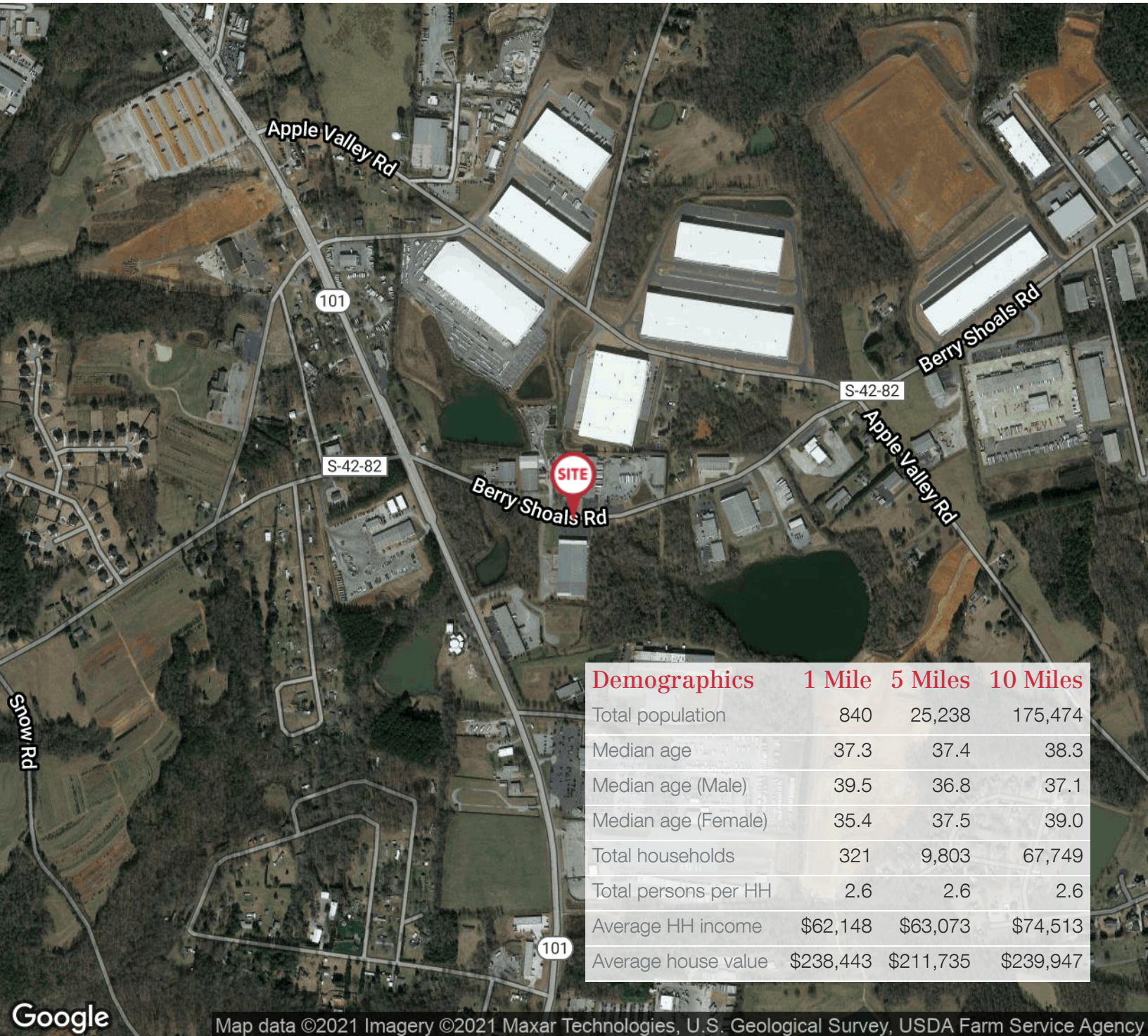
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LOCATION MAP

961 Berry Shoals Road Duncan, SC 29334



Demographics	1 Mile	5 Miles	10 Miles
Total population	840	25,238	175,474
Median age	37.3	37.4	38.3
Median age (Male)	39.5	36.8	37.1
Median age (Female)	35.4	37.5	39.0
Total households	321	9,803	67,749
Total persons per HH	2.6	2.6	2.6
Average HH income	\$62,148	\$63,073	\$74,513
Average house value	\$238,443	\$211,735	\$239,947

Map data ©2021 Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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