



Offered for sale at \$1,500,000

# INDUSTRIAL OUTDOOR STORAGE PURCHASE OPPORTUNITY

±4.56 Acres in Spartanburg County, SC  
321 Claude Collins Road, Greer, SC 29651

**KLUE**  
REAL ESTATE ADVISORS  
BROKERAGE · DEVELOPMENT CONSULTING · INVESTMENT SALES

# PROPERTY HIGHLIGHTS

- 4.56-acre IOS / trailer parking facility
- Two adjacent properties:
  - Spartanburg County Parcel ID #5-24-00-151.06 (main 4-acre lot)
  - Spartanburg County Parcel ID # 5-24-00-150.01 (access road from Victor Hill Rd)
- Property is highly functional and currently in use by the owner
  - Fully fenced with gated entry and keycard access system in place
  - About half the property has been graveled
  - Excellent topography
- Existing ±2,800 SF warehouse with four 12' x 14' drive-in doors and 16' clear height
- Premier location in the heart of Spartanburg County's industrial corridor
  - Only 1.2 miles to BMW's North American HQ, 2 miles to I-85 at Hwy 101, and 3 miles to the Inland Port Greer
  - Located in an Opportunity Zone
- Utilities: water and electric; sewer line is available at the back of the property
- Properties were annexed into the Town of Duncan in 2024 (zoned Industrial)
- Seller will need to lease back the property from the buyer for six to twelve months after closing



# PROPERTY PICTURES



# PROPERTY PICTURES



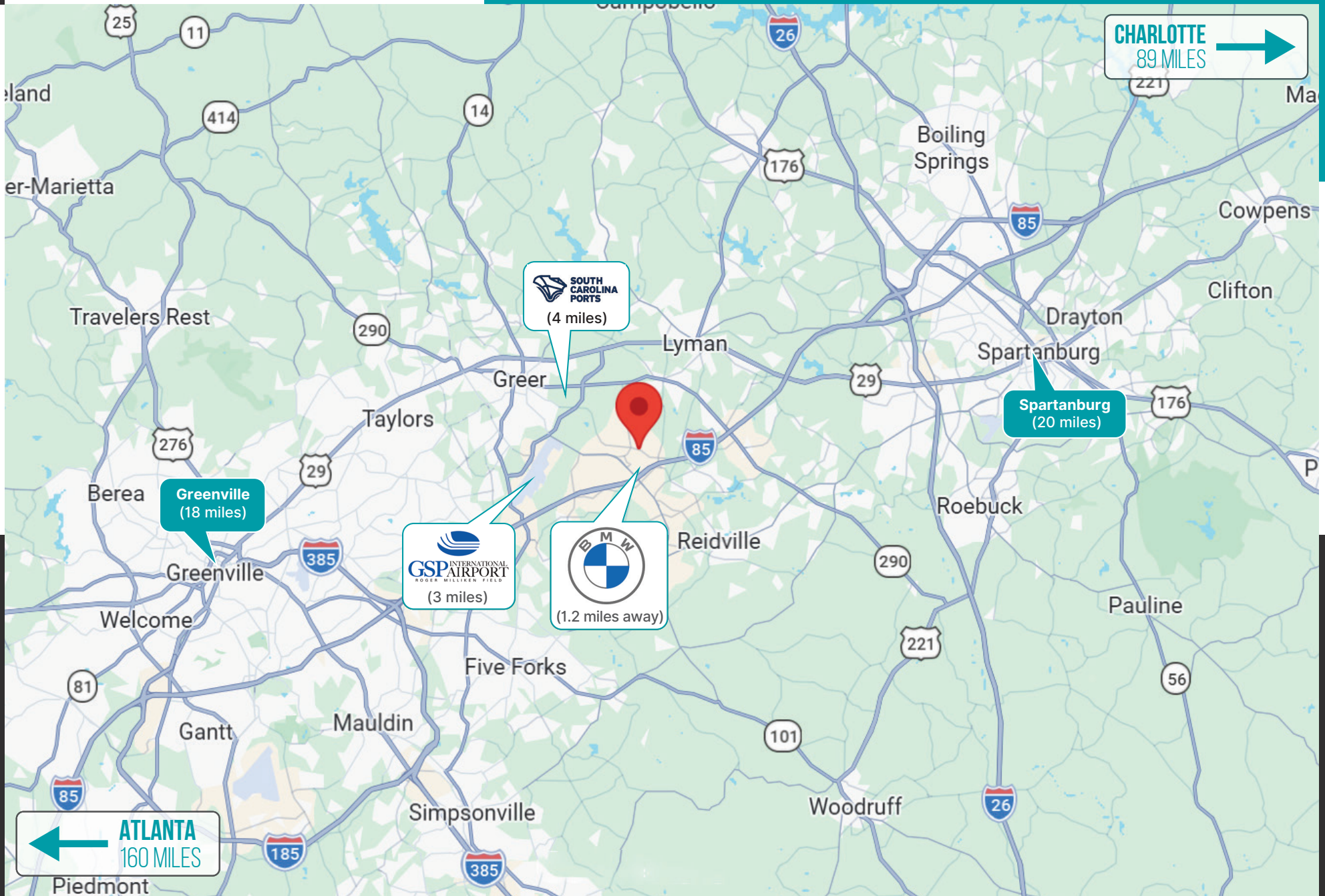


# CONCEPTUAL SITE RENDERING



202 W MAIN STREET, CLINTON  
SC 29325864-833-4757, WWW.CANEBRAKECIVIL.COM

# LOCATION OVERVIEW



# DISCLAIMER

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