



FOR SUBLEASE

±7.5 Acres | Secured, Industrial Outdoor Storage

S. DANZLER RD

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VICTOR HILL RD

±4.5 PAVED ACRES

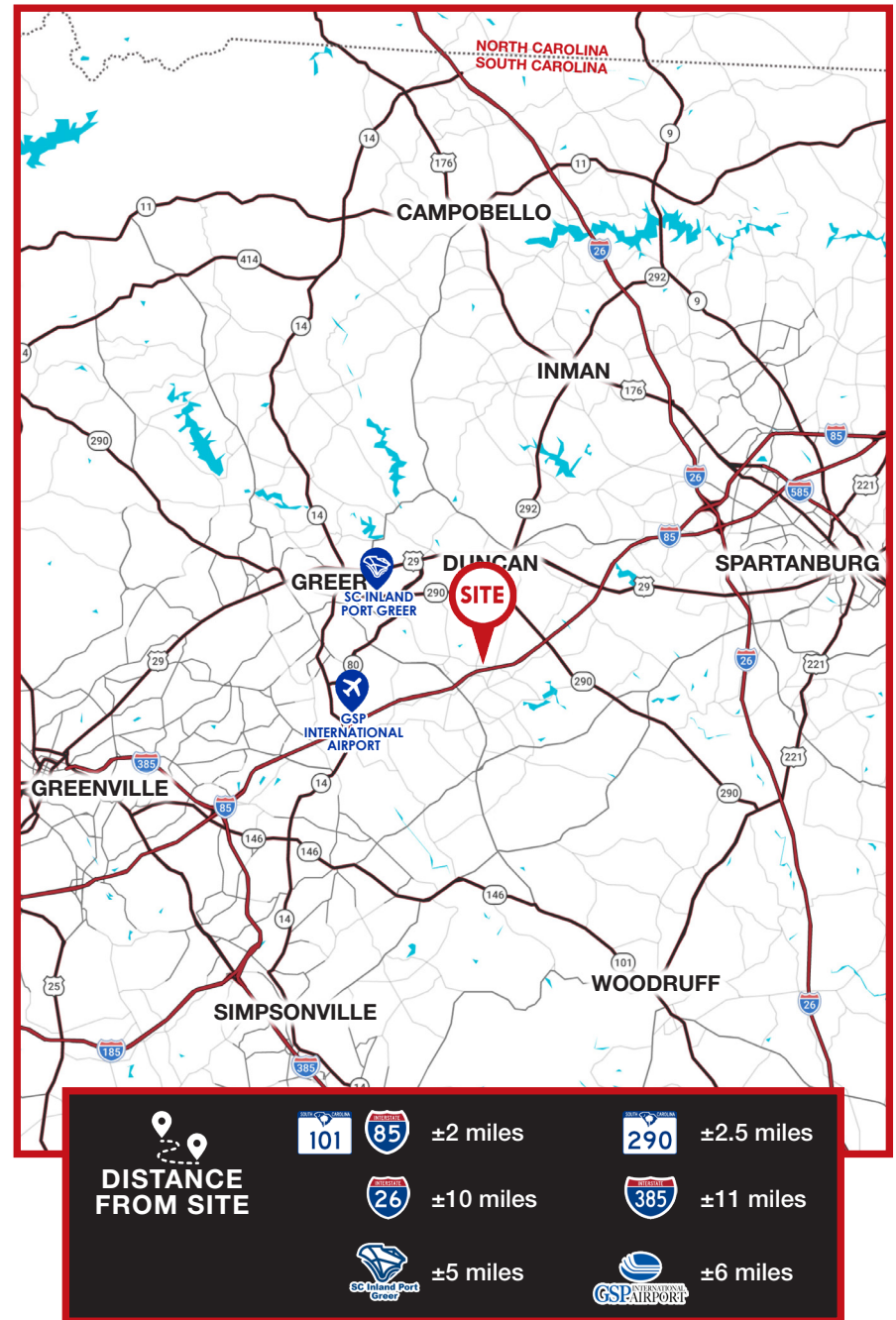
NAI Earle Furman
1699 VICTOR HILL ROAD
Duncan, South Carolina 29334

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PROPERTY *overview*

1699 VICTOR HILL ROAD | DUNCAN

PROPERTY	±7.5 Acre Industrial Outdoor Storage Site
SPARTANBURG COUNTY TM	5-25-00-073.00
MUNICIPALITY	Town of Duncan
SITE USAGE	Trailer & Outside Storage Laydown Yard
FEATURES	±4.5 Acres Paved Lot Lighted Fully Fenced Security Stand Quick Access to I-85
LEASE EXPIRATION	12/31/2029
SUBLEASE RATE	\$17,000/MONTH NN



