



**MULTI-BUILDING INDUSTRIAL  
AVAILABLE FOR SALE OR LEASE  
130, 140, 150, 190 LEE JOYAL RD  
DUNCAN, SC 29334**



**±32,000 SF EXPANDABLE INDUSTRIAL FOR SALE OR LEASE**

The site at 130, 140, 150, 190 Lee Joyal Rd is located within the Upstate region's modern industrial market. It offers potential users manufacturing, warehouse, or flex functionality. The property's location benefits include efficient local access via E Wade Hampton Blvd (SC-29) thoroughfare and position near one of the fastest growing residential corridors in the Upstate.

Building Space: ±32,000 SF  
Acreage: ±9.34 AC

Asking Price: \$1,465,000  
Lease Rate: \$5.50 PSF NNN



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## PROPERTY FEATURES



130: ± 8,000 SF

140: ± 7,500 SF

150: ± 6,000 SF

190: ±10,500 SF

Total: ±32,000 SF



Industrial / Flex  
Former Manufacturing Use



Asking Price: \$1,465,000  
Lease Rate: \$5.50 PSF NNN



SC-29 Corridor in Duncan  
Spartanburg County



21,700 VPD (SCDOT 2019) along  
SC-29 / E Wade Hampton Blvd



Metal construction  
Electrical is 3 phase 480 volt  
Ceiling heights from 15' to 18'

*DISCLAIMER: This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.*



**BROADSTREET**  
PARTNERS



148 River Street, Suite 205, Greenville, SC 29601  
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## HIGHLIGHTS

- Four well maintained Industrial / Flex properties
- Total site includes five adjacent parcels
- Along E Wade Hampton Blvd (SC-29) frontage on Lee Joyal Rd
- Buildings have heavy power infrastructure
- Office space is in good condition
- Building 190 is expandable; Additional land along Barnett Rd
- Former site of Amamco Tool Manufacturing
- Convenient highway access between Greer and Duncan

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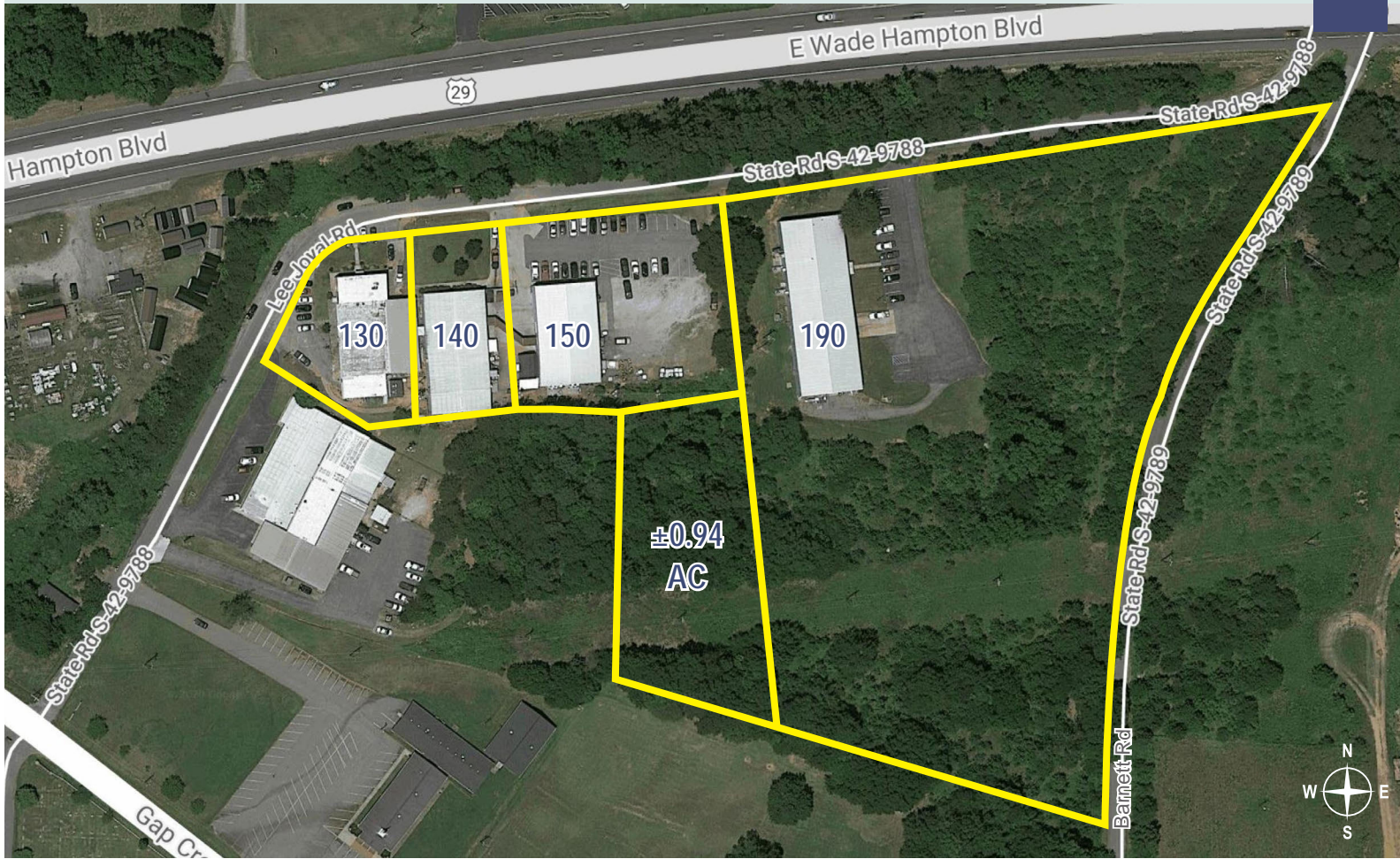


