



**396,502 SF  
FOR SALE**

**CALL FOR PRICING**

**FOR MORE INFORMATION**

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## **Turn-Key Commercial Greenhouse Facility**

1030 Victory Trail Road, Gaffney, SC 29340

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# Executive Summary

1030 Victory Trail Road is a fully developed Controlled Environment Agriculture Facility situated on 32.62 acres in Gaffney, South Carolina. The property includes multiple greenhouse structures, a warehouse and processing building, on site worker housing, and extensive supporting infrastructure designed for high capacity, year round production.

The facility features robust utility and mechanical systems—including large scale water storage, boilers, backup generators, ventilation, and integrated irrigation—along with cooler space, office areas, and multiple loading points for efficient logistics. Utilities include 480V 3 phase power, municipal water/ sewer, natural gas, and internet.

Located just 2 miles from I 85, the site offers exceptional regional connectivity, with access to major interstates, international airports, and multiple port facilities. The region provides a strong labor pool and is supported by South Carolina's pro agribusiness incentive programs.

The property offers a rare, turnkey agricultural production platform with significant infrastructure, strategic logistics positioning, and strong environmental advantages—well suited for greenhouse operators, CEA companies, specialty crop producers, and food supply chain users.



# Property Overview

For a more detailed look, please request the Property Info Sheet



OUTDOOR GROW AREA | 8+ ACRES

POLY HOOPHOUSES | 164,280 SF

GLASS GREENHOUSES | 207,776 SF

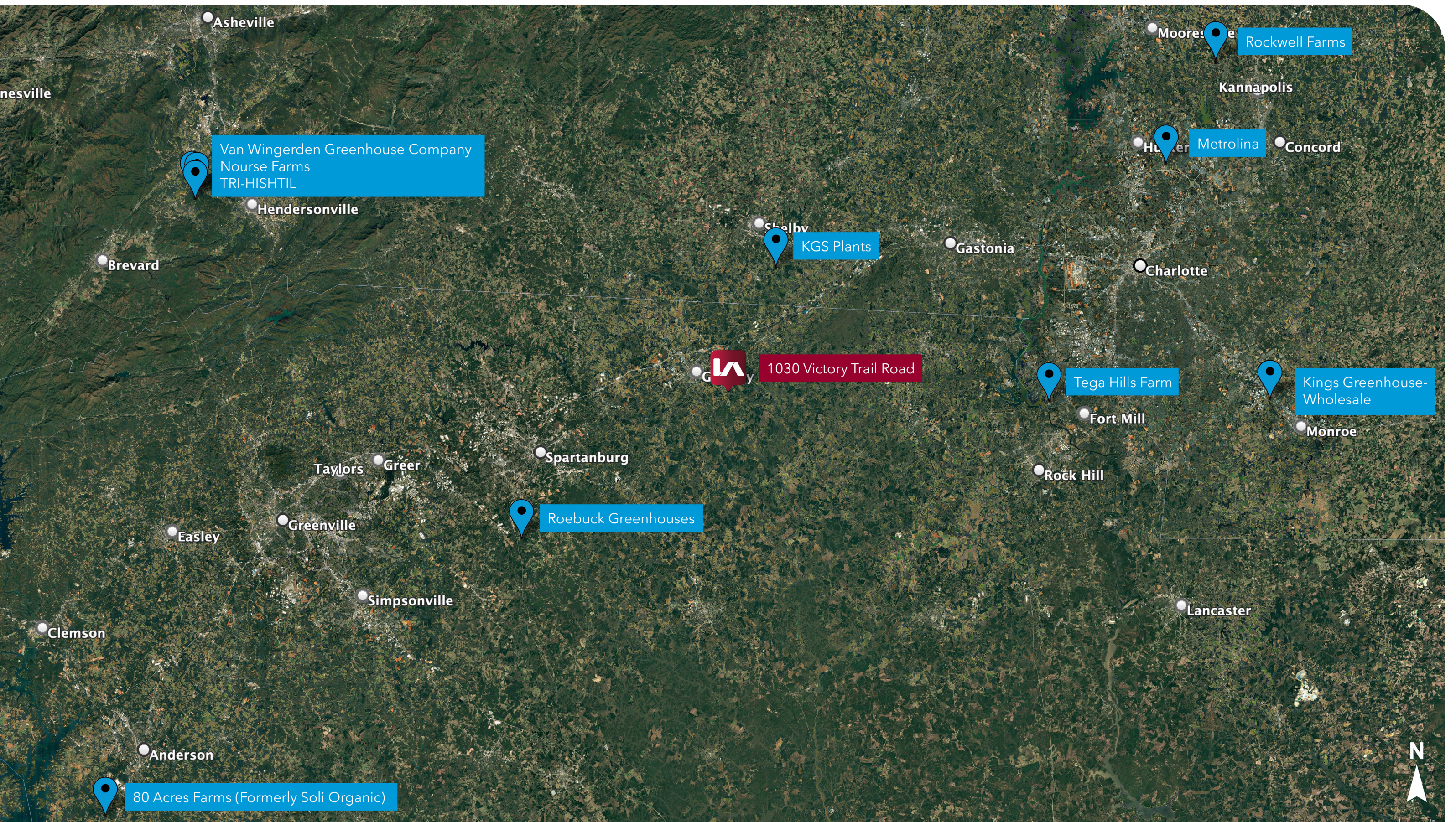
WAREHOUSE BUILDING | 14,270 SF

COOLER | 3,000 SF

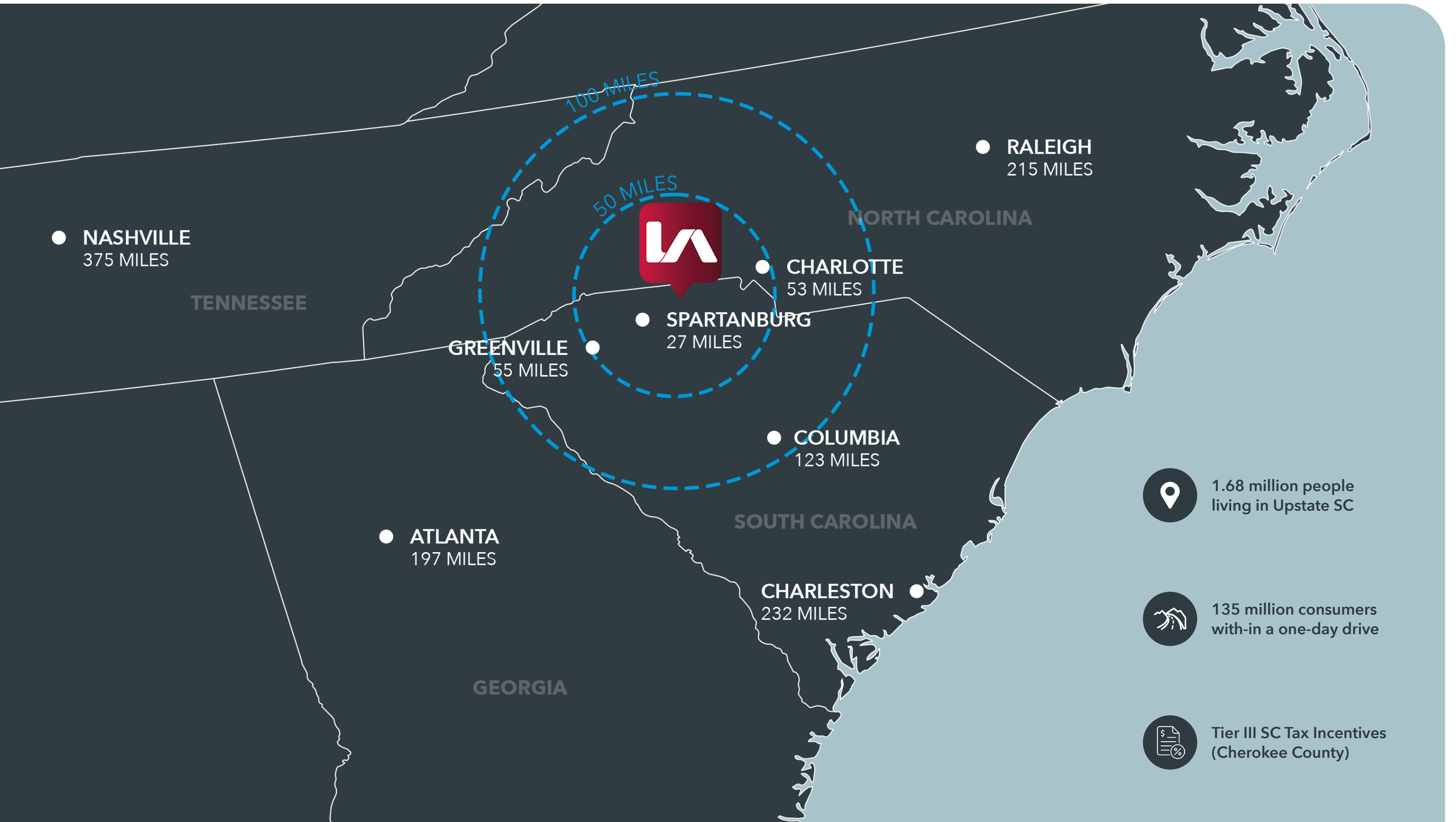
OFFICES | 5,000 SF

BUNK HOUSES | 5,400 SF

# Regional Controlled Environment Agriculture Facilities



# Location + Key Metrics



# Learn More. Give Us A Call.

For a more information on 1030 Victory Trail Road,  
please request the Property Info Sheet



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