

## FLEX BUILDING FOR LEASE

102 SOUTH MOORE STREET, DUNCAN

2,400+- SF BUILDING

ONE BLOCK OFF OF HWY 290 (W MAIN ST)



- 320+- SF OFFICE & RESTROOMS
- TWO RESTROOMS
- ONE 10'x10' DRIVE-IN DOOR
- PUBLIC WATER, SEWER AND NATURAL GAS

LEASE RATE: ~~\$2,400/MO~~  
REDUCED TO **\$1,995/MO**

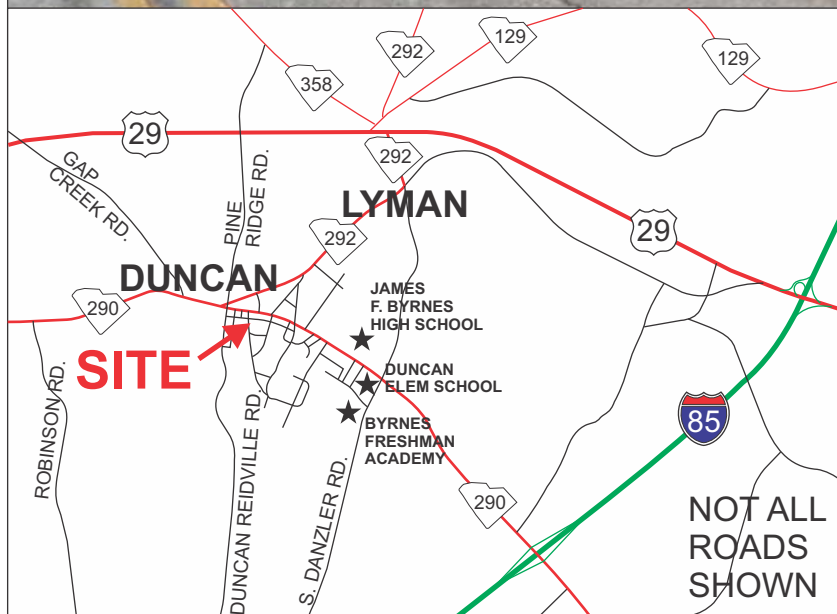
TENANT PAYS UTILITIES

FOR MORE INFORMATION CALL  
TIM ALLENDER AT 864-884-2198  
tallender@langston-black.com

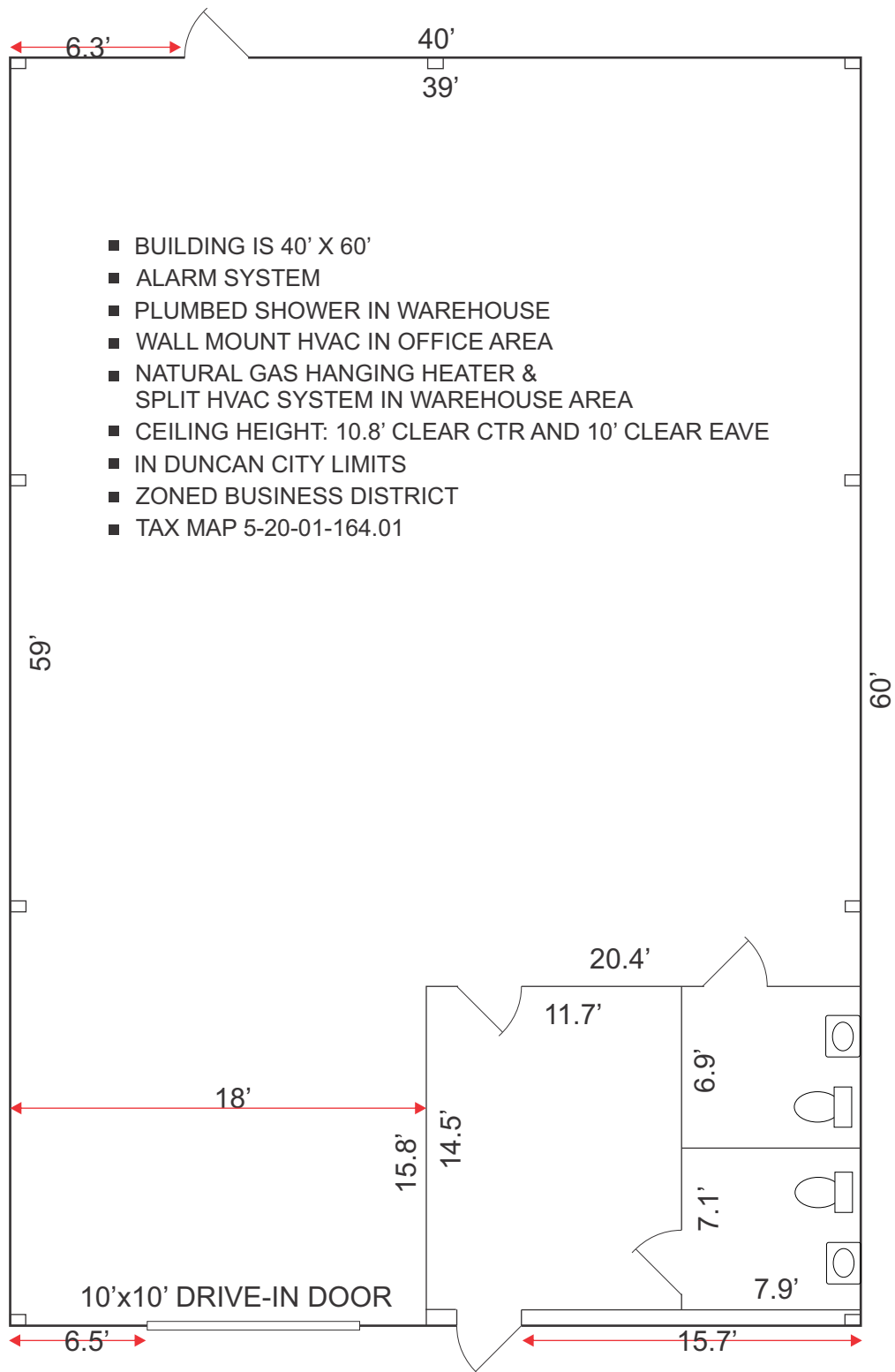
**Langston Black**  
REAL ESTATE, INC.

P.O. BOX 2167  
GREER, S.C. 29652  
BUS: 864-848-9070

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- BUILDING IS 40' X 60'
- ALARM SYSTEM
- PLUMBED SHOWER IN WAREHOUSE
- WALL MOUNT HVAC IN OFFICE AREA
- NATURAL GAS HANGING HEATER & SPLIT HVAC SYSTEM IN WAREHOUSE AREA
- CEILING HEIGHT: 10.8' CLEAR CTR AND 10' CLEAR EAVE
- IN DUNCAN CITY LIMITS
- ZONED BUSINESS DISTRICT
- TAX MAP 5-20-01-164.01







