

HILLSIDE 290

1240

HOWELL ROAD

DUNCAN, SC
SITE #2515

284,300 SF
AVAILABLE
FOR LEASE

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CBRE

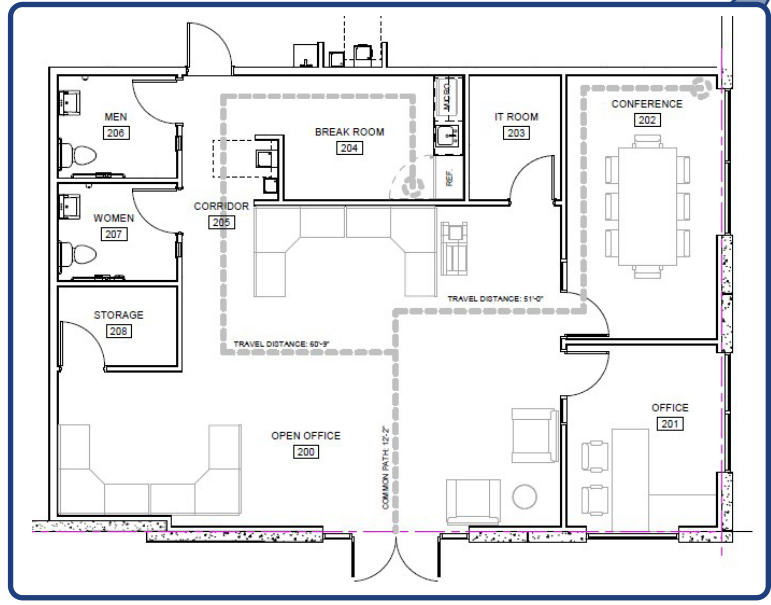
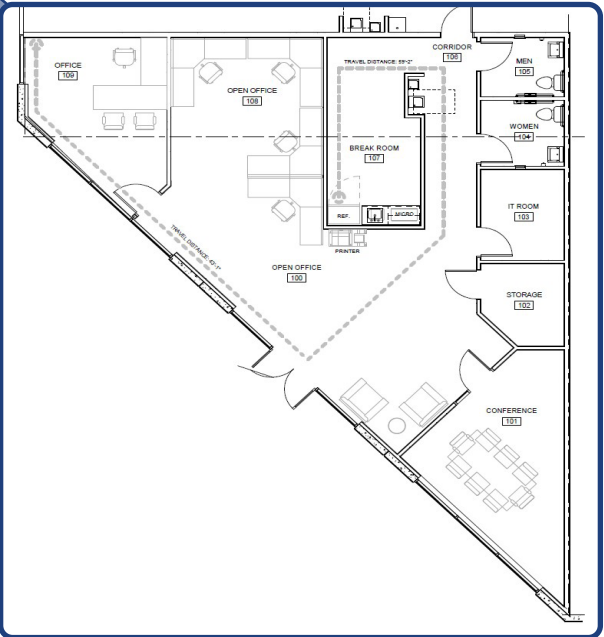
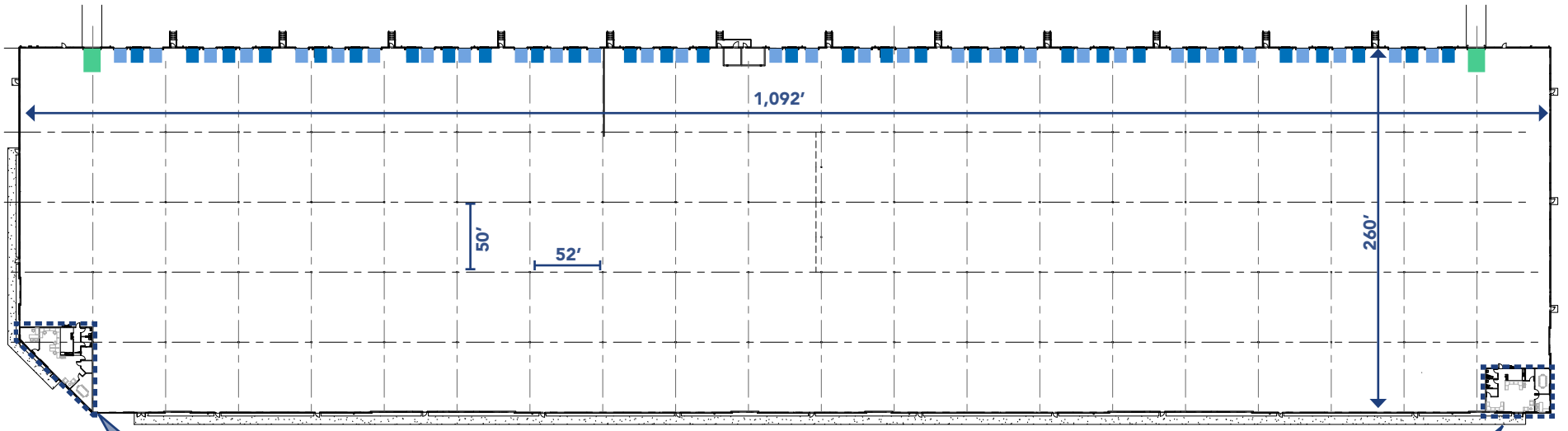
PROPERTY DETAILS

