

# HILLSIDE 290

# 1240

HOWELL ROAD

DUNCAN, SC  
SITE #2515

284,300 SF  
AVAILABLE  
FOR LEASE

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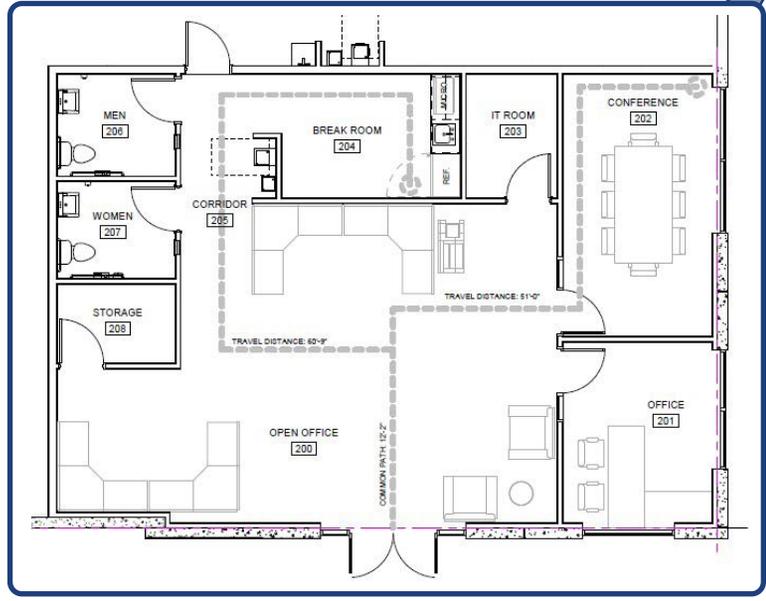
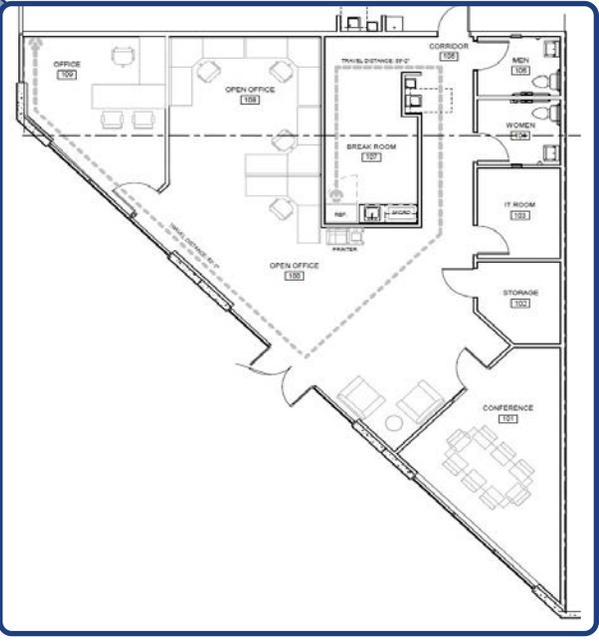
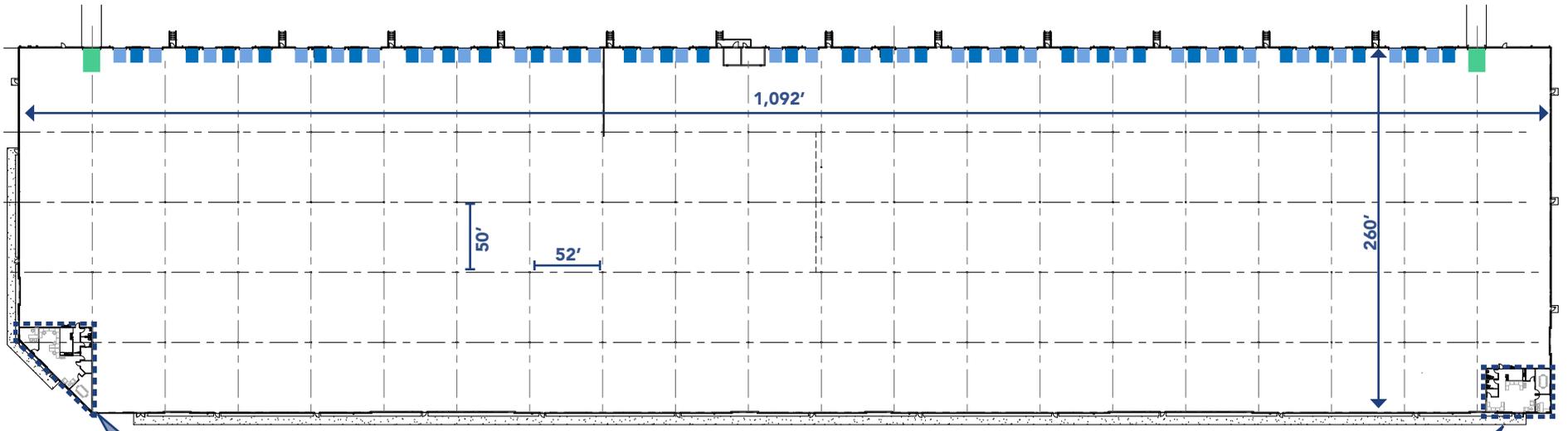
## PROPERTY DETAILS

