

FOR LEASE

# 170 PARKWAY WEST DUNCAN, SOUTH CAROLINA

HILLSIDE INDUSTRIAL PARK  
(HWY 290 CORRIDOR) • +/- 15,411 SF



## BUILDING FEATURES

- Size: +/- 15,411 SF
- Office: +/- 1,440 SF
- Clear Height: +/- 24' 7"
- Column Spacing: +/- 40' x 40'
- Lighting: T-5
- Sprinkler System: Wet
- Suspended Natural Gas Heaters: 6
- 6" Thick Floor Slab

## LOADING

- Docks: 4 (9'x10")

## UTILITIES

- Power: Duke Energy
- Sewer: Spartanburg Water
- Water: Spartanburg Water
- Natural Gas: Piedmont Natural Gas
- Fiber Optics: AT&T

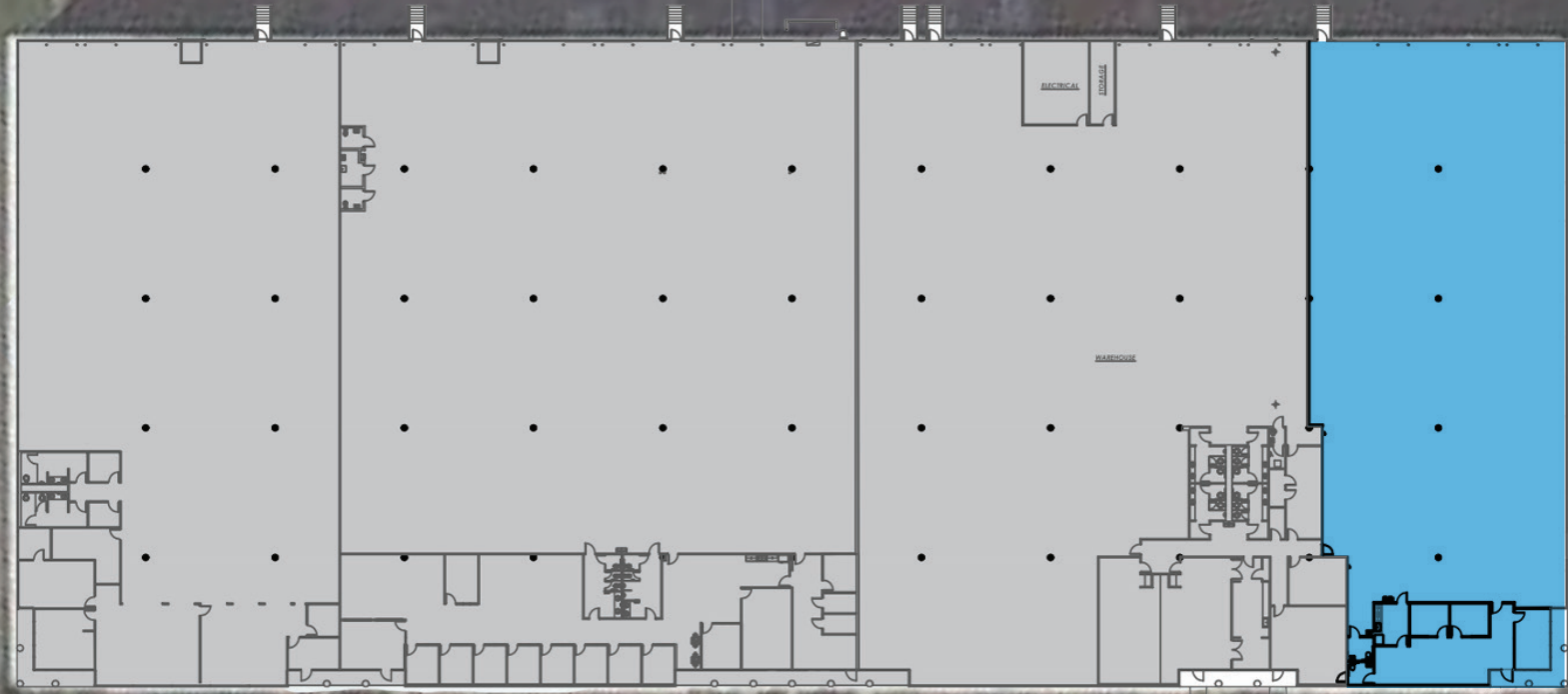
## PROXIMITY

- I-85: 1 mile
- BMW: 4 miles
- Greenville-Spartanburg International Airport: 5 miles
- I-26: 8 miles
- South Carolina Inland Port: 8 miles



