



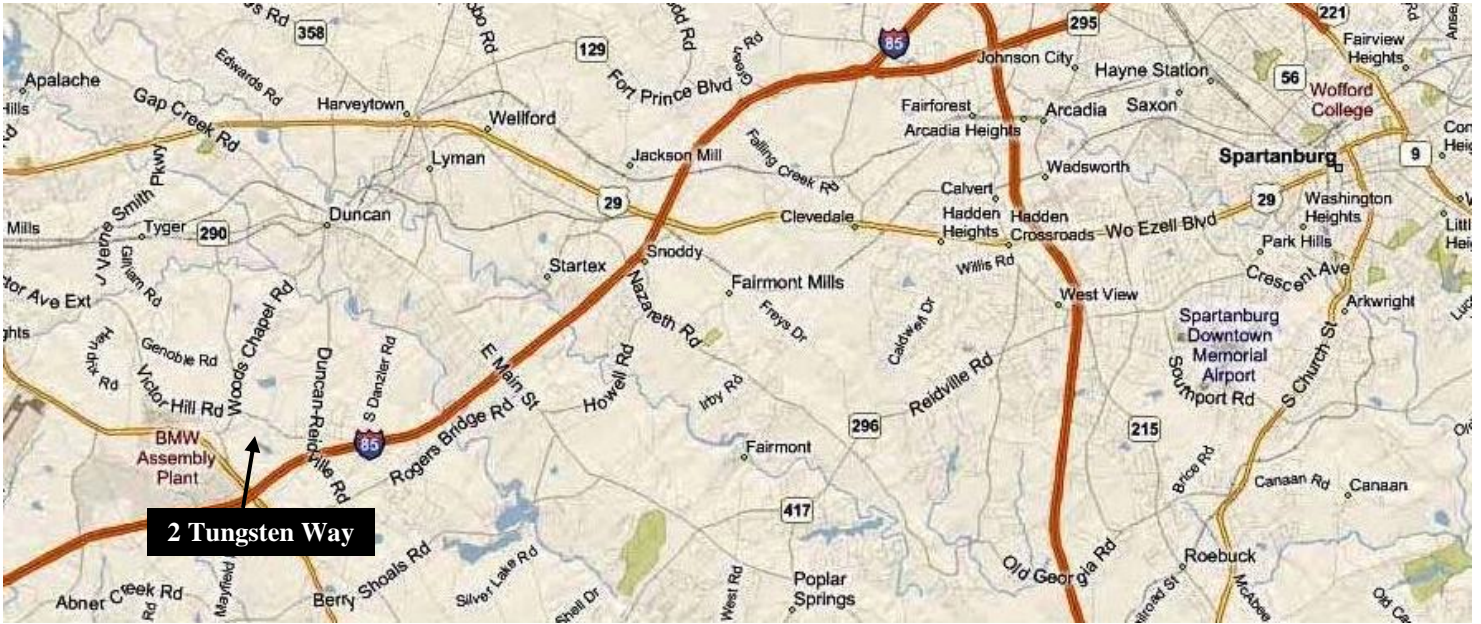
# AVAILABLE

**Carmet Facility** (26,995 square feet)

2 Tungsten Way  
Duncan, South Carolina 29334

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE, NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

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## CARMET BUILDING—DUNCAN, SC

Total SF Area: 26,995 SF  
Flex Building  
Acreage: 5.65

### LOCATION

Address: 2 Tungsten Way  
Duncan, South Carolina



### BUILDING FACTS

Building Type:	Flex Building
Year Built:	1981
Construction:	Steel frame with masonry and steel
Stories:	Single-Story
Condition:	Good
Parking:	69 paved & marked lighted spaces
Floors:	6" reinforced concrete
Walls:	Architectural masonry block construction
Roof:	Single ply-rubber membrane
Column Spacing:	40'x40'
Ceiling Height:	16'
Lighting:	Metal Halide
HVAC:	Central Electric / FWA gas
Number of Truck Docks:	(1) 8x10 dock height doors with levelers
Drive in Doors:	(1) 10x10 drive in doors
Fire Protection:	100% sprinklered