BUILDING SIZE:	284,285 SF
DIVISIBILITY:	81,280 SF
BUILDING DIMENSIONS:	260' x 1,092'
OFFICE SPACE:	Suite 1: 1,852 SF Suite 2: 1,480 SF
COLUMN SPACING:	50' x 52' (60' Speed Bay)
CLEAR HEIGHT:	32'
DOCK DOORS:	60 (9' x 10')
DOCK PACKAGES:	30 (40K lb manual dock levelers)
DRIVE-IN DOORS:	2 (12' x 14')
AUTO PARKING:	343
TRAILER PARKING:	54 (Surplus trailer lot pending)
FLOOR:	6" Slab, 4000 psi
FIRE PROTECTION:	ESFR
LIGHTING:	LED 30 FC
POWER:	4000 amps to the building, 3000 amps available for Tenant use



# SITE PLAN

- DOCK DOORS
- DOCK PACKAGES
- DRIVE-IN DOOR



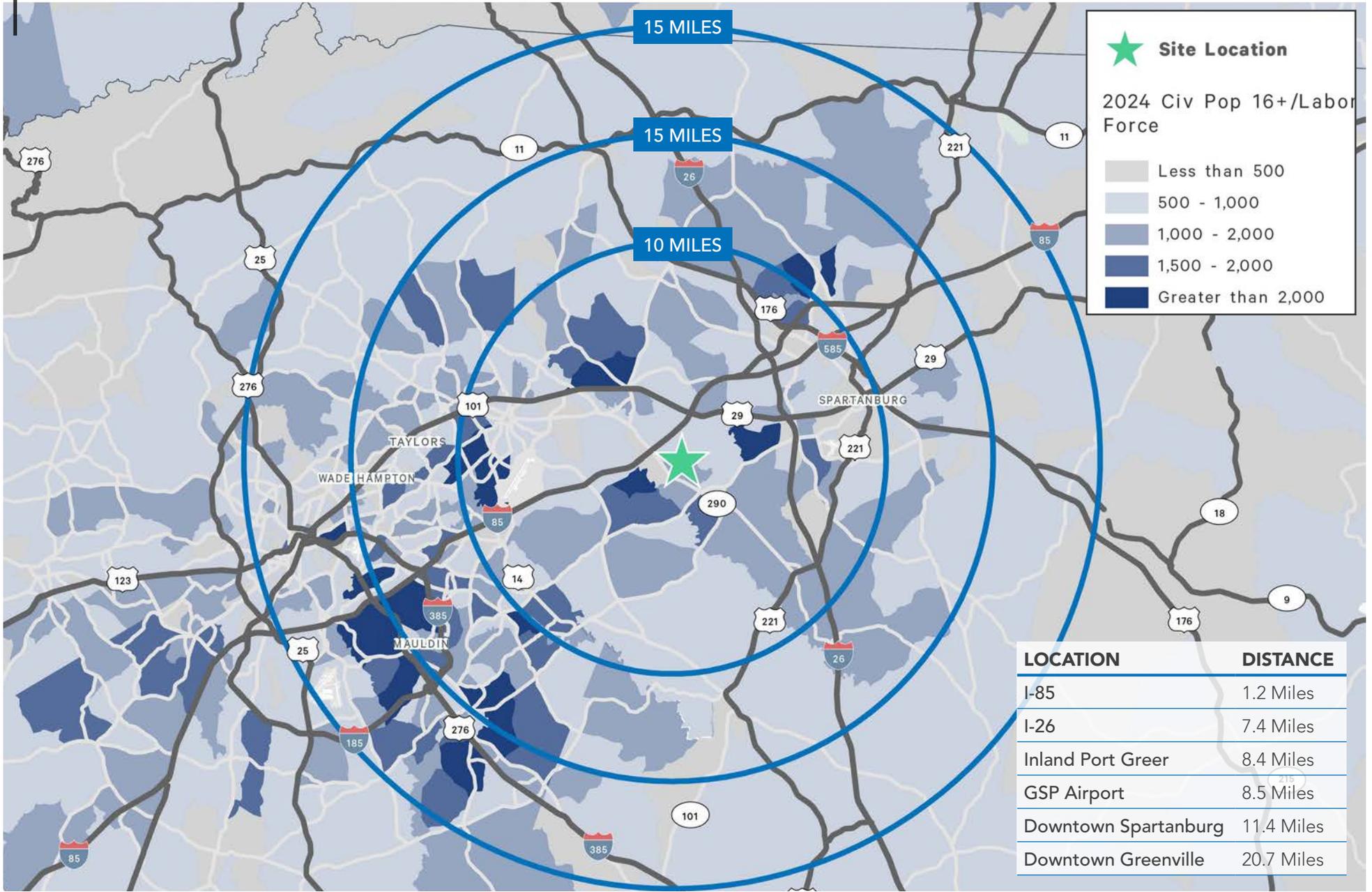
PROPERTY PHOTOS



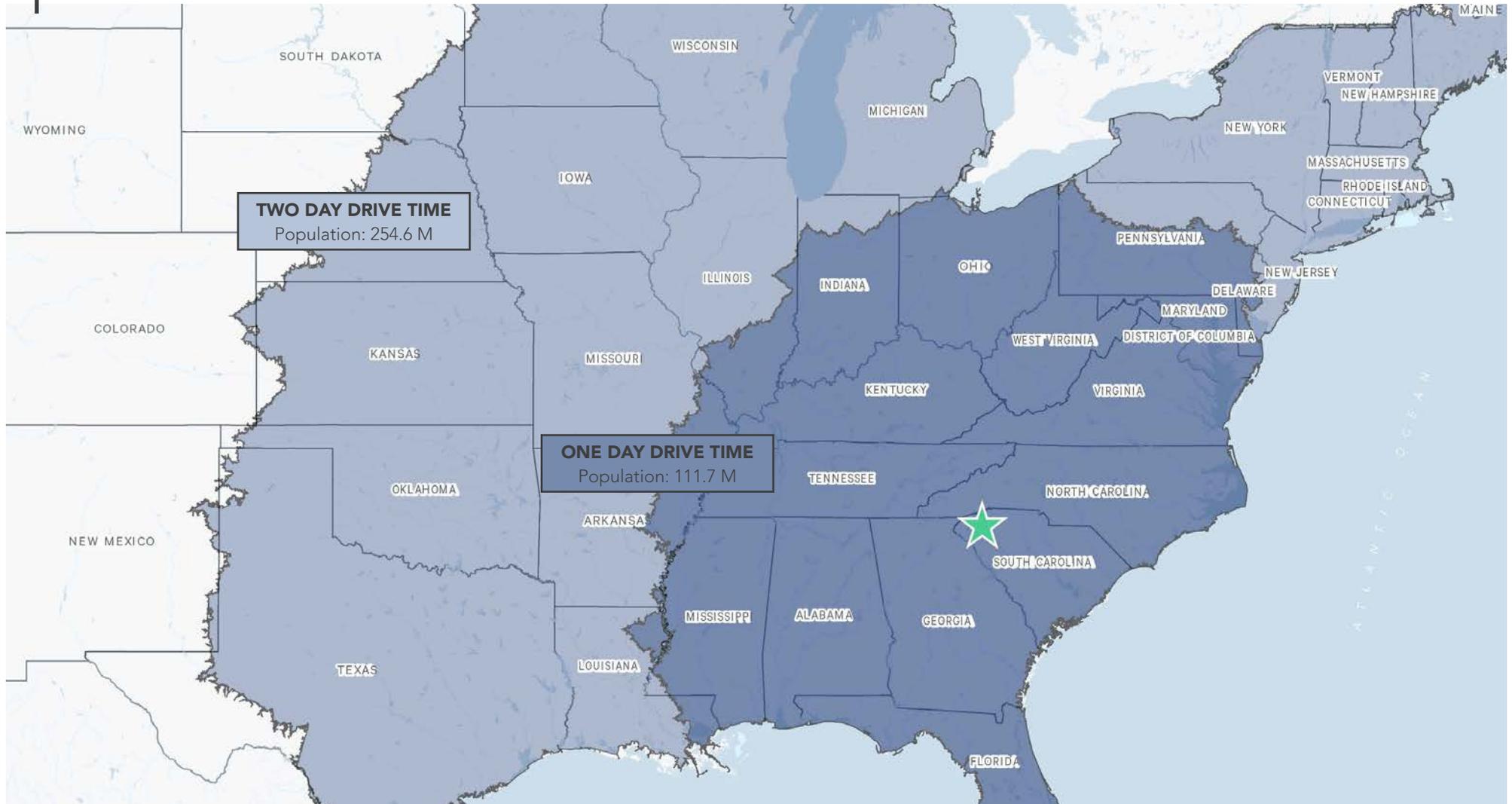
# REGIONAL MAP



# LABOR HEAT MAP



# DRIVE-TIME MAP



	Population	Daytime Population	Businesses	Bachelor's Degree or Higher	Labor Force	Average HH Income
10 Miles	249,583	276,492	7,971	33,430	119,475	\$93,094
15 Miles	551,003	571,082	17,972	91,139	272,239	\$98,993
20 Miles	820,185	870,443	29,275	133,246	406,052	\$99,364



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