

± 10,050 SF Industrial Building
417 Jones Road, Spartanburg, SC

± 10,050 SF
On ± 3.96 Acres in
Spartanburg, SC off I-85

- ±10,050 SF
- Office Space: ±1,200 SF
- Warehouse Space: ±8,850 SF
- (2) Loading Dock, (3) Drive-in Doors
- Ceiling Height: 16'-18'
- 3 Phase Power
- Great Location off of I-85
- Warehouse: Heated
- Trailer Parking
- More acreage available

SALE PRICE: \$360,000



Lyons Industrial Properties is pleased to offer for sale this functional industrial facility located off I-85 in Spartanburg, SC. This facility has excellent access to the interstate, sitting less than 1 mile from Interstate 85. This property is located across the street from RR Donnelley, Renfrow Brothers, Guy Roofing, and 3 miles from the new Rite Aid Distribution Center. Additional land available for trailer parking or laydown area.

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

812 East Main Street
Spartanburg, SC 29302

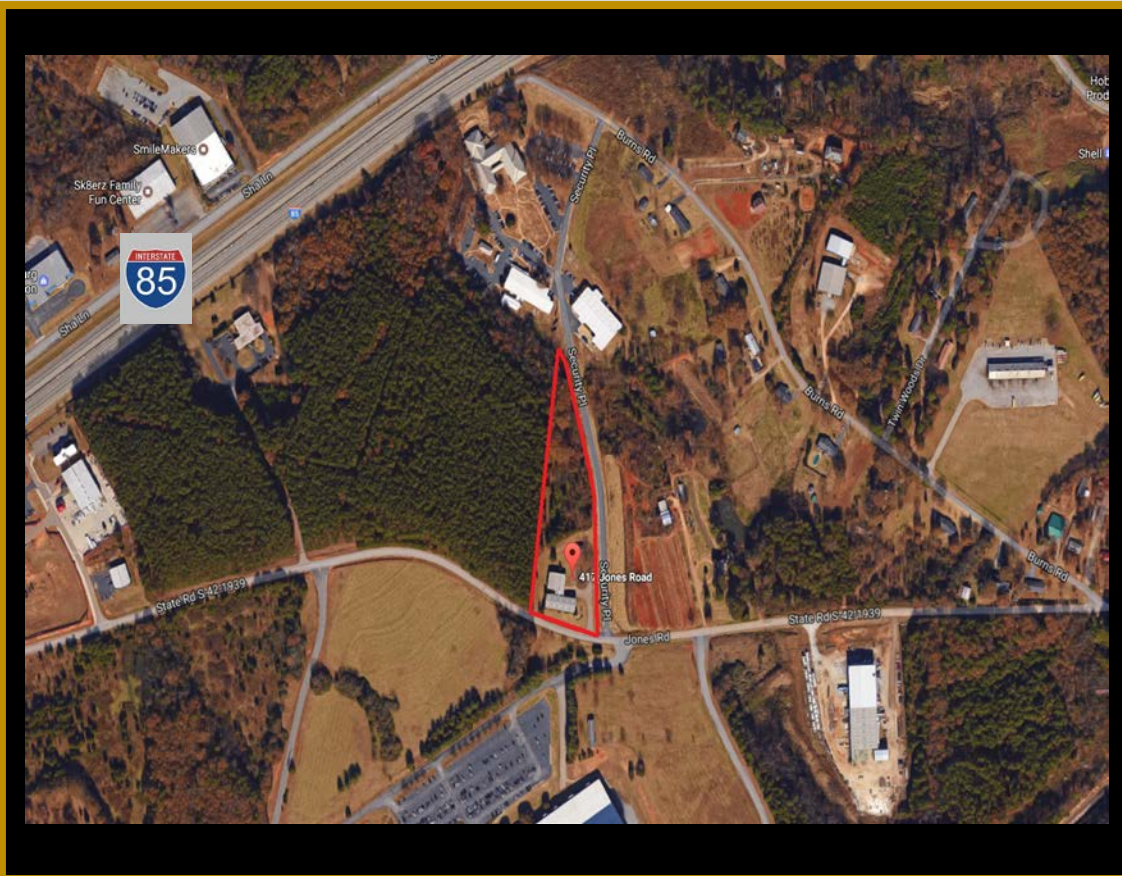
888.420.0011 Toll Free
864.583.0094 Office

Contact: Bobby Lyons, CCIM
or Adam Padgett

blyons@lyonsgroupllc.com
apadgett@lyonsgroupllc.com
www.lyonsindustrial.com



This information has been taken from sources deemed to be reliable. No warranty or representation, expressed or implied, is made to the accuracy of this information. Any and all prices, lease rates or other pertinent data may change without notice. Interested parties should conduct their own investigations and rely solely on their findings.