#### Miscellaneous:

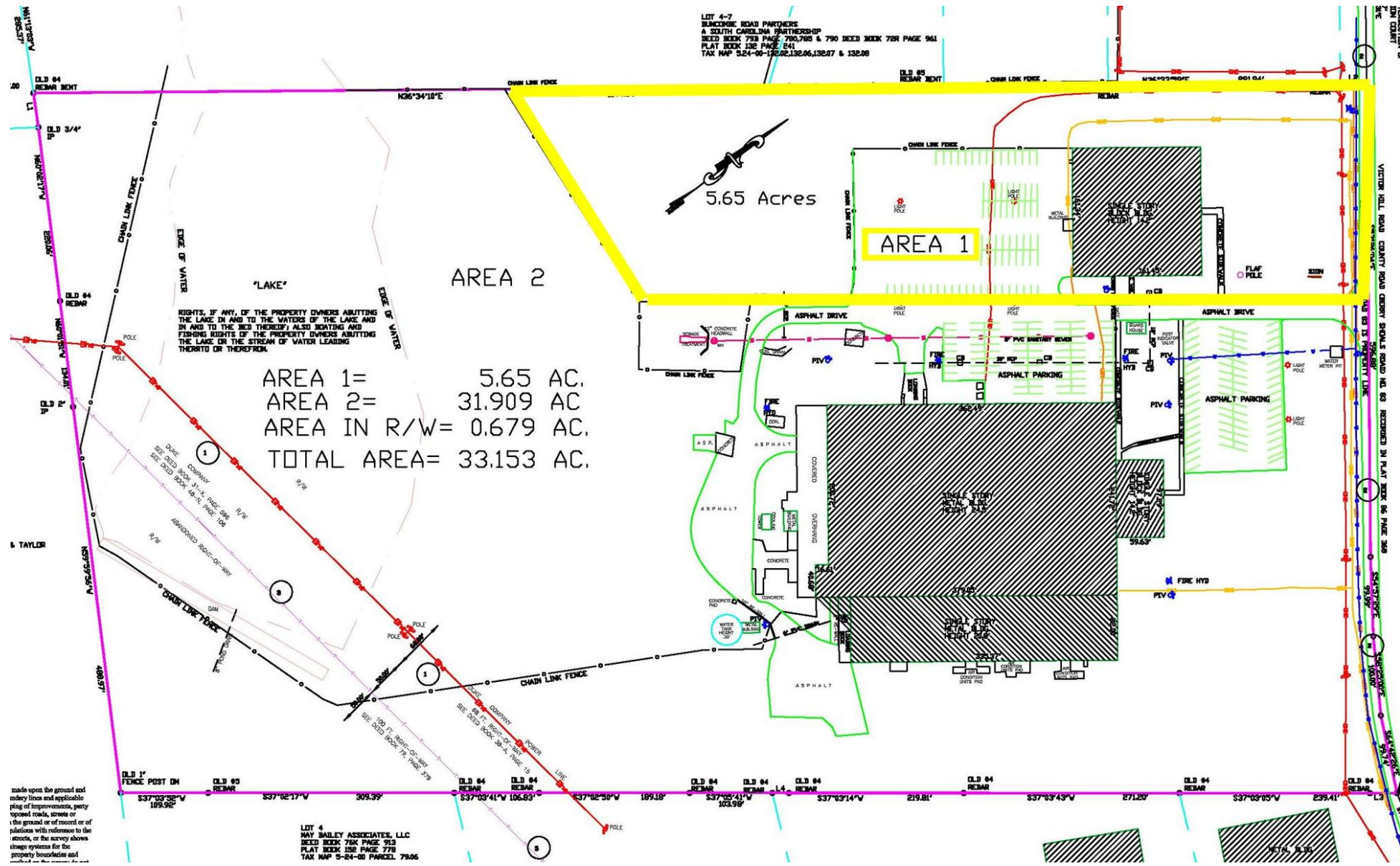
- Close proximity to BMW Plant and Interstate 85
- 6.5 miles from Greenville—Spartanburg International Airport
- Secured truck court area

