

Conceptual Photo



## (2) ±12,000 SF WAREHOUSES & 9 ACRE LAYDOWN YARD

Danzler Road  
Duncan, SC 29334



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**864.704.1040**  
LeeUpstate.com

**Lease Rate:**  
**Call for Pricing**

- Spec Office: ±500 SF
- Warehouse: ±11,500 SF
- Laydown Yard: ±9 Acres Fully Fenced
- ±2.0 miles to I-85 Access
- I-85 Visibility

 **CLEAR HEIGHT**  
20'

 **DRIVE-IN DOORS**  
12 DRIVE-IN DOORS  
6 DRIVE-THRU BAYS

 **ACREAGE**  
±21.43 ACRES  
(±9 ACRES GRAVEL  
YARD)

 **COMING SOON**  
DELIVERY 2025

# PROPERTY OVERVIEW

PROPERTY NAME	Danzler Road
TYPE	Industrial
TOTAL ACRES	±21.43 Acres
USABLE ACRES	±9 Acre Gravel Yard
YARD SPECS	8" Gravel/Fully Fenced
TOTAL AVAILABLE SF	±12,000 SF & ±12,000 SF
ZONING	Heavy Industrial

TAX MAP #	5-23-00-113.01 & 5-25-00-127.02
COUNTY	Spartanburg
OFFICE SF	±500 SF (SPEC)
CEILING HEIGHT	20'
DRIVE-IN DOORS	Twelve (12) - (14' x 16')
DRIVE-THRU BAYS	Six (6)
ELECTRICAL	3 Phase - 480V/400 Amps

Introducing an exceptional industrial outdoor storage opportunity on Danzler Road in Duncan, SC, just ±2 miles from I-85 with prime highway visibility. This new development, set to complete in 2025, offers two spacious ±12,000 SF warehouses, each featuring ±500 SF of spec office and ±11,500 SF of warehouse space, with 20-foot clear heights.

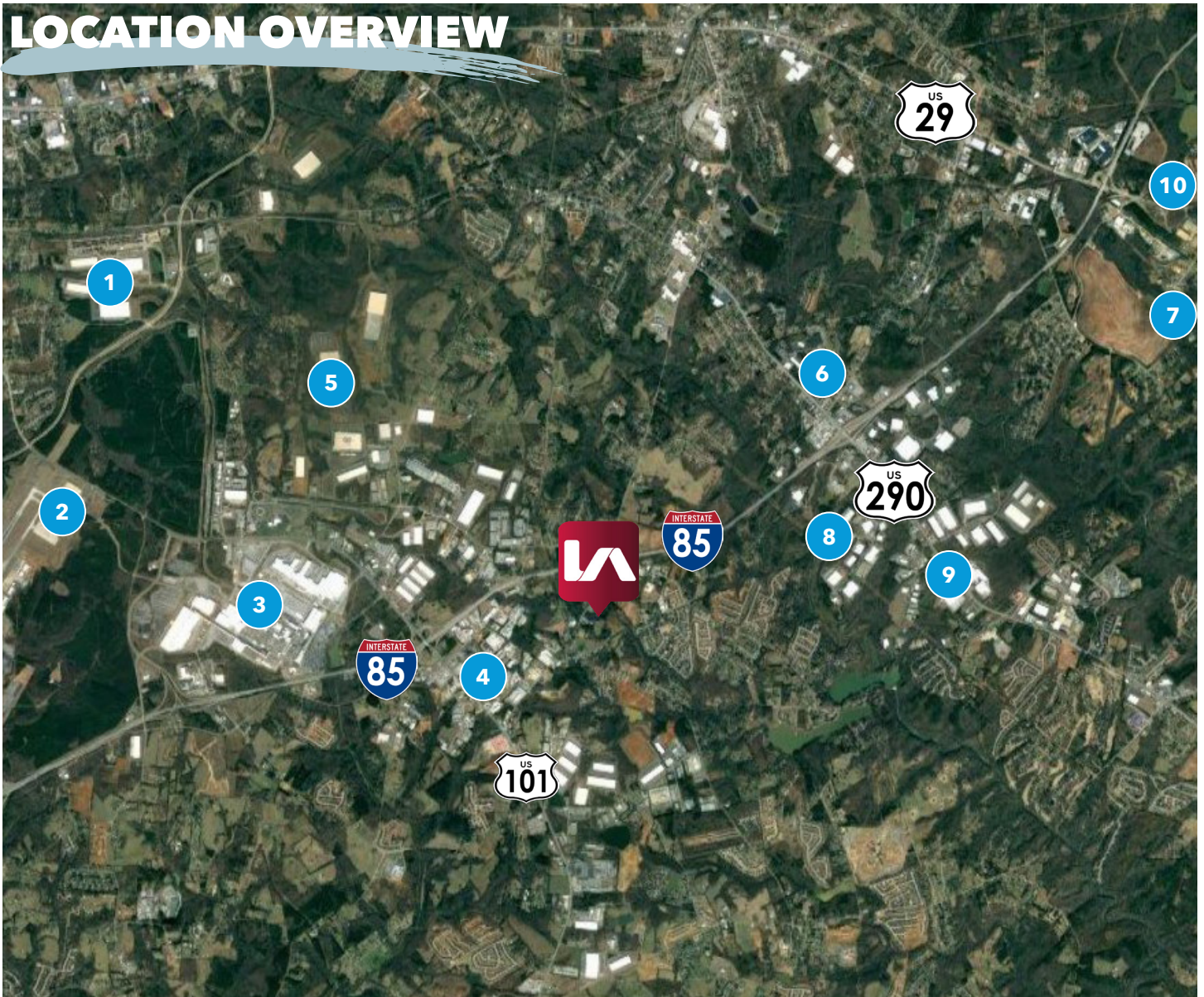
The property sits on 21.43 acres with a fully fenced ±9-acre gravel laydown yard. It boasts 12 drive-in doors and 6 drive-thru bays, making it an ideal space for equipment rental, trucking and other industrial users. With 3-phase electrical service (480V/400 Amps), this facility is fully equipped to meet the needs of a wide range of industrial users.

