



INTERSTATE
85

OLD DOMINION DR

LEONARD RD

ROGERS BRIDGE RD

FOR SALE

±4.54 ACRES WITH SHOP & OFFICE

NAI Earle Furman

1060 ROGERS BRIDGE ROAD

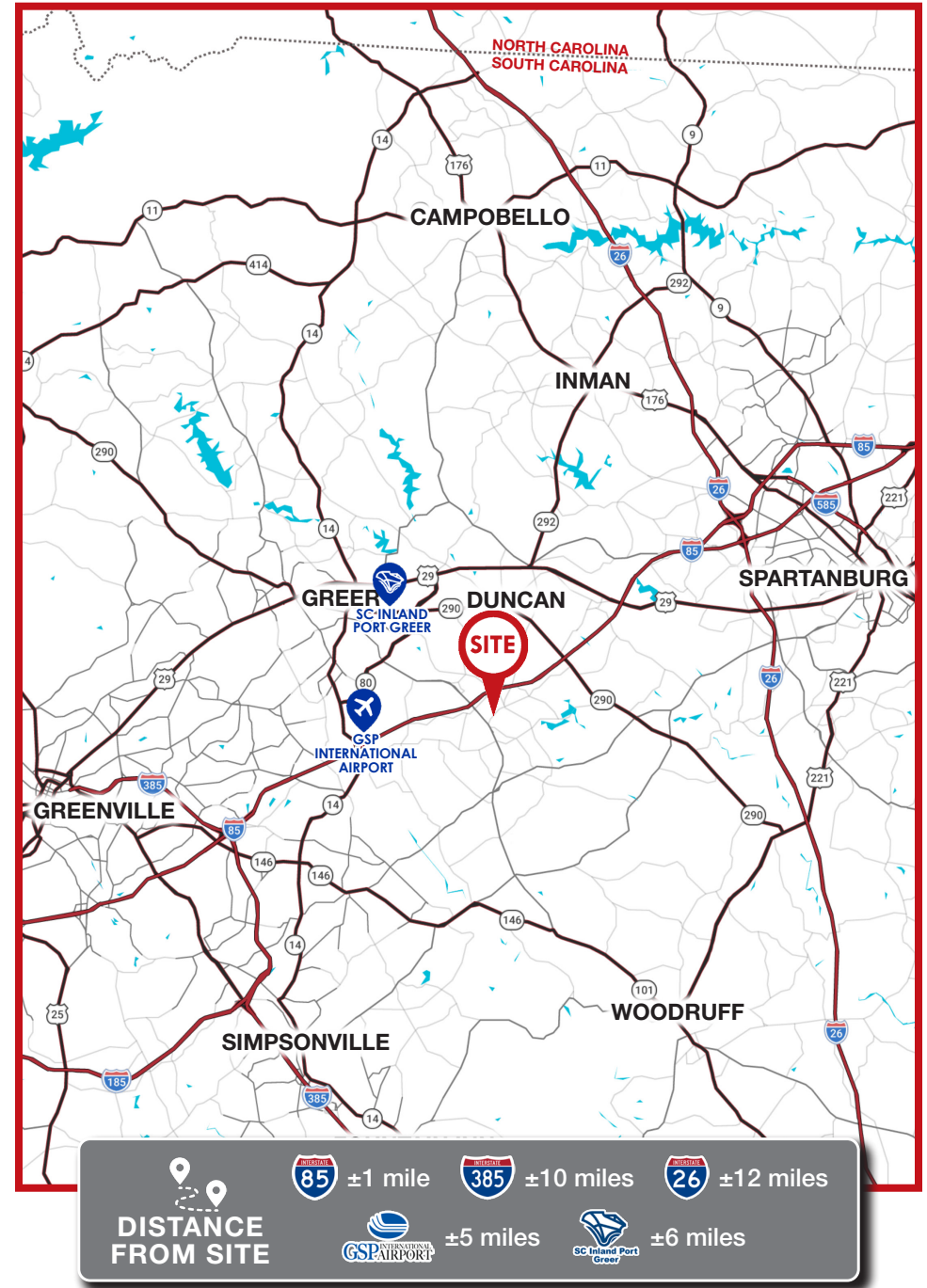
Duncan, South Carolina 29334

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PROPERTY *overview*

1060 ROGERS BRIDGE ROAD

PROPERTY SIZE	±4.54 Acres
SPARTANBURG COUNTY TM	5-29-00-126.06
INGRESS/EGRESS	Rogers Bridge Road, Old Dominion Drive, Leonard Road
OFFICE BUILDING	±4,700 SF 5 Private offices Open bullpen/workspace area Large training/conference room Reception/check-in area
SHOP	±4,400 SF 18' Clear height (5) 14'x14' Drive-in doors
SALE PRICE	CONTACT BROKERS



PROPERTY *photos*

1060 ROGERS BRIDGE ROAD ■ DUNCAN, SC



PROPERTY *photos*

1060 ROGERS BRIDGE ROAD ■ DUNCAN, SC



AREA map

1060 ROGERS BRIDGE ROAD ■ DUNCAN, SC



MULTI-MODAL *connectivity*

1060 ROGERS BRIDGE ROAD ■ DUNCAN, SC

Strategically located in the heart of South Carolina's Upstate industrial corridor, 1060 Rogers Bridge Road, Duncan offers exceptional multimodal access connecting manufacturers, distributors, and logistics users to major domestic and international markets.

