



FOR SALE | Asking Price: \$13,200,000

Offering Memorandum

310 Inglesby Pkwy

Duncan, SC 29334

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EXIT 63

Parcel 1

Parcel 2

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Property Summary

This sale consists of two parcels:

- The first includes a **±44,000-SF office building on ±23.09 acres of commercial property** for sale in Duncan, SC. The acreage surrounds the existing office space building on both sides. The property also boasts two expansions pads on each side of the existing office building. (Tax Map ID 5-25-00-121.08)
- The second includes **±2.8-acre strip of frontage and roadway** (Inglesby Parkway). (Tax Map ID 5-25-00-121.11)

The current tenant, Southern Bank, is open to leasing back a portion of the leasable SF from the new ownership. Additional business advantages include retaining an existing tenant in the facility, with the option to add another tenant, as well as other future development potential.

There is a master plan to continue Inglesby Parkway to the south through DOT-owned property and connect to Victor Hill Rd. This would allow access from both S. Danzler Road and Hwy 290.

Situated along the rapidly growing I-85 corridor, this commercial property offers exceptional connectivity between Greenville and Spartanburg. The region boasts a robust economic landscape, fueled by major corporations like BMW and Michelin and excellent proximity to the Inland Port Greer.

Additionally, proximity to Greenville-Spartanburg International Airport enhances logistical convenience, making it an ideal hub for businesses seeking accessibility and growth opportunities in Upstate South Carolina.

Strategic positioning offers the following advantages to investors:

- Less than a half mile from **I-85 access**.
- Seamless access to Hwy 290 via Inglesby Parkway and McAulay Road, with potential for additional access in the future
- Excellent visibility located along Hwy 290/E Main Street that connects directly to I-85 (±104,000 VPD).
- SCDOT is completing SC's third "Diverging Diamond" interchange on Hwy 290/I-85.

Investment Highlights



Invest Overview

Asking Price	\$13,200,000
Address	310 Inglesby Pkwy, Duncan, SC Spartanburg County
Building Size	±44,000 SF
Parcel Size	±23.09 acres (5-25-00-121.08) ±2.8 acres (5-25-00-121.11)
Amenities	Dock and drive-in door in rear
Parking Spaces	212 auto spaces
Year Built	2000
Building Upgrades	TPO roof installed 12/21 with 20-year transferrable warranty Two (2) 75-ton Trane rooftop unit installed 12/23 925-SF fire rated vault installed 12/23
Fire Protection	Wet Sprinkled; Startex Fire Department
Power	480 - 3 Phase
Generator	Full building backup generator on-site
Utilities	All available on-site SJWD (water and sewer) Duke Energy (power)

Traffic Counts

E Main Street (Hwy 290)	±28,300 VPD
Interstate 85	±104,000 VPD

2025 Demographics

Statistic	3 mile	5 miles	10 miles
Population	23,649	51,332	263,211
Daytime Population	27,298	61,703	267,251
Households	6,380	13,896	100,197
Avg. Household Income	\$94,036	\$94,512	\$100,738

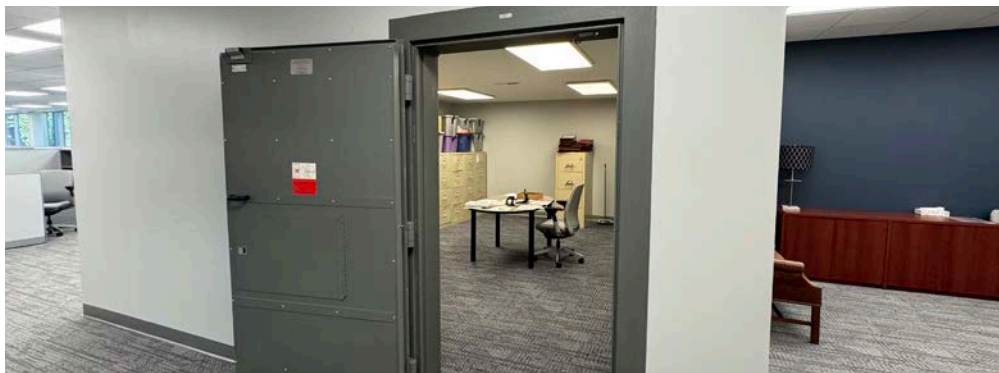
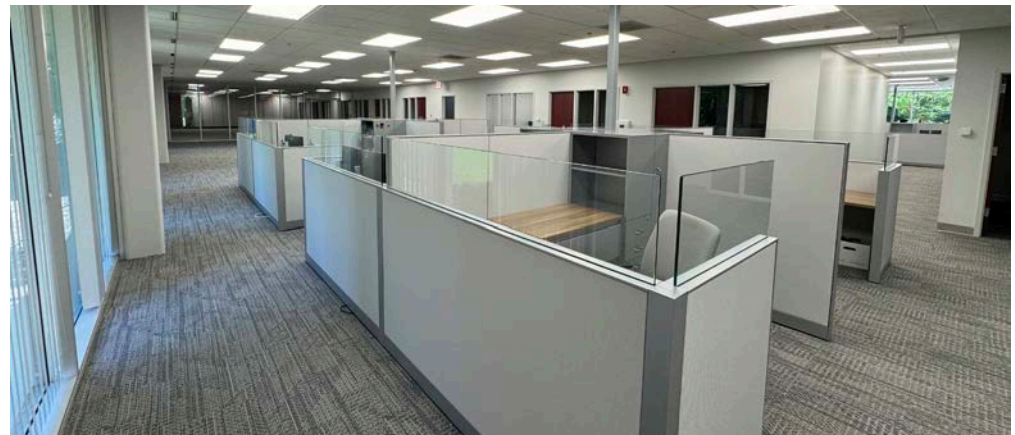
Property Photos

