

Conceptual Photo  
Delivery Q4 2025



## ±12,000 SF WAREHOUSE & 3-9 ACRE LAYDOWN YARD

1341 S Danzler Road  
Duncan, SC 29334



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

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**Lease Rate:  
Call for Pricing**

- Spec Office: ±500 SF
- Warehouse: ±11,500 SF
- Laydown Yard:  
±3-9 Acres Fully Fenced
- ±2.0 miles to I-85 Access
- I-85 Visibility



**CLEAR HEIGHT**  
20'



**DRIVE-IN DOORS**  
12 DRIVE-IN DOORS  
6 DRIVE-THRU BAYS



**ACREAGE**  
±21.43 ACRES  
(±3-9 ACRES  
GRAVEL YARD)



**COMING SOON**  
DELIVERY Q4 2025

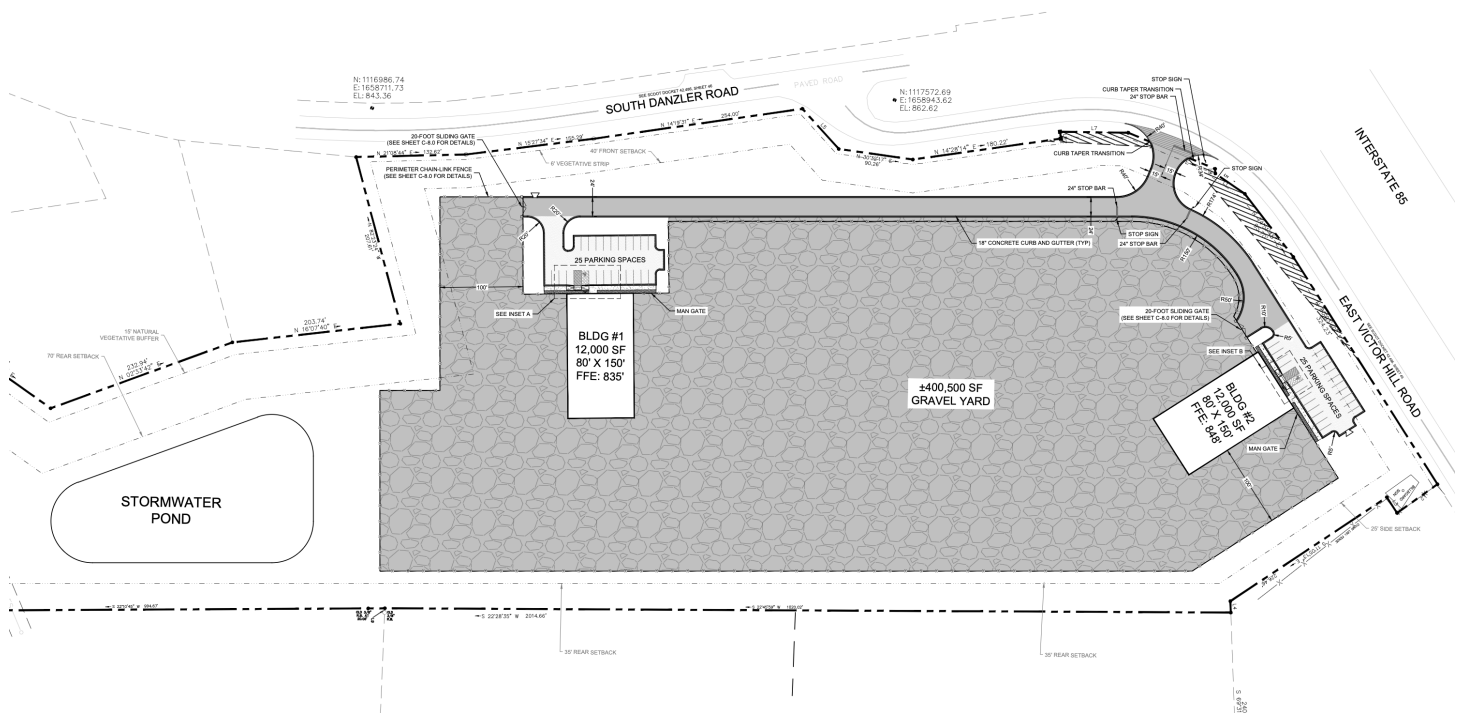
**864.704.1040**  
LeeUpstate.com

# PROPERTY OVERVIEW

|                    |                        |
|--------------------|------------------------|
| PROPERTY NAME      | 1341 S Danzler Road    |
| TYPE               | Industrial             |
| TOTAL ACRES        | ±21.43 Acres           |
| USABLE ACRES       | ±3-9 Acre Gravel Yard  |
| YARD SPECS         | 8" Gravel/Fully Fenced |
| TOTAL AVAILABLE SF | ±12,000 SF             |
| ZONING             | Heavy Industrial       |