### ZONING / DESCRIPTION

Type of Use Permitted:	Office
Zoning:	None

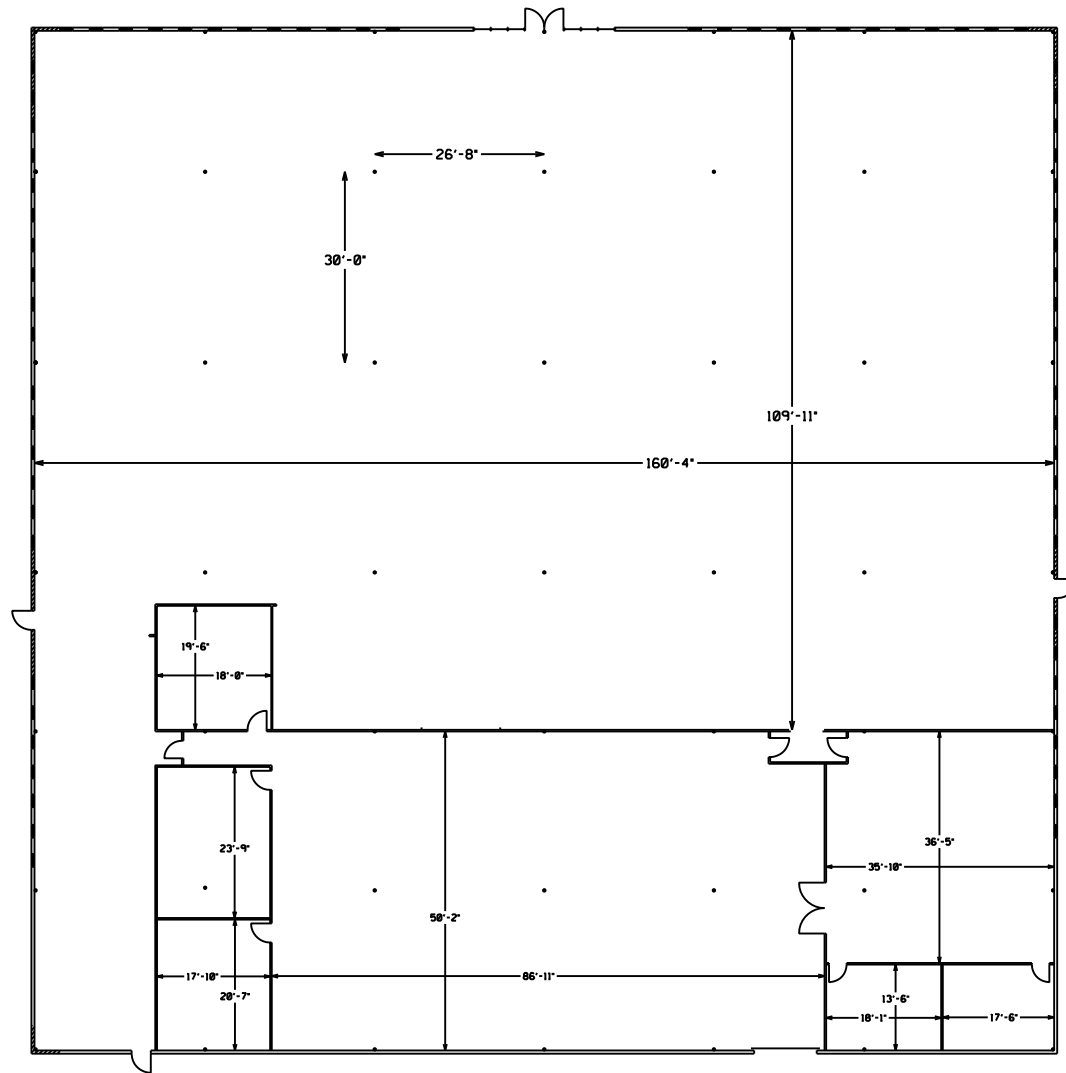
### UTILITIES

Electricity Supplier:	Duke Power
Gas Supplies:	Greer Commission of Public Works
Water Supplier:	SJWD, 10" main



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2 Tungsten Way  
 Duncan, SC  
 26,028 Total SF  
 7,586 SF Office

NOTE: INFORMATION CONTAINED IN THIS DRAWING  
 IS DERIVED FROM SOURCES DEEMED RELIABLE  
 BUT IS NOT WARRANTED.