

## 2 Tungsten Way Duncan, SC 29334

Conditioned Office and Warehouse

<b>Property Type</b>	Office, Warehouse/Flex
<b>Status</b>	For Lease
<b>Lease Rate</b>	\$4.50/SF
<b>Square Feet</b>	+/- 20,265 Square Feet
<b>County</b>	Spartanburg
<b>Tax Map</b>	5-24-00-132.09

### AGENT CONTACT



GARY KIRBY

[gkirby@kdscaine.com](mailto:gkirby@kdscaine.com)

[O: 864-242-4200](tel:864-242-4200)

[M: 864-650-5556](tel:864-650-5556)

### PROPERTY FEATURES

- Entire Space is Conditioned and Sprinkled
- Ample Parking for Employees, if desired
- (1) Drive-in Door with Truck Pull-Through for Delivery
- Ideal for BMW Suppliers, Call Center, Office Space or Light Industrial
- 30,000 SF of Fenced Lay-Down Yard
- 10.5' Height Clearance Throughout
- Heavy Power Available



*All information contained herein has been obtained from sources deemed reliable,  
but we cannot guarantee it. It is also subject to change without notice.*

340 Rocky Slope Rd., Suite 302, Greenville, SC 29607

 864-242-4200 • [kdscaine.com](http://kdscaine.com) •  [admin@kdscaine.com](mailto:admin@kdscaine.com)



*All information contained herein has been obtained from sources deemed reliable,  
but we cannot guarantee it. It is also subject to change without notice.*

**340 Rocky Slope Rd., Suite 302, Greenville, SC 29607**

**☎ 864-242-4200 • [kdscaine.com](http://kdscaine.com) • ✉ [admin@kdscaine.com](mailto:admin@kdscaine.com)**