

# FOR SALE | Industrial/Flex Property

747 & 749 Black Snake Rd, Easley, SC

±4,300 SF



Chisolm Nicholson, CCIM, SIOR  
cnicholson@trinity-partners.com  
864.270.8419

Declan Moré  
dmore@trinity-partners.com  
864.526.0605

# Property Overview



SALE PRICE:  
**\$515,000**

PRICE/SF:  
**\$119**

LOT SIZE:  
**±0.63 AC**

## Property Summary

The subject property consists of two buildings on a single parcel totaling ±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

<b>Total SF</b>	<b>±4,300 SF</b>
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** — ±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 ±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-Powersville-Greenville triangle. With Easley's population projected to reach 26,700+ in 2026, this location offers immediate regional connectivity and long-term market fundamentals.