Located in Spartanburg County, the site provides easy access to major transportation routes, enhancing operational efficiency. For lease rates and further details, contact Jordan Skellie, SIOR or Elledge Willis at Lee & Associates.

This property offers an outstanding industrial solution in a growing region—ideal for companies looking to expand their footprint in Upstate South Carolina.

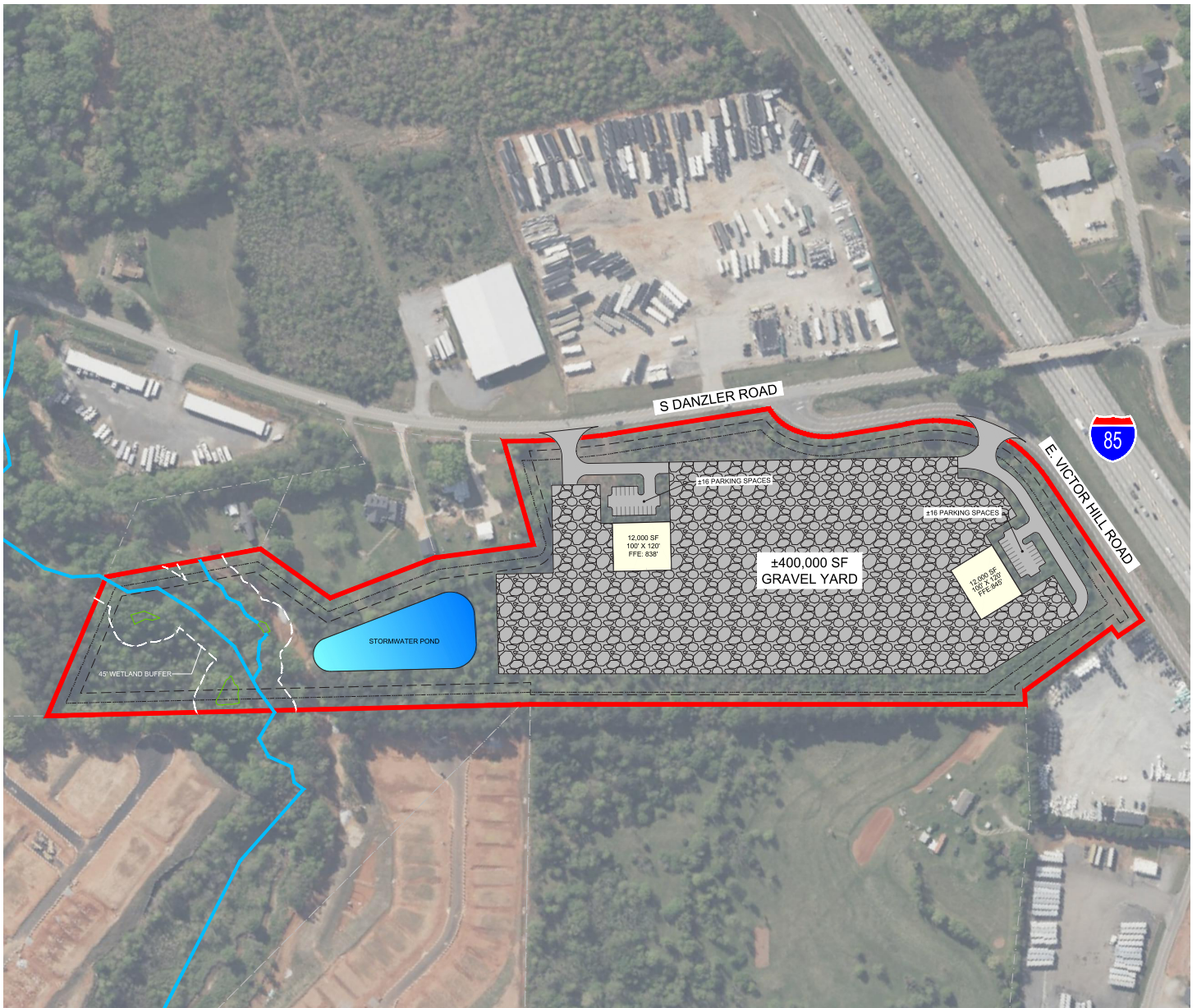


# LOCATION OVERVIEW

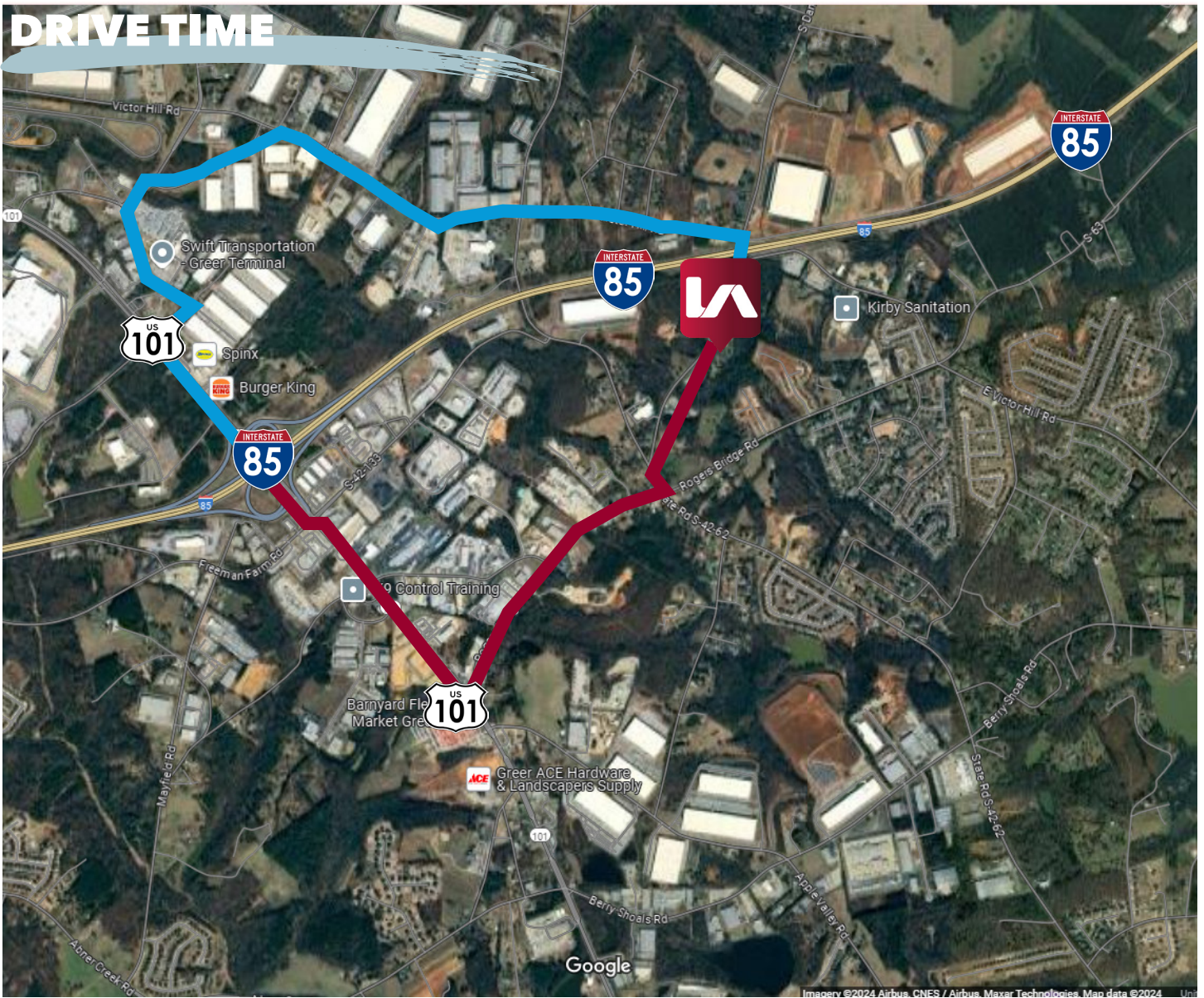


- |                             |                  |
|-----------------------------|------------------|
| 1 Inland Port Greer         | 6 Wabtec         |
| 2 GSP International Airport | 7 Copart         |
| 3 BMW Manufacturing         | 8 AFL            |
| 4 Old Dominion Freight Line | 9 Eaton          |
| 5 Lowes Distribution Center | 10 XPO Logistics |

# SITE PLAN



# DRIVE TIME



# DRIVE TIMES

**I-85 VIA VICTOR HILL ROAD ..... 3.0 MILES**

**I-85 VIA HWY 101 ..... 2.3 MILES**



# LEARN MORE GIVE US A CALL



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