



**OFFICE BUILDING
AVAILABLE FOR SALE
310 INGLESBY PKWY
DUNCAN, SC 29334**



±44,000 SF OFFICE BUILDING FOR SALE ON ±23 ACRES

310 Inglesby Pkwy is located in the heart of the region's modern industrial market along Hwy 290. The property's location benefits include visibility from I-85 and efficient access to two of the highest trafficked interstate systems in South Carolina (I-85 & I-26). It is positioned in one of the fastest growing residential corridors in the Upstate. Additionally, the property is located in the center of a five mile radius that has the highest concentration of industrial users between Atlanta and Charlotte.





OFFICE BUILDING

±44,000 SF FOR SALE ON ±23 ACRES
310 INGLESBY PKWY DUNCAN, SC 29334

PROPERTY FEATURES



±44,000 SF Expandable



Office Building
(pads in place for expansion)



Asking Price \$4,620,000
Available Now for Sale



Hwy 290 Corridor in Duncan
Spartanburg County



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
864.640.6440 OFFICE | broadstreetsoutheast.com

JOHN PARKER | 864.266.3309
john@broadstreetsoutheast.com

RYAN KOOP | 864.200.6527
ryan@broadstreetsoutheast.com



OFFICE BUILDING

±44,000 SF FOR SALE ON ±23 ACRES
310 INGLESBY PKWY DUNCAN, SC 29334



HIGHLIGHTS

- Well maintained former TCi Tire Centers corporate office
- Layout could easily be adapted by several user types
- Adjoining pads in place for future expansion
- Current parking ratio is 4.8/1000, which is expandable
- Strong commercial and residential growth along Hwy 290 corridor
- Centralized location within Upstate SC
- All public utilities are on site
- Quick access to Spartanburg and Greenville

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
864.640.6440 OFFICE | broadstreetsoutheast.com

JOHN PARKER | 864.266.3309
john@broadstreetsoutheast.com

RYAN KOOP | 864.200.6527
ryan@broadstreetsoutheast.com



OFFICE BUILDING

±44,000 SF FOR SALE ON ±23 ACRES
310 INGLESBY PKWY DUNCAN, SC 29334



MASONRY



BUILT IN 1994



±44,000 SF



±23 ACRES



PUBLIC
UTILITIES



MEMBRANE
ROOF



SPRINKLERS
PRESENT



~212 SPACES
EXPANDABLE



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
864.640.6440 OFFICE | broadstreetsoutheast.com

JOHN PARKER | 864.266.3309
john@broadstreetsoutheast.com

RYAN KOOP | 864.200.6527
ryan@broadstreetsoutheast.com

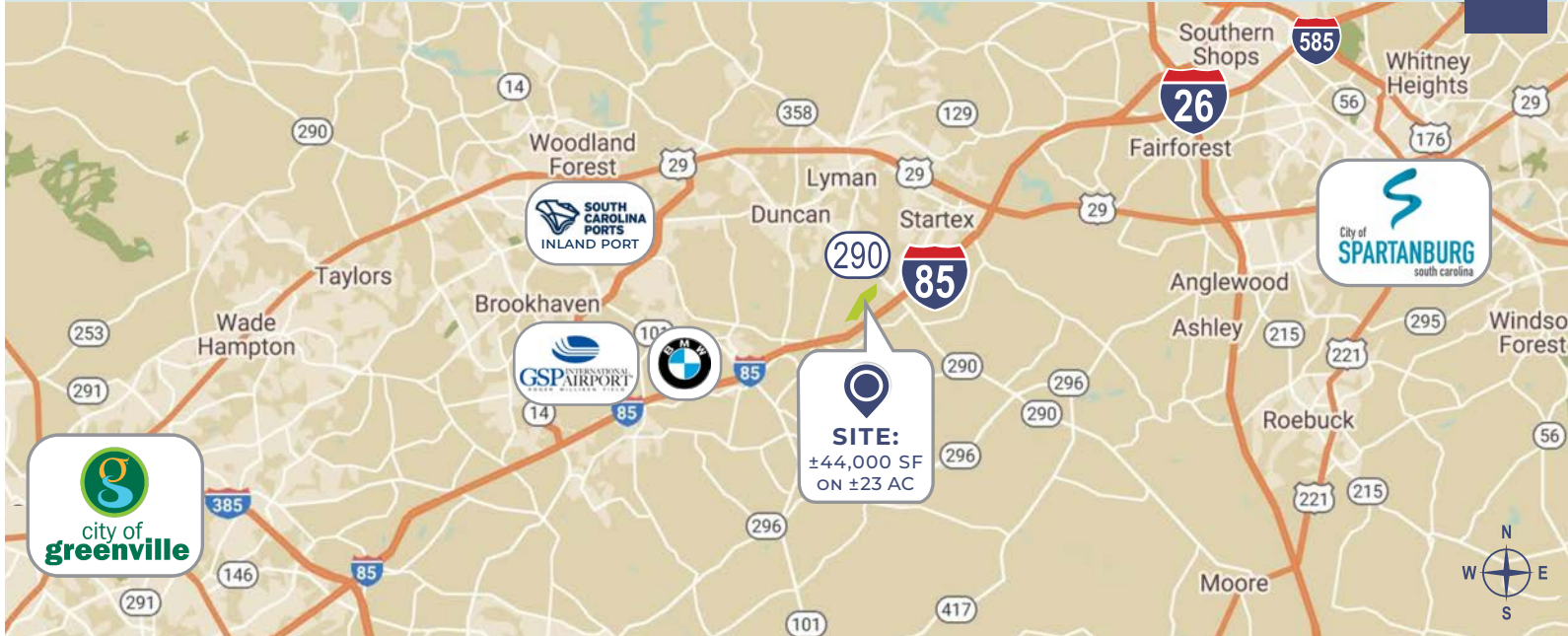


OFFICE BUILDING

±44,000 SF FOR SALE ON ±23 ACRES

310 INGLESBY PKWY DUNCAN, SC 29334

REGION MAP



BROADSTREET PARTNERS



148 River Street, Suite 205, Greenville, SC 29601
864.640.6440 OFFICE | broadstreetsoutheast.com

JOHN PARKER | 864.266.3309
john@broadstreetsoutheast.com

RYAN KOOP | 864.200.6527
ryan@broadstreetsoutheast.com