Highway Access

- Immediate access to Interstate 85, the Southeast's primary freight corridor linking Atlanta, Charlotte, and the Eastern Seaboard. I-85 provides direct connections to I-26, I-385, I-77, and the broader interstate network throughout the Southeast.
- Convenient access via SC Highway 290 and SC Highway 14, facilitating efficient local and regional truck movement throughout Greenville-Spartanburg and surrounding industrial markets.

Rail & Inland Port Connectivity

- Located just minutes from South Carolina Inland Port Greer, one of the Southeast's premier inland intermodal facilities. The inland port provides direct Norfolk Southern rail service and overnight connectivity to the Port of Charleston.
- The site benefits from proximity to the extensive Norfolk Southern rail network, which serves major ports and distribution hubs throughout the Eastern United States.

Port Access

- Approximately three hours from the Port of Charleston, one of the nation's leading container ports and the deepest harbor on the U.S. East Coast. The port provides direct access to international shipping lanes and global trade routes.
- The site is located ± 250 miles from the Port of Savannah, the fourth busiest container port in the United States with extensive container capacity, global shipping connections, and ongoing infrastructure investments.

Air Cargo Access

- Approximately 10–15 minutes from Greenville-Spartanburg International Airport (GSP), offering both passenger and dedicated air cargo operations. GSP serves as the Upstate's primary aviation hub and supports time-sensitive freight movement.
- Within a 2–3 hour drive of major international air cargo hubs including Charlotte Douglas International Airport (CLT) and Hartsfield-Jackson Atlanta International Airport (ATL).

Strategic Southeast Market Reach

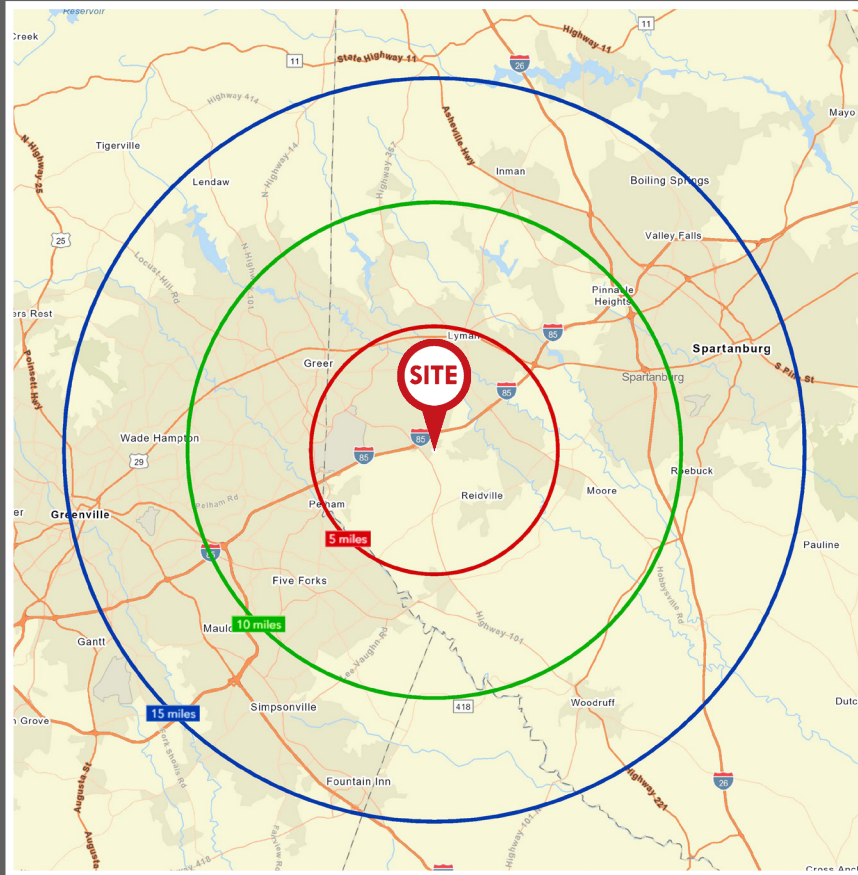
- Positioned along the rapidly growing I-85 logistics corridor between Atlanta and Charlotte, providing access to major manufacturing, automotive, distribution, and consumer markets throughout the Southeast.
- Access to approximately 95 million consumers within a one-day truck drive, making the location ideal for regional distribution and e-commerce fulfillment operations.



DEMOGRAPHICS

5, 10, 15 miles

1060 ROGERS BRIDGE ROAD
DUNCAN, SC



2025	5 MILES	10 MILES	15 MILES
Population	47,263	279,734	642,945
Median Age	37.6	39.8	38.8
Median HH Income	\$75,939	\$86,409	\$179,664
Labor Workforce (Age 16+)	36,730	222,959	516,831
Unemployment Rate (Age 16+)	4.6%	3.9%	4.3%
Education HS Diploma	22.8%	18.8%	20.4%
Education Some College	29.2%	28.2%	27.5%
Education Bachelor's/Grad Degree	35.8%	43.2%	40.6%

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