



215 Leonard Road, Duncan, 29334, SC

https://homesforsalelistings.net/properties/215-leonard-road/duncan/sc/29334/MLS_ID_1589037



Price - \$850,000

Lot Size DOM

5.5000 163 Days

Features

Community Features

- None

Lot Features

- 5 - 10 Acres
- Additional Acreage
- Open Lot

Description

Exceptional opportunity to acquire ±5.5 acres in the rapidly growing Upstate South Carolina market, positioned in the highly sought-after Greenville/Spartanburg industrial corridor. Ideally located less than one mile from Interstate 85 (Exit 60) and just a half mile from Highway 101, this property offers outstanding connectivity along the I-85 logistics corridor—one of the Southeast's most active distribution and manufacturing hubs. Situated between Greenville and Spartanburg, the site benefits from close proximity to major employers, suppliers, and the expanding inland port at Inland Port Greer, supporting strong demand for industrial and commercial development. The unzoned acreage provides maximum flexibility for a variety of uses including light industrial, warehouse, flex space, trucking, or service-related businesses. With road frontage on two county roads, the property offers multiple access points and excellent layout potential—ideal for developers, investors, or owner-users seeking a strategic foothold in a high-growth submarket. Currently, the property includes two singlewide mobile homes that will convey at no value. Both units are tenant-occupied, offering potential interim income; however, please do not disturb tenants. With continued growth across the Upstate and increasing demand for well-located industrial land, this property presents a rare opportunity to secure a versatile tract in a thriving economic corridor.

SEE THIS PROPERTY



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Check On Site



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