

BUILD TO SUIT PROPERTY



Spartangreen Blvd | Duncan, SC 29334

PROPERTY DETAILS

±8.89 Acre Site

Accommodates up to ±120,000 SF building

Spartanburg County Tax Map: 5-26-00-008.26

Zoning: Unincorporated

Utility Providers:

Electricity – Duke Energy

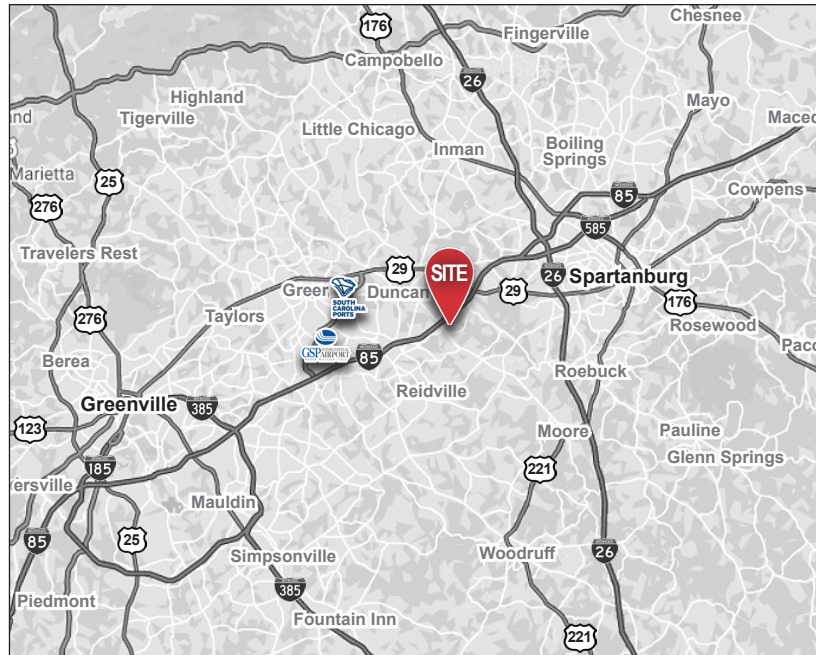
Gas – Piedmont Natural Gas

Water – SJWD Water District

Sewer – Lyman Public Works

Highly Desirable Submarket: Located in the heart of the Industrial Upstate market off of Hwy 290 and along I-85 in Spartanburg County | The Upstate’s largest & most established portion of the market and an optimal location for manufacturing and warehouse distribution with close proximity to GSP International Airport, SCPA Inland Port-Greer, and BMW

Explosive Regional Growth: I-85 “Boombelt”, a high-growth corridor extending from Atlanta to Raleigh and reporting approximately 40% faster growth rate than the rest of the U.S.



DEMOGRAPHICS

	5 Miles	10 Miles
2023 Population	54,287	244,555
Workers w/Travel Time to Job <30 Mins.	18,721	82,447
Average Age	39 Years	38 Years
Education - Workers w/Some College	12,633	52,133
Education - Workers w/Bachelor’s Degree	6,741	28,802