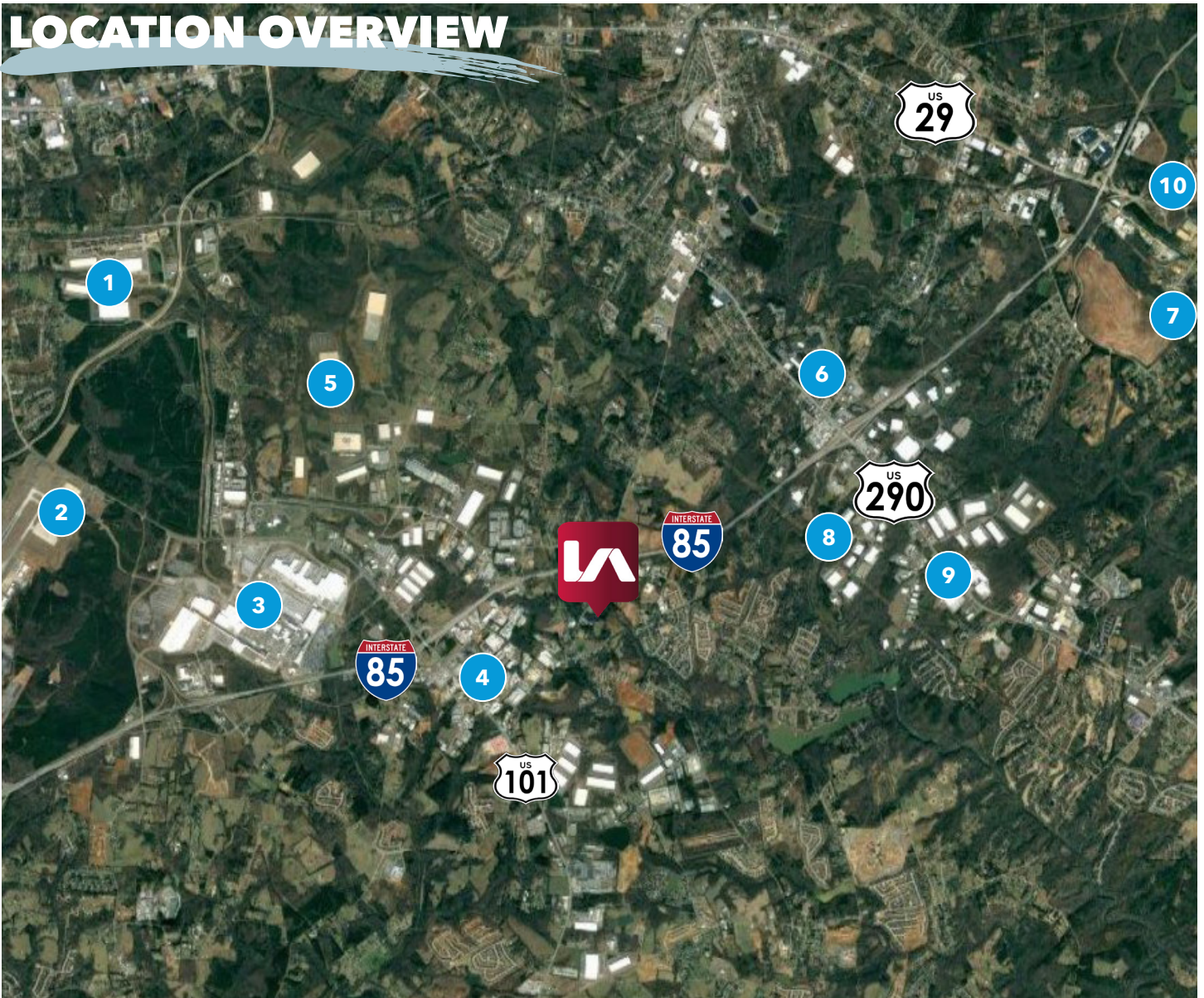
|                 |                                    |
|-----------------|------------------------------------|
| TAX MAP #       | 5-23-00-113.01 &<br>5-25-00-127.02 |
| COUNTY          | Spartanburg                        |
| OFFICE SF       | ±500 SF (SPEC)                     |
| CEILING HEIGHT  | 20'                                |
| DRIVE-IN DOORS  | Twelve (12) - (14' x 16')          |
| DRIVE-THRU BAYS | Six (6)                            |
| ELECTRICAL      | 3 Phase - 480V/400 Amps            |