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## SITE MAP



ADDRESS	PARCEL	ACREAGE	SF	CLEAR HEIGHT
130	5-14-07-004.00	±0.52	±8,000	OFFICE
140	5-14-07-004.03	±0.42	±7,500	13'6"-16'
150	5-14-07-004.04	±1.04	±6,000	17'-18'
190	5-14-07-004.02	±6.42	±10,500	17'-17'9"
N/A	5-14-07-005.03	±0.94	N/A	N/A
<b>TOTAL FOR SALE</b>		<b>±9.34</b>	<b>±32,000</b>	

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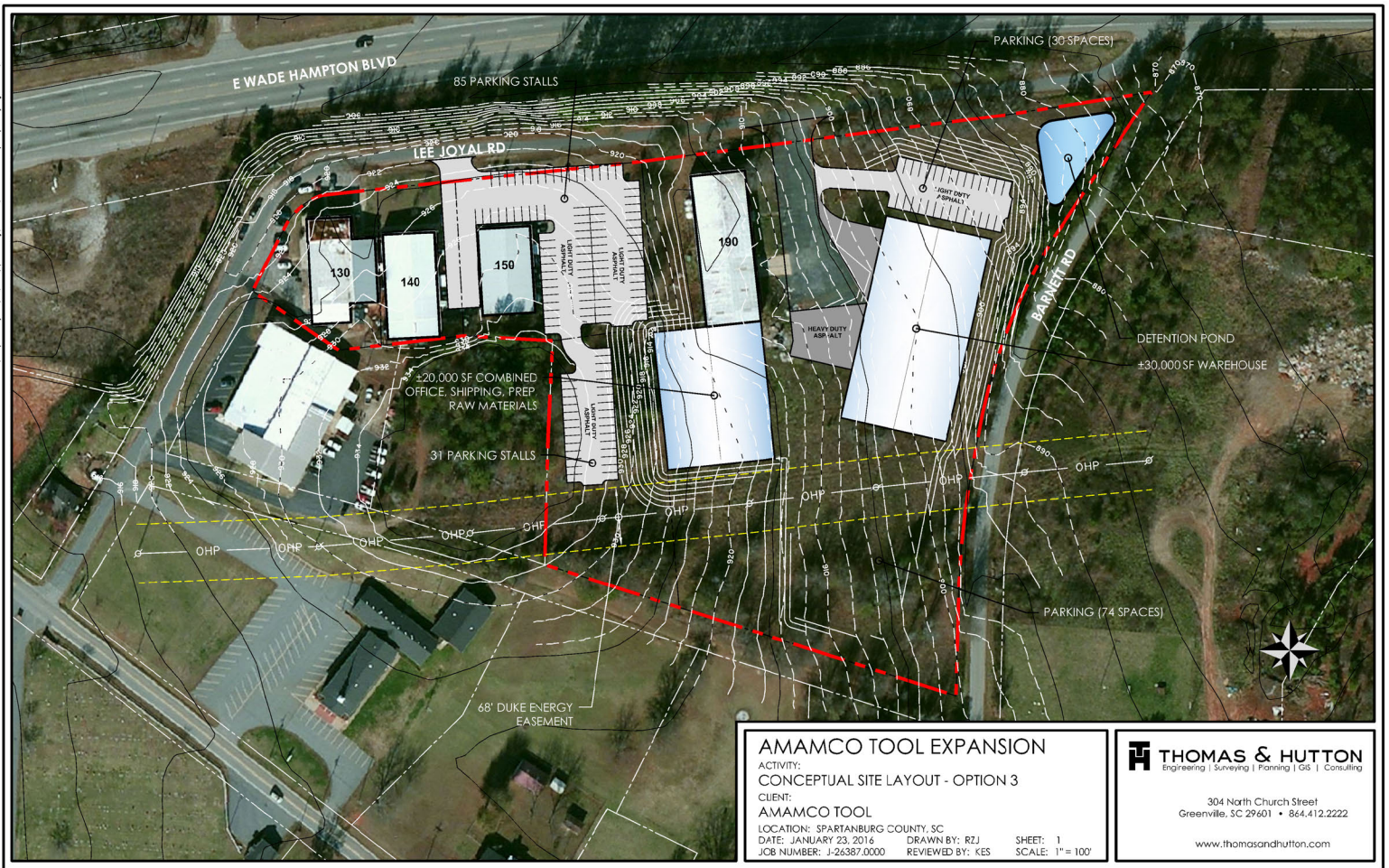


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## EXPANSION CONCEPT PLANS

This concept plan for potential site expansion features an addition to the back of the existing 190 building along with the construction of an additional warehouse building.



