



FOR SALE

±10.87 ACRES | PAD READY SITE | GRADED WITH STORM WATER DETENTION POND

NAI Earle Furman

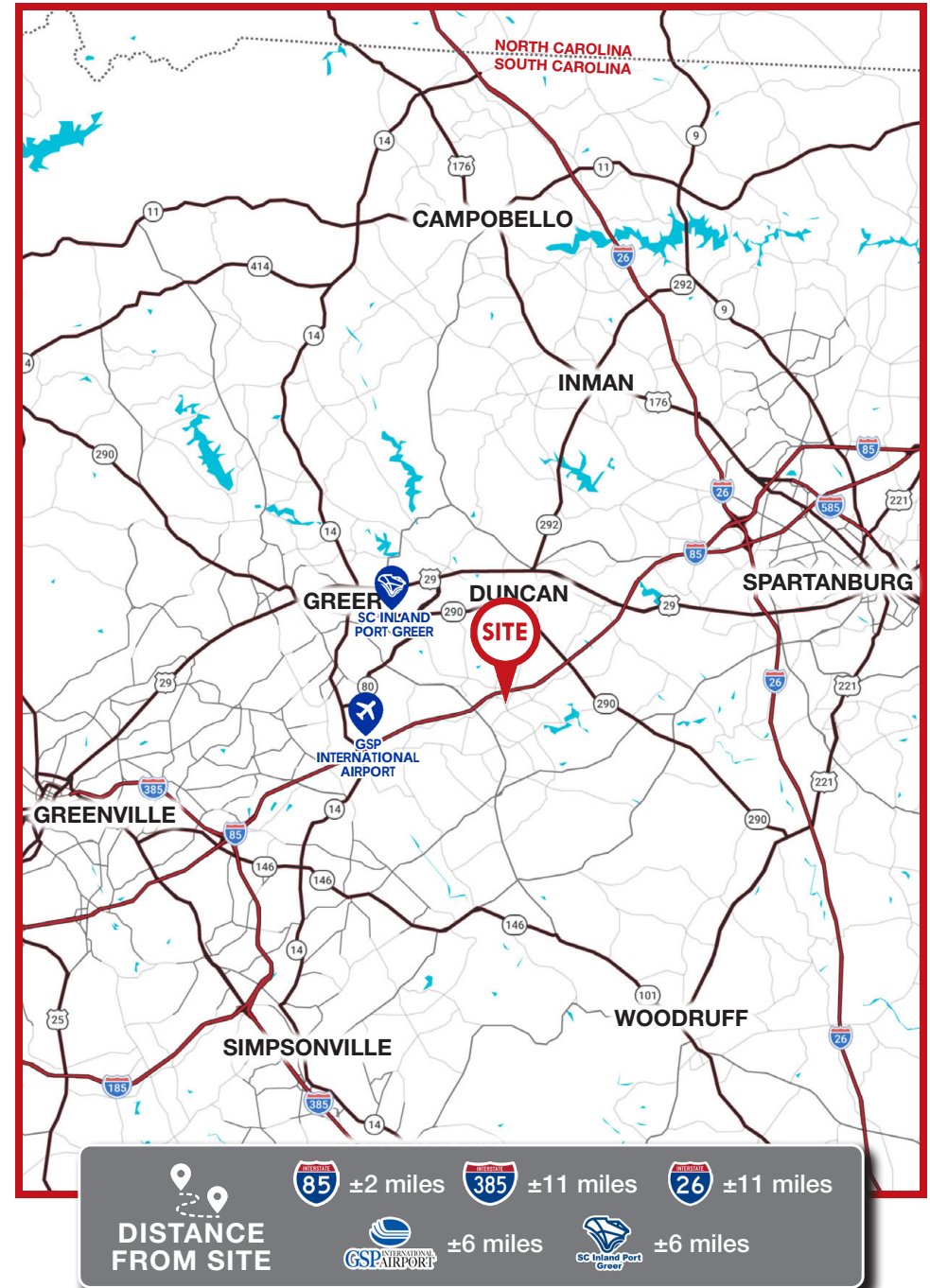
1400 SOUTH DANZLER ROAD
Duncan, South Carolina 29334