**BROADSTREET**  
PARTNERS

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# FUNCTIONAL OVERVIEW



Prime location along I-85/I-26 corridor



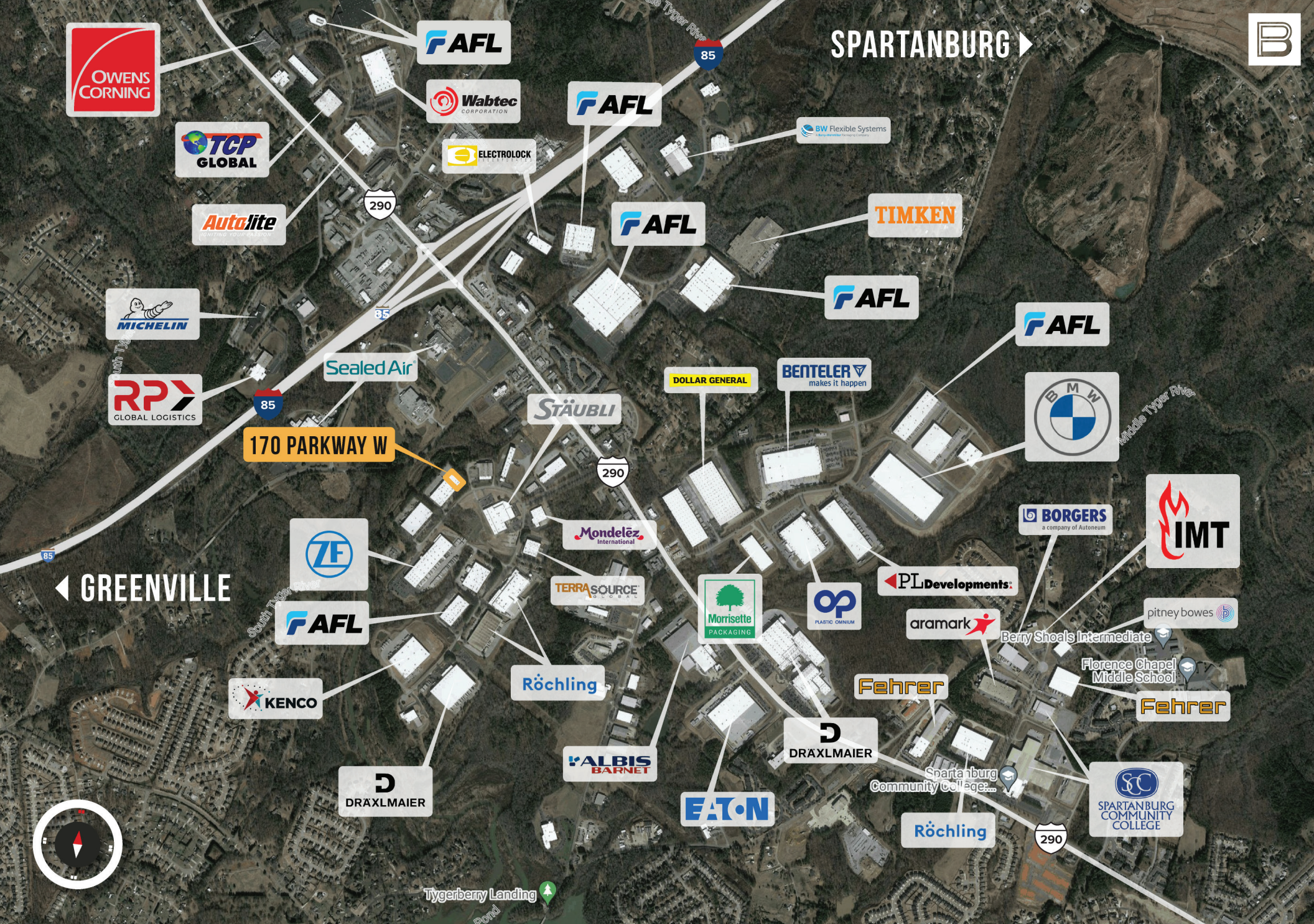
Immediate access to I-85 at Hwy 290



Park setting

**AVAILABLE SPACE** +/- 15,411 SF





SPARTANBURG ▶



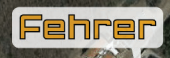
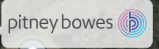
170 PARKWAY W



◀ GREENVILLE



Berry Shoals Intermediate



Florence Chapel Middle School



Tygerberry Landing Pond

Spartanburg Community College