**AMAMCO TOOL EXPANSION**  
 ACTIVITY:  
 CONCEPTUAL SITE LAYOUT - OPTION 3  
 CLIENT:  
 AMAMCO TOOL  
 LOCATION: SPARTANBURG COUNTY, SC  
 DATE: JANUARY 23, 2016 DRAWN BY: RZJ SHEET: 1  
 JOB NUMBER: J-26387.0000 REVIEWED BY: KES SCALE: 1" = 100'

**THOMAS & HUTTON**  
 Engineering | Surveying | Planning | GIS | Consulting  
 304 North Church Street  
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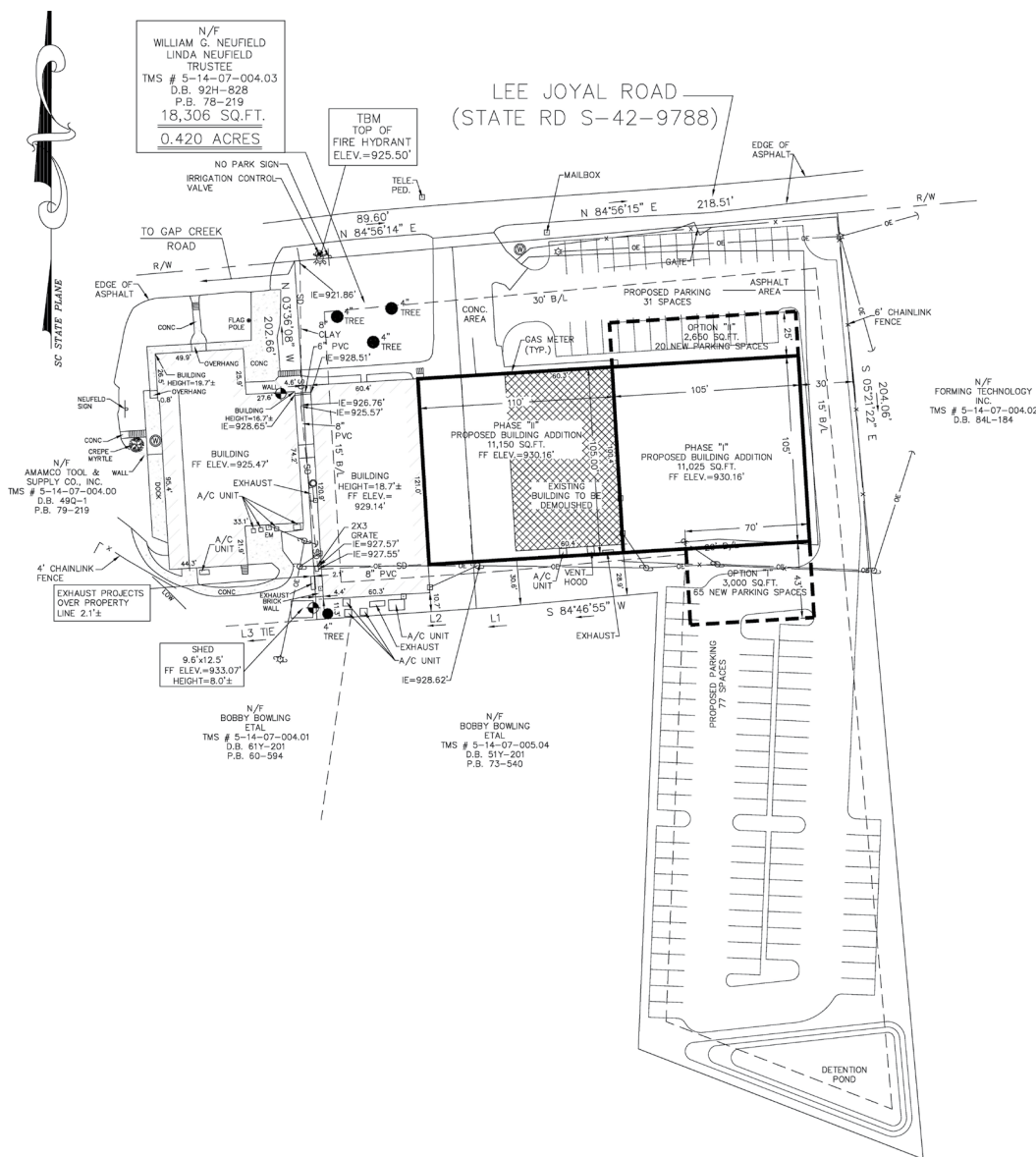


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## EXPANSION CONCEPT PLANS

This concept plan for potential site expansion features two concepts that can be completed individually or together. The first is the connection of the 140 and 150 buildings into one. The second is an addition to the 150 building. This plan also utilizes the undeveloped property for parking expansion.



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