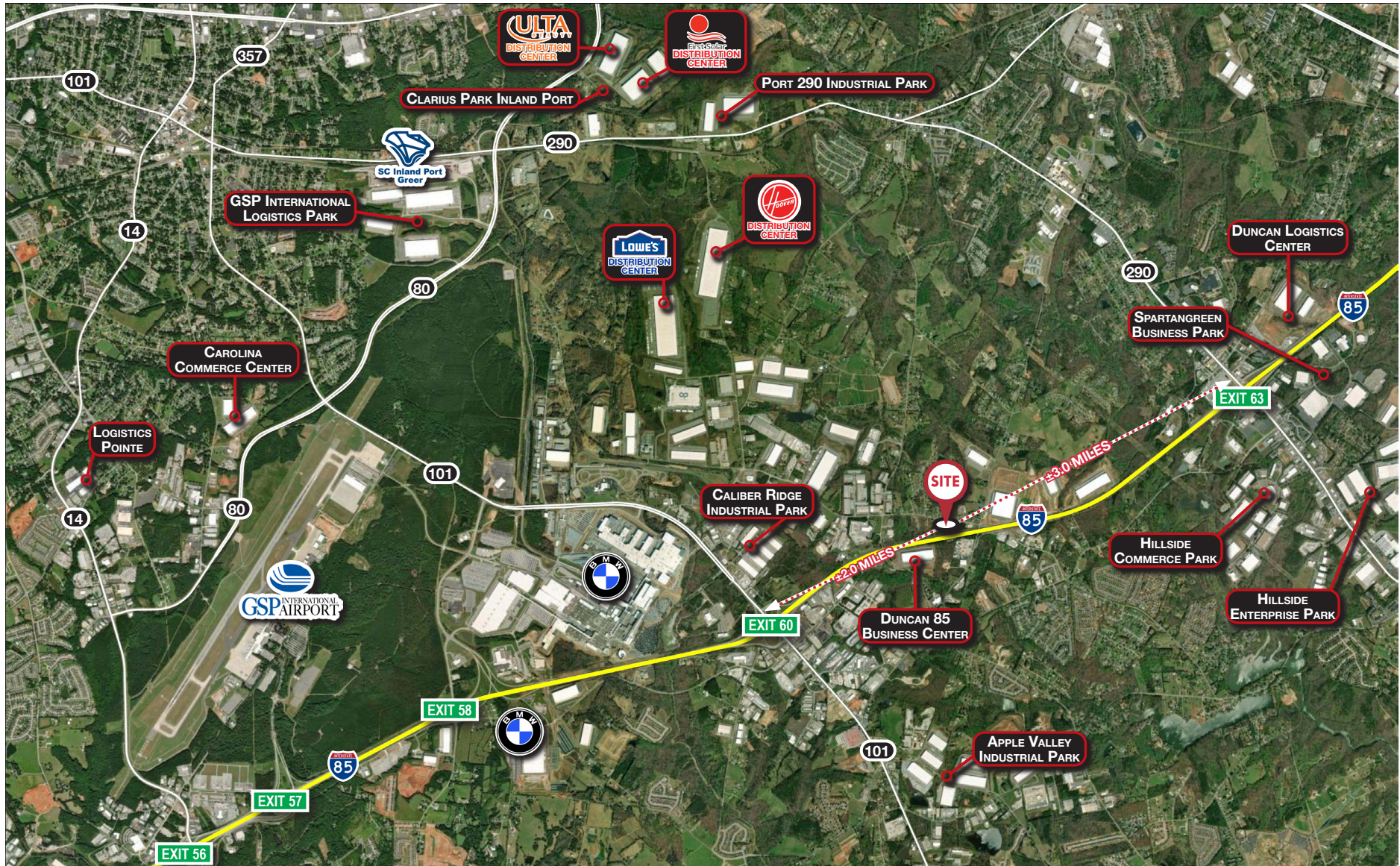
PROPERTY *aerial*

1699 VICTOR HILL ROAD ■ DUNCAN, SC



MARKET map

1699 VICTOR HILL ROAD ■ DUNCAN, SC



MULTI-MODAL *connectivity*

1699 VICTOR HILL ROAD ■ DUNCAN, SC

Strategically located in the heart of South Carolina's Upstate industrial corridor, 1699 Victor Hill Road site in 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, and the broader interstate network throughout the Southeast.
- Convenient access via SC Highway 290 and SC Highway 101, 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 ±240 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.