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DISCLAIMER

This information has been taken from sources deemed to be reliable. The Lyons Group, LLC has no reason to doubt the accuracy of the information contained herein although we do not make any warranties or representations, expressed or implied, as to the accuracy of this information. All interested parties should conduct their own independent investigations and rely, solely, on their own findings. Any and all prices, lease rates, availability of the property, or other pertinent data may change without notice.

C – EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer for sale this functional industrial facility located off I-85 in Spartanburg, SC. This facility has excellent access to the interstate, sitting less than 1 mile from Interstate 85. This property is located across the street from RR Donnelley, Renfrow Brothers, Guy Roofing, and 3 miles from the new Rite Aid Distribution Center.

The site offers excellent proximity to I-85 Business and Interstate 26 giving this property excellent access to destinations in any direction.

Spartanburg has a diverse economy comprised of a large industrial sector of Fortune 500 companies such as BMW Manufacturing Company, LLC, Milliken, Michelin and Cryovac Sealed Air to well-known headquarters of Advance America and Denny's. According to the New York Times, more than 80 international companies from 19 countries call Spartanburg home. Since BMW Manufacturing Company, LLC, located to Spartanburg in the early-'90s, more than 100 automotive suppliers and companies have located in the region. There are many other industries including plastics, packaging, metalworking and distribution that comprise a large percentage of the local economic base.

Spartanburg County has a reputation as a superior business location, largely due to an exceptional economic climate that helps companies hold down operating costs and increase their return on investment. South Carolina's performance-based tax incentives reward companies for job creation and investment. South Carolina and Spartanburg County have a pro-business philosophy which will help your business to thrive!

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Adam D. Padgett

Upstate SC's Industrial Expert
www.lyonsindustrial.com

D - PROPERTY SPECIFICATIONS

PROPERTY OVERVIEW:

ADDRESS: 417 Jones Road, Spartanburg, SC 29307

COUNTY: Spartanburg

SPARTANBURG COUNTY

TAX MAP ID: 6-11-00-073.11

PROPERTY TYPE: Industrial

ZONING: None; Must Abide by Spartanburg County Unified Land Management Ordinance (ULMO)

**EFFECTIVE REAL
PROPERTY TAX (2015):** \$4,809.63

UTILITIES: **Service Provider:**

Power Duke Power

Water Spartanburg County Water System

Sewer Septic System

Gas Piedmont Natural Gas

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D - PROPERTY SPECIFICATIONS (cont.)

MAJOR HIGHWAYS, CITIES, & AIRPORTS:

Interstate 85	1.0 Miles
Interstate 26	8.0 Miles
Greenville, SC	34 Miles
Charlotte, NC	67 Miles
Columbia, SC	100 Miles
Atlanta, GA	178 Miles
Greenville / Spartanburg Int'l Airport	24 Miles
Charlotte Douglas Int'l Airport	62 Miles
Port of Charleston, Charleston, SC	213 Miles

LOT DIMENSIONS: Refer to Survey

LAND ACREAGE: 3.96 Acres

TOPOGRAPHY: Level

D - PROPERTY SPECIFICATIONS (cont.)

TOTAL BUILDING AREA: Office 1,200 SF
 Warehouse + 8,850 SF
 TOTAL = 10,050 SF

CEILING HEIGHTS:

Warehouse: Center: 18'
 Clear: 16'

Office Area: 8'

SHAPE, TOPOGRAPHY: Level

CONDITION: Good

D - PROPERTY SPECIFICATIONS (cont.)

