

FOR SALE OR LEASE | Industrial/Flex Property

747 & 749 Black Snake Rd, Easley, SC

±4,300 SF



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Property Overview



SALE PRICE:
\$450,000

LEASE RATE:
CONTACT BROKER

Property Summary

The subject property consists of two buildings on a single parcel totaling $\pm 4,300$ SF. Situated along SC-8 with fantastic highway visibility and quick access to SC-153 and I-85, this property is ideally positioned for general contractors, subcontractors, trades businesses, or small business owner-users looking for a functional flex/commercial footprint in the heart of the Easley market. A rare opportunity to own in an established corridor at a competitive price point—with the space, access, and visibility to run and grow your operation from day one.

PROPERTY DETAILS	
Total SF	$\pm 4,300$ SF
Lot Size	± 0.63 AC
County	Pickens
Number of Buildings	2
Number of Floors	2
Drive-In Door	4
Zoning	Unzoned

Property Highlights

- **Ideal for Contractors** — Layout and location make this an exceptional fit for general contractors, subcontractors, and trades businesses seeking functional flex space with easy regional access
- **Two Buildings, One Parcel** — $\pm 4,300$ SF combined across two buildings on a single parcel, offering operational flexibility for office/warehouse splits or multi-use setups
- **Fantastic Highway Visibility** — Prominent SC-8 (Pelzer Highway) corridor exposure, putting your business in front of daily commuter and commercial traffic
- **Established Industrial/Flex Corridor** — Black Snake Rd is a proven light industrial street with a strong mix of commercial and owner-user tenants
- **Convenient Regional Access** — Minutes to SC-8, SC-153, and I-85, connecting crews and equipment to Greenville, Anderson, Pickens County, and beyond
- **Growing Market** — Easley population surpassing 24,800 and growing at $\pm 3.7\%$ annually; part of SC's fastest-growing metro
- **Upstate SC MSA** — Located within the Greenville-Anderson-Pickens MSA, home to major employers and a booming construction and trades market



Prime Location & Access

Strategically situated just off SC-8 (Pelzer Highway) in Easley, SC, this property sits within one of the Upstate's most active light industrial and flex corridors. Black Snake Road is an established commercial/industrial street lined with general commercial and flex buildings, offering a practical, low-overhead business environment with easy access to major regional arteries. The site is approximately 5 miles from downtown Easley and within a short drive of SC-153 and I-85, placing it at the crossroads of the Easley-Powdersville-Greenville triangle. With Easley's population projected to reach 26,700+ in 2026, this location offers immediate regional connectivity and long-term market fundamentals.