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PROPERTY overview

1400 S. DANZLER ROAD | DUNCAN

PROPERTY	±10.87 Acres Pad ready site w/storm water detention pond
SPARTANBURG COUNTY TM	5-25-00-126.00 & -126.03
MUNICIPALITIES	Unincorporated & Town of Duncan
ZONING	Unincorporated & Spartanburg County Industrial Use
FRONTAGE	±950' S. Danzler Road (southwest of the storm water detention pond)
UTILITIES	
POWER	Duke Energy 3-Phase 12kV primary distribution line Capacities and low-side voltages of the transformers will be matched to the customer's load requirements & delivery/voltage needs
GAS	Greer CPW
WATER	SJWD 8" line on S. Danzler Road & 12" line on Duncan Reidville Road
SEWER	Spartanburg Water 10" line
SALE PRICE	CONTACT BROKERS



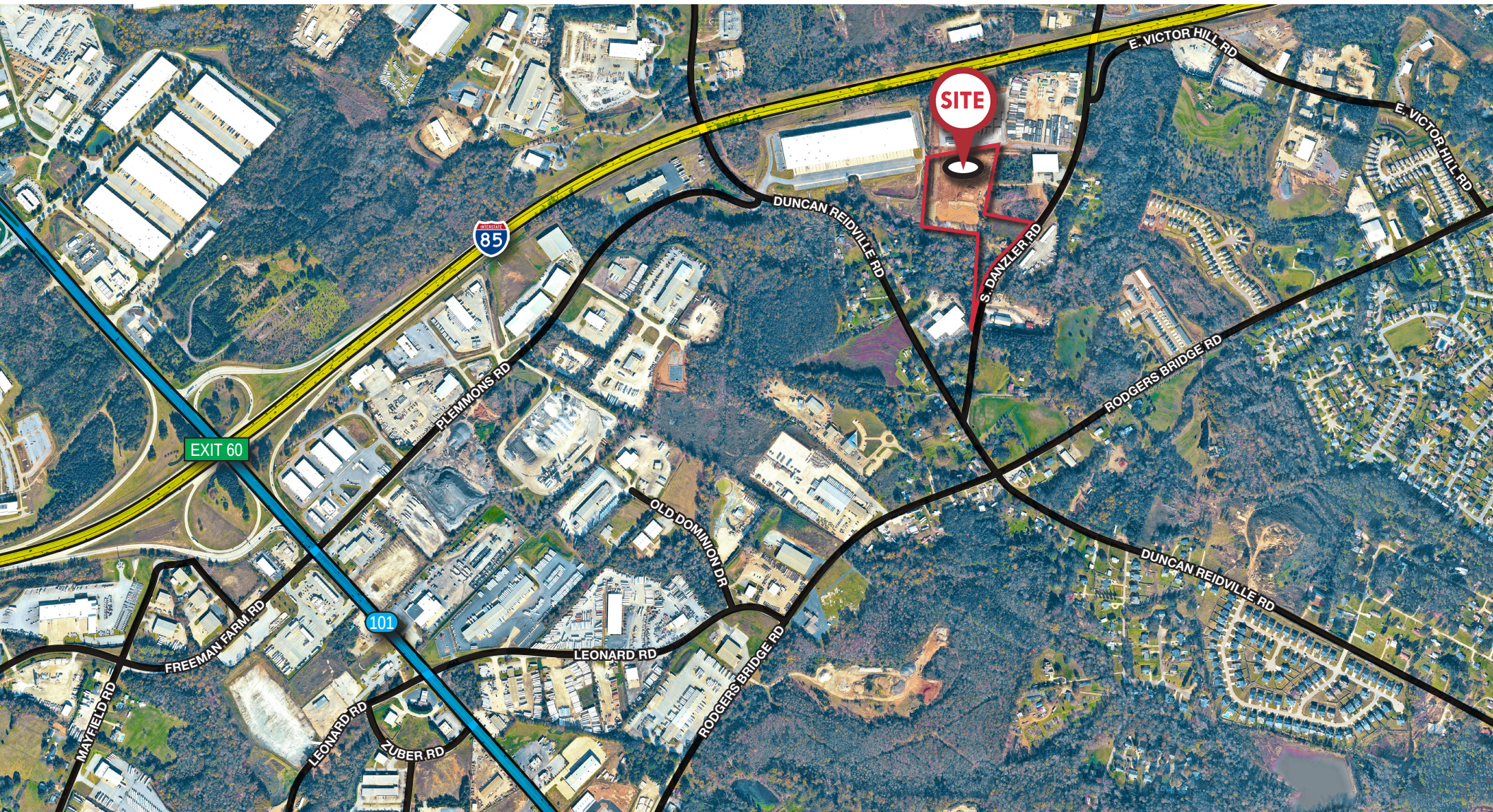
PROPERTY *photo*

1400 S. DANZLER ROAD ■ DUNCAN, SC



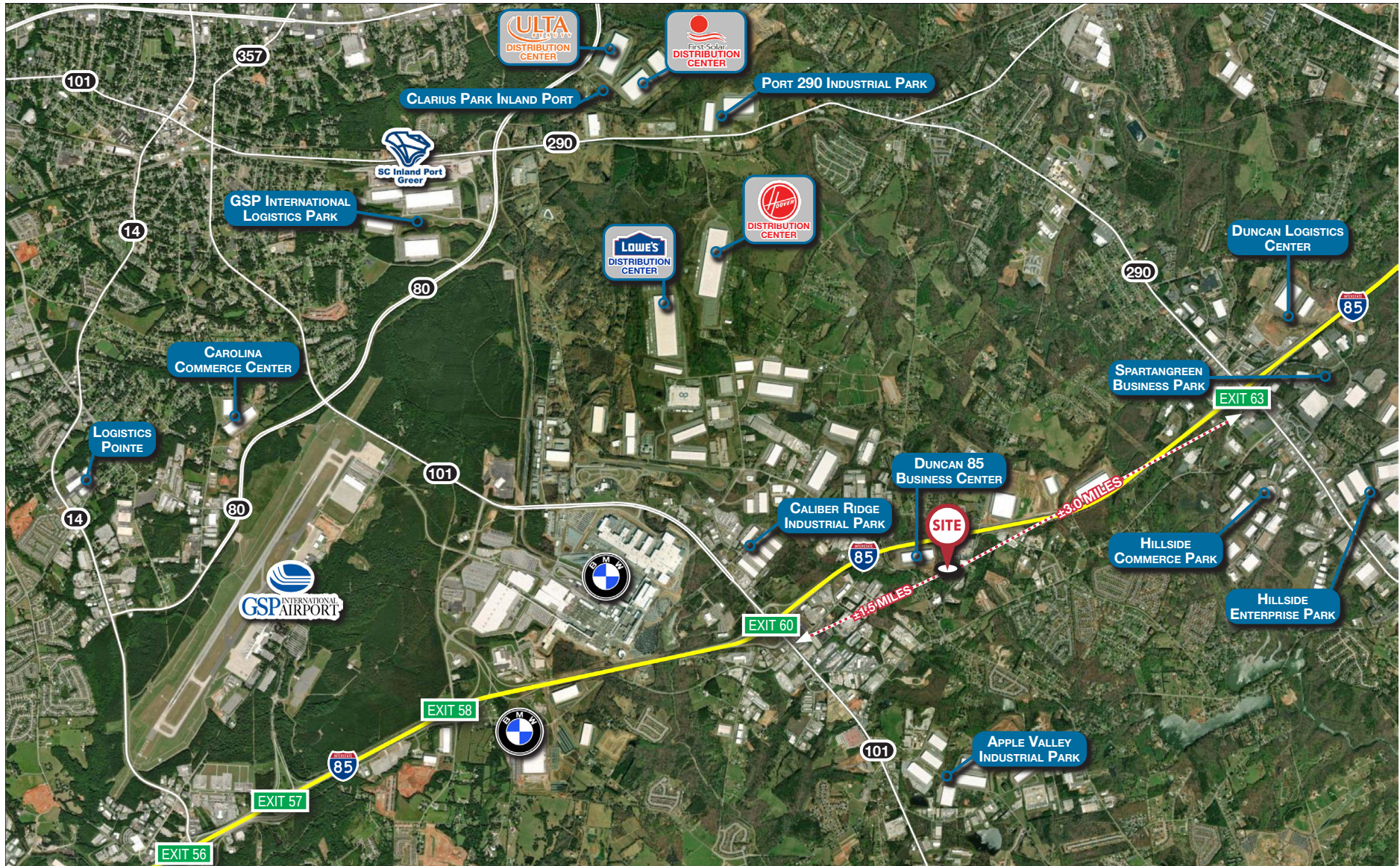
AERIAL *map*

1400 S. DANZLER ROAD ■ DUNCAN, SC



MARKET map

1400 S. DANZLER ROAD ■ DUNCAN, SC



MULTI-MODAL *connectivity*

1400 S. DANZLER ROAD ■ DUNCAN, SC

Strategically located in the heart of South Carolina's Upstate industrial corridor, 1400 S. Danzler Road, Duncan offers exceptional multimodal access connecting manufacturers, distributors, and logistics users to major domestic and international markets.