# SITE PLAN





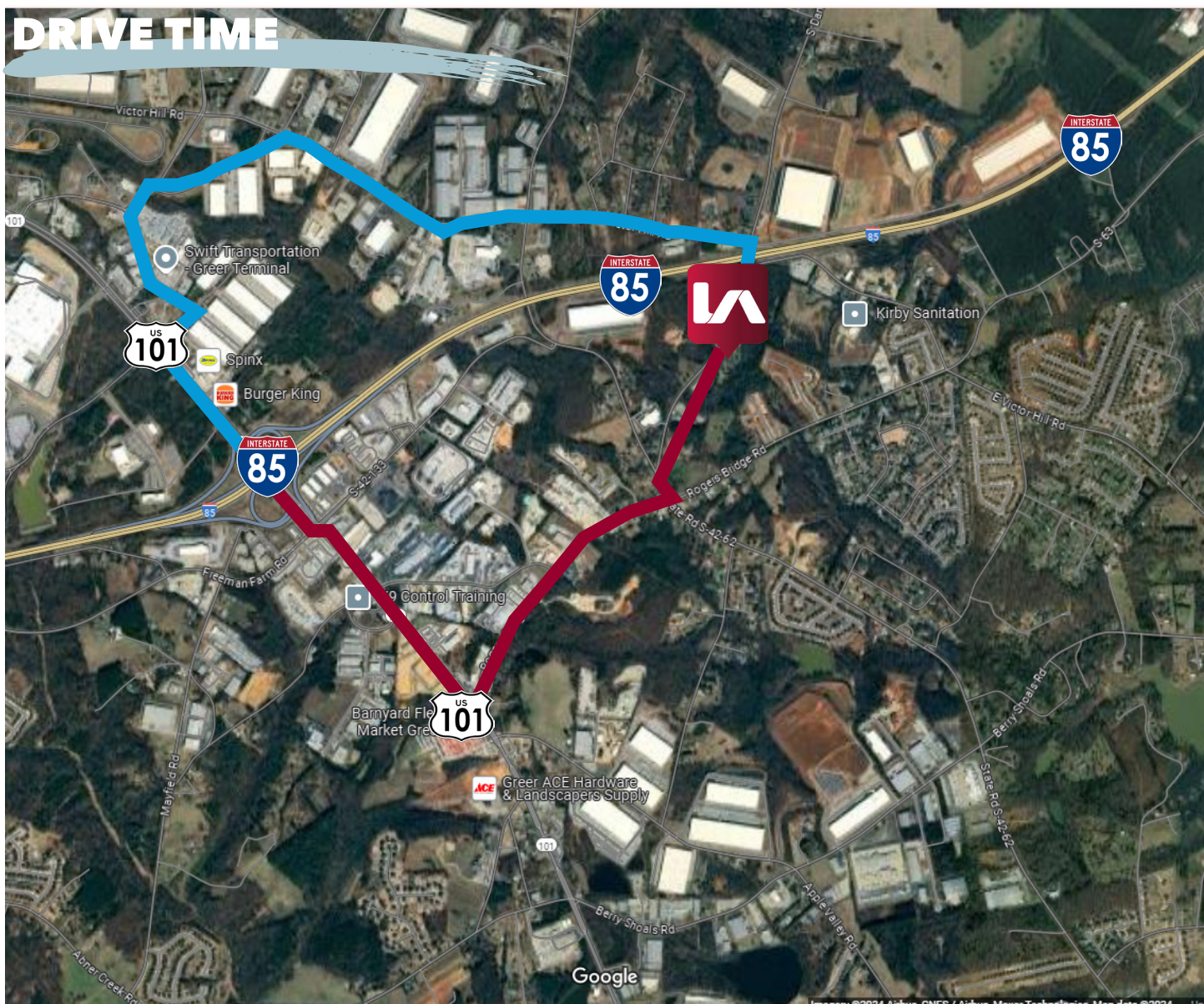
# LOCATION OVERVIEW



- |                             |                  |
|-----------------------------|------------------|
| 1 Inland Port Greer         | 6 Wabtec         |
| 2 GSP International Airport | 7 Copart         |
| 3 BMW Manufacturing         | 8 AFL            |
| 4 Old Dominion Freight Line | 9 Eaton          |
| 5 Lowes Distribution Center | 10 XPO Logistics |



## DRIVE TIME



# DRIVE TIMES

**I-85 VIA VICTOR HILL ROAD ..... 3.0 MILES**

**I-85 VIA HWY 101 ..... 2.3 MILES**





# LEARN MORE GIVE ME A CALL



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