DATE OF CONSTRUCTION: 1986

DATE OF EXPANSION: 1992

BUILDING CONSTRUCTION:

Floors: 6-8" Reinforced Concrete

Exterior Walls: Pre-Engineered Metal

Roofing: Warehouse: Metal Screw Down

LOADING DOCKS:

Quantity Loading Platform with 2 positions

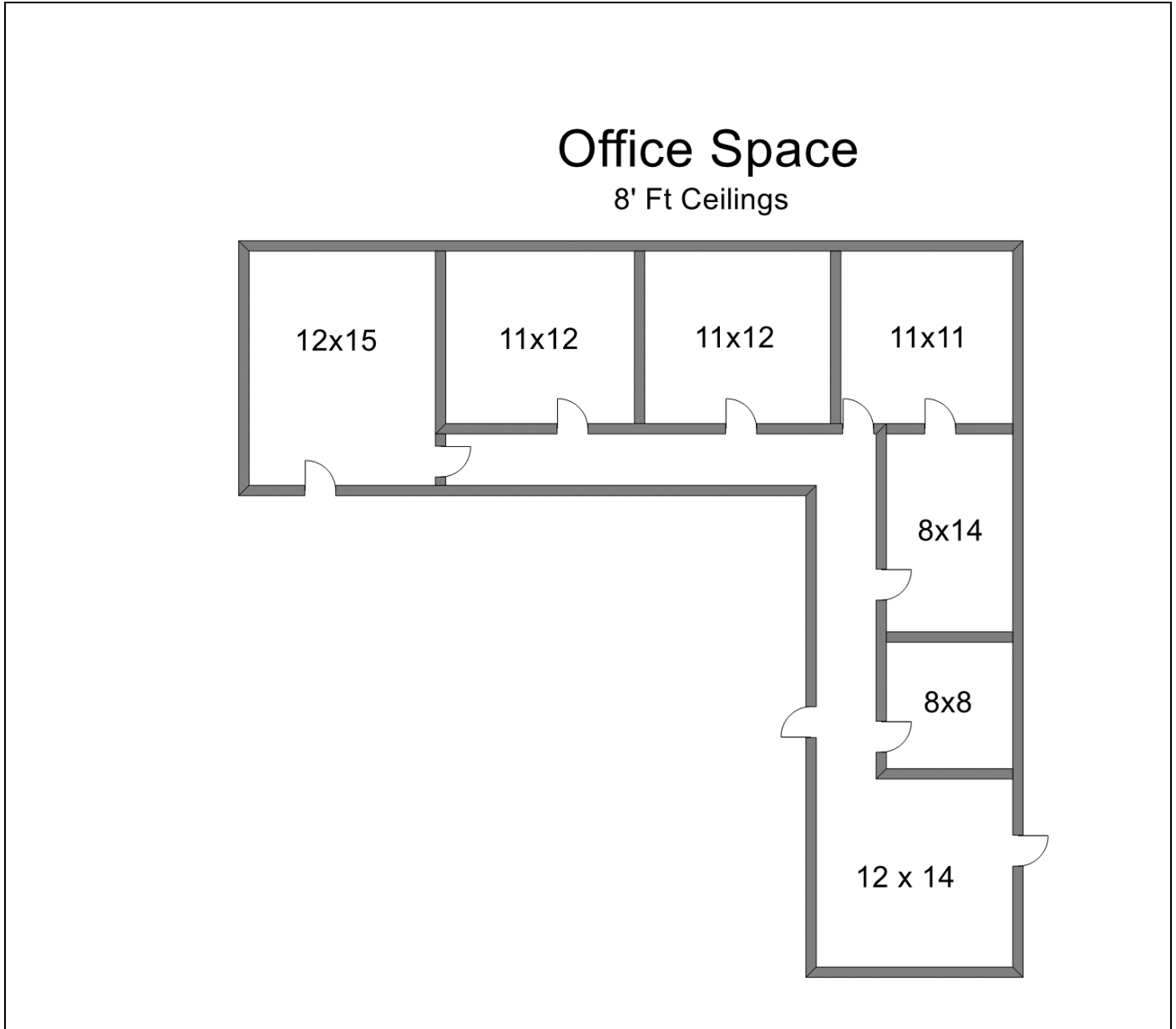
DRIVE IN