Highway Access

- Immediate access to Interstate 85, the Southeast's primary freight corridor linking Atlanta, Charlotte, and the Eastern Seaboard. I-85 provides direct connections to I-26, I-385, I-77, and the broader interstate network throughout the Southeast.
- Convenient access via SC Highway 290 and SC Highway 14, facilitating efficient local and regional truck movement throughout Greenville-Spartanburg and surrounding industrial markets.

Rail & Inland Port Connectivity

- Located just minutes from South Carolina Inland Port Greer, one of the Southeast's premier inland intermodal facilities. The inland port provides direct Norfolk Southern rail service and overnight connectivity to the Port of Charleston.
- The site benefits from proximity to the extensive Norfolk Southern rail network, which serves major ports and distribution hubs throughout the Eastern United States.

Port Access

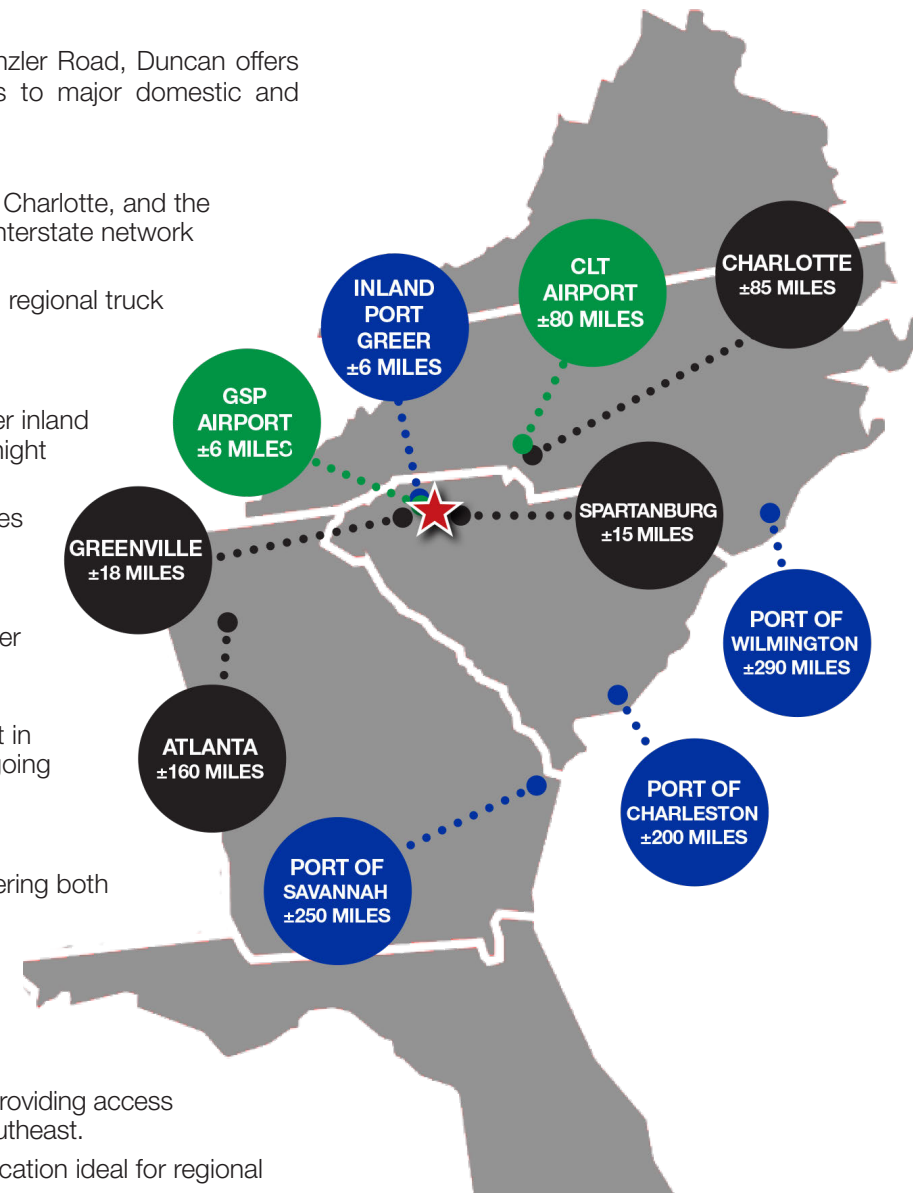
- Approximately three hours from the Port of Charleston, one of the nation's leading container ports and the deepest harbor on the U.S. East Coast. The port provides direct access to international shipping lanes and global trade routes.
- The site is located ± 250 miles from the Port of Savannah, the fourth busiest container port in the United States with extensive container capacity, global shipping connections, and ongoing infrastructure investments.