Contact Broker for Additional Information



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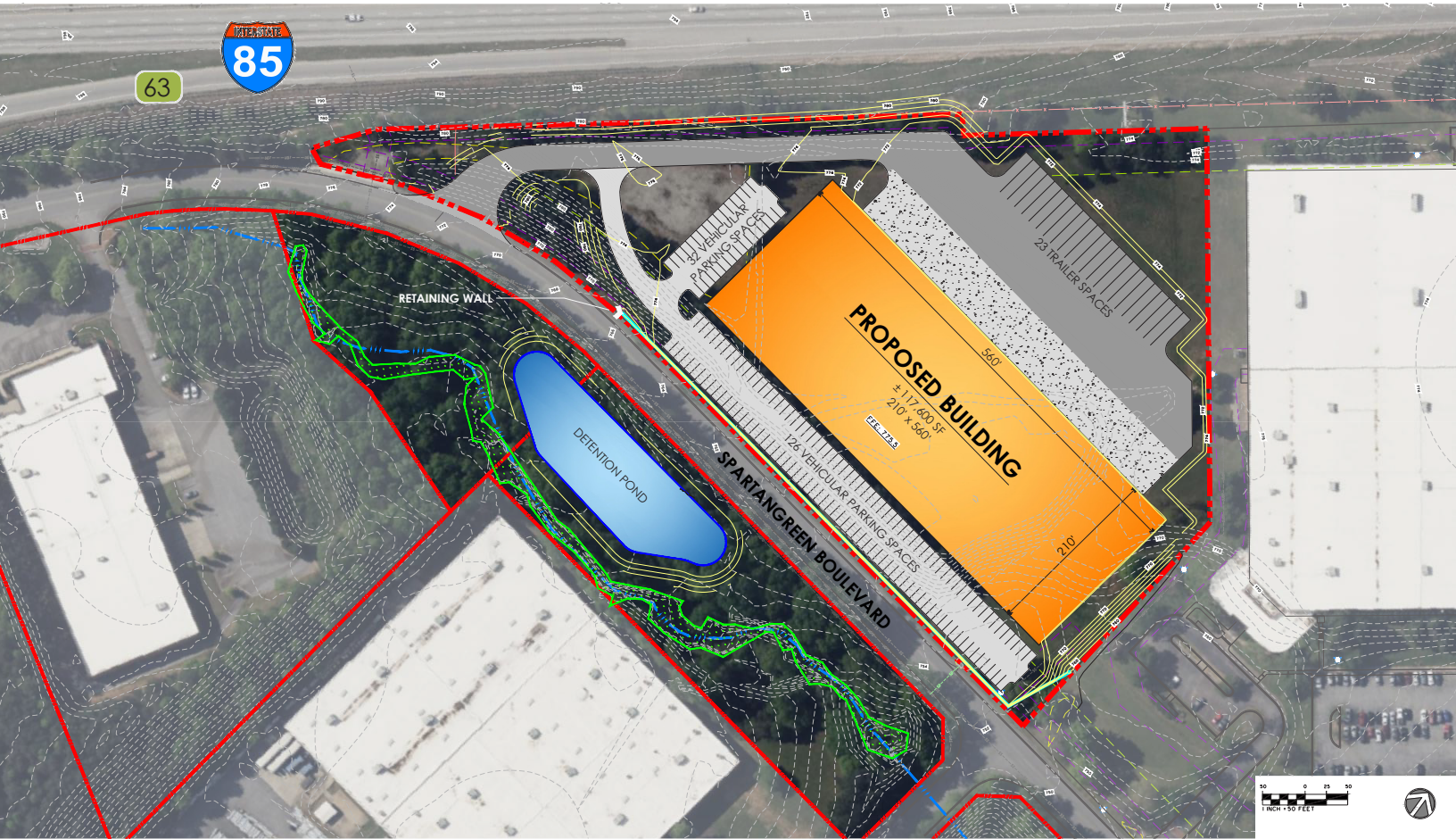
SITE AERIALS



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MAP & CONCEPTUAL SITE PLAN



DRIVING DISTANCES

I-85 (Exit 63) & SC-290	<1 mile
US-29	±3 miles
SC Inland Port-Greer	±6 miles
I-26 (Exit 19)	±7.5 miles
GSP Airport	±8 miles
I-385	±13 miles



NEIGHBORING BUSINESSES

- | | | | |
|-------------------------------|--|-------------------------------|----------------------------------|
| 1 Owens Corning | 12 Toll Solutions | 23 Draxelmaier | 34 Schedl Automotive |
| 2 AFL | 13 AFL | 24 Roechling Automotive | 35 Mocom Compounds |
| 3 Wabtec | 14 AFL | 25 TerraSource Global | 36 Eaton Corp |
| 4 UpTime Fleet Repair | 15 Timken | 26 Auit Inc | 37 DAA Draexlmaier Automotive |
| 5 TCP Global | 16 Jankel Tactical Systems & Builders Wholesale Flooring | 27 Global Automotive Partners | 38 Fehrer Automotive |
| 6 Autolite | 17 AWL Automation & Strama-MPS, U.S. | 28 Benteler Automotive | 39 Rochling Automotive Parts |
| 7 Sealed Air | 18 ZF Chassis | 29 Morrisett Packaging | 40 Aramark Uniform Services |
| 8 Electrolock | 19 Staubli Duncan | 30 Plastic Omnium | 41 Borgers USA Corp |
| 9 AFL | 20 Kenco Logistic Services | 31 PL Developments | 42 Fehrer Automotive |
| 10 R&E Automated Systems | 21 TEIC | 32 Comprehensive Logistics | 43 Spartanburg Community College |
| 11 Barry-Wehmiller Design Grp | 22 Ethos Energy Accessories | 33 Brose Spartanburg | |