EXTERIOR IMAGES



Property Photos

INTERIOR IMAGES



Hwy 290 / Neighboring Business District



Greenville-Spartanburg
International Airport



Greer Inland Port

Hwy 290 Corridor + Greenville - Spartanburg Market Overview

Offering Memorandum
310 Inglesby Pkwy



Upstate, SC

(Hwy 290 + Spartanburg Market)

Strategic Location in a High-Growth Corridor

The property is located along the Hwy 290 business district in Duncan, SC — one of the most active and rapidly developing corridors in the Upstate. Anchored by proximity to BMW, I-85 and Inland Port Greer, Hwy 290 has become a vital commercial and industrial hub, attracting a mix of corporate users, logistics providers and service-oriented businesses.

Positioned Within the Expanding Spartanburg Submarket

As part of the broader Spartanburg submarket, Duncan benefits from strong regional tailwinds. Spartanburg County is one of the fastest-growing counties in South Carolina, driven by a combination of advanced manufacturing, population growth and expanding infrastructure. The area's central location between Greenville and Charlotte, plus its accessibility via I-85 and I-26, makes it a highly attractive investment destination.

Diverse Opportunities for Future Use

The combination of an existing corporate business headquarters and 13.5 acres of land offers investors flexibility — whether to maintain an office presence, reposition for flex/industrial use or pursue development aligned with the area's ongoing commercial expansion.

There are many reasons to consider this location for business investment, including its strategic location & infrastructure access and the sustained population and economic growth:



Strategic Location & Infrastructure Access

Duncan sits at the crossroads of major transportation arteries — I-85, Hwy 290 and proximity to Inland Port Greer — making it a prime location for corporate users, logistics and distribution. It also offers direct access to BMW's manufacturing hub, Greenville-Spartanburg International Airport (GSP) and is within a day's drive of major Southeastern metros. This infrastructure supports a wide range of commercial uses and ensures long-term accessibility and tenant demand.



Sustained Population & Economic Growth

Spartanburg County is one of the fastest-growing counties in the state, with rising immigration, housing development and job creation — especially in advanced manufacturing, automotive and logistics. The area's pro-business climate, growing labor force and strong public/private investment make it a magnet for employers and a stable environment for long-term real estate performance.



GSP Overview

The Greenville-Spartanburg region has emerged as one of the most dynamic business environments in the Southeastern United States. Fueled by a combination of strategic location, robust infrastructure and a pro-growth mindset, the Upstate continues to attract top-tier companies across manufacturing, logistics, technology and corporate services. With over 1.5 million residents in the broader metro area and easy access to Interstates 85 and 26, the region offers seamless connectivity to Atlanta, Charlotte and the entire Eastern Seaboard.

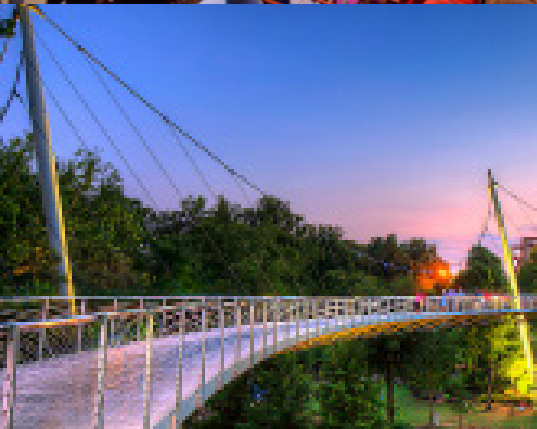
A key driver of this momentum is the region's world-class economic ecosystem. Home to international brands like BMW, Michelin, GE and Milliken, Greenville-Spartanburg has cultivated a reputation for advanced manufacturing and innovation. Inland

Port Greer, operated by the SC Ports Authority, has accelerated industrial expansion by connecting Upstate companies directly to the Port of Charleston via rail, making global trade faster and more efficient.

Beyond logistics and industry, the area offers a pro-business climate, low corporate tax burden and an educated workforce supported by strong institutions like Clemson University and USC Upstate. With continued investment in infrastructure, workforce development and downtown revitalizations, Greenville-Spartanburg is not just growing — it's thriving. For investors seeking long-term value, this region stands out as both a stable and strategic play in a competitive market.

Major Employers







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Duncan, SC 29334 | Spartanburg County



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