Air Cargo Access

- Approximately 10–15 minutes from Greenville-Spartanburg International Airport (GSP), offering both passenger and dedicated air cargo operations. GSP serves as the Upstate's primary aviation hub and supports time-sensitive freight movement.
- Within a 2–3 hour drive of major international air cargo hubs including Charlotte Douglas International Airport (CLT) and Hartsfield-Jackson Atlanta International Airport (ATL).

Strategic Southeast Market Reach

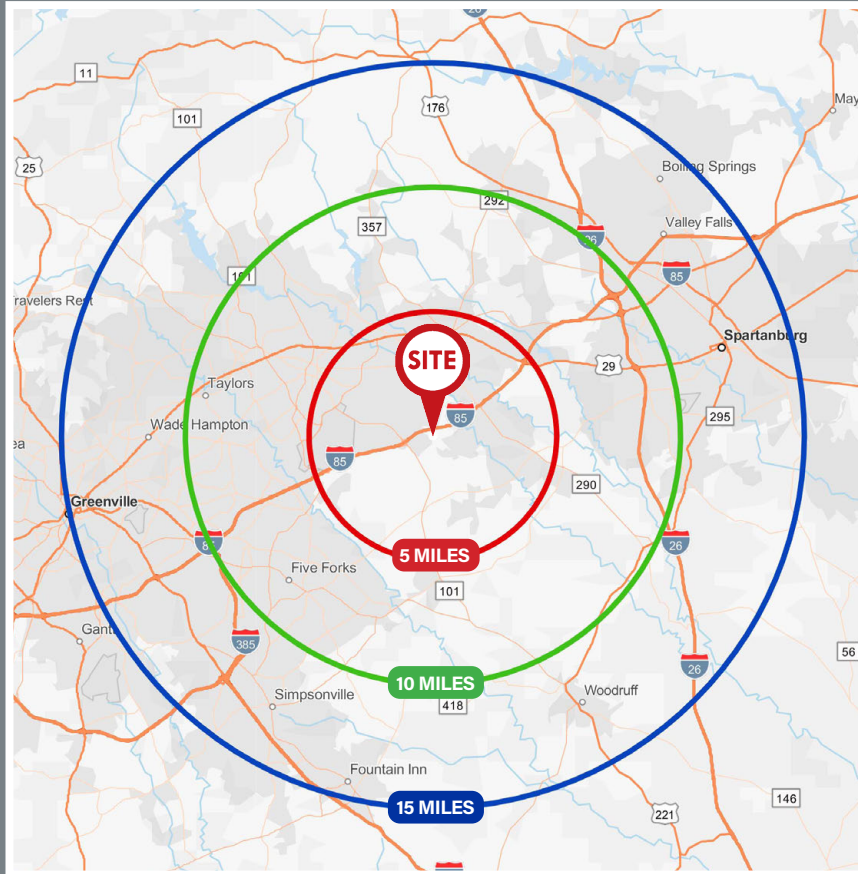
- Positioned along the rapidly growing I-85 logistics corridor between Atlanta and Charlotte, providing access to major manufacturing, automotive, distribution, and consumer markets throughout the Southeast.
- Access to approximately 95 million consumers within a one-day truck drive, making the location ideal for regional distribution and e-commerce fulfillment operations.



DEMOGRAPHICS

5, 10, 15 miles

1400 S. DANZLER ROAD
DUNCAN, SC



2025	5 MILES	10 MILES	15 MILES
Population	45,357	257,285	580,741
Median Age	37.4	39.7	38.9
Median HH Income	\$74,495	\$84,723	\$79,101
Labor Workforce (Age 16+)	39,205	219,846	501,800
Unemployment Rate (Age 16+)	4.3%	4.2%	4.4%
Education HS Diploma	24.0%	19.3%	20.6%
Education Some College	29.8%	28.2%	27.6%
Education Bachelor's/Grad Degree	34.0%	42.3%	40.3%

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