| | |
|----------------------|--|
| 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: | 3000 amps to the building, 3000 amps available for Tenant use |



SITE PLAN

- DOCK DOORS
- DOCK PACKAGES
- DRIVE-IN DOOR



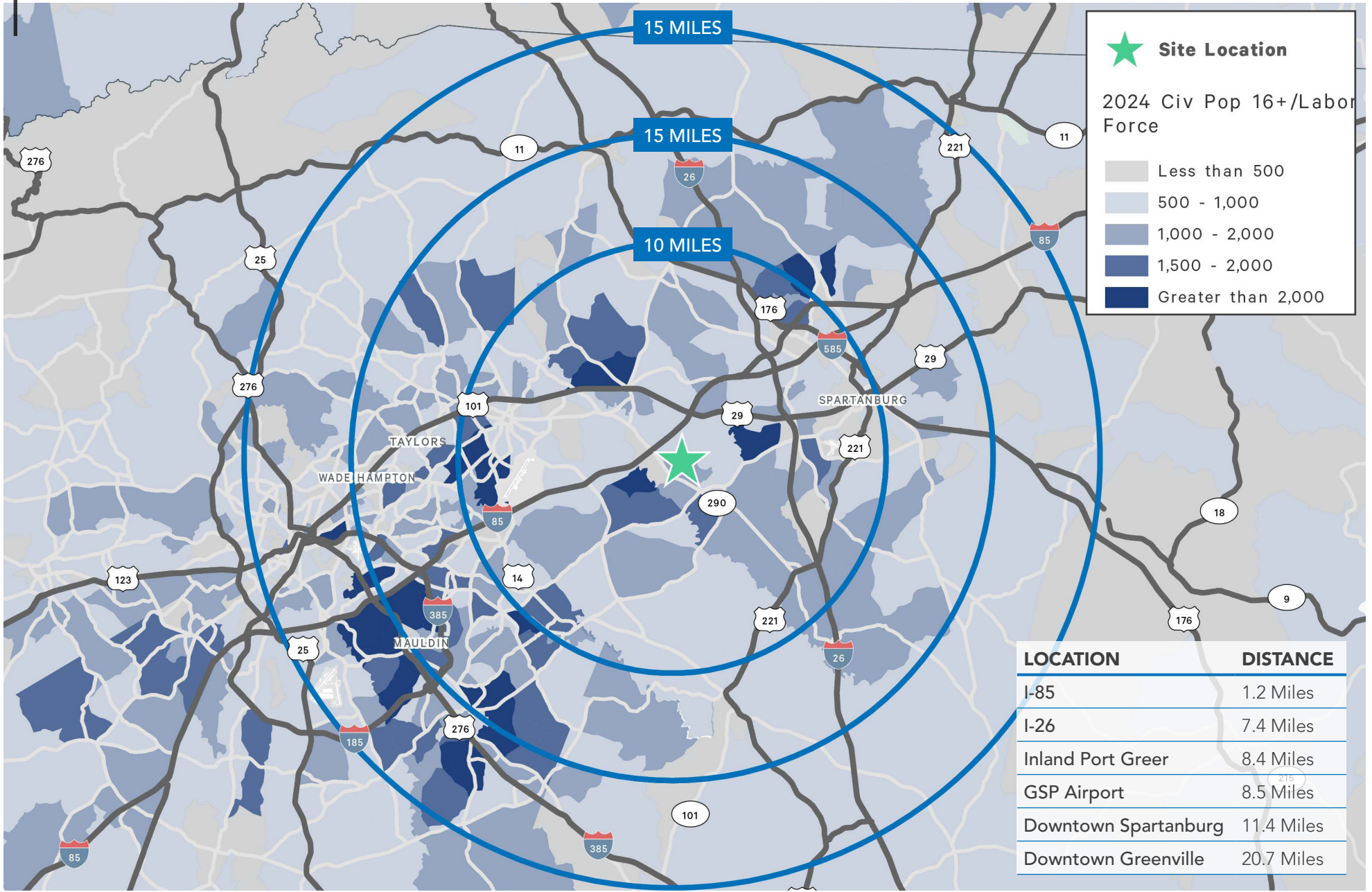
PROPERTY PHOTOS



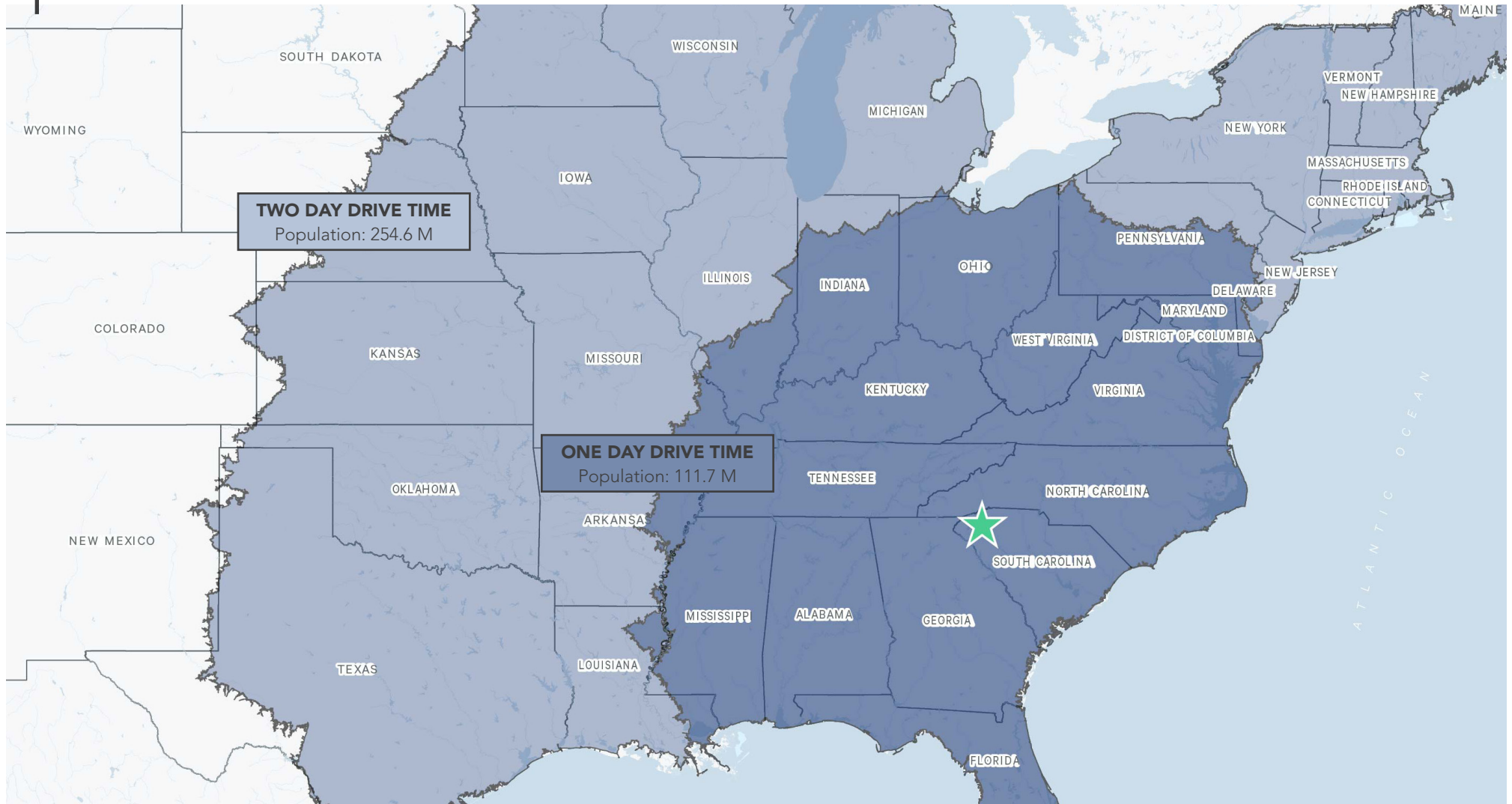
REGIONAL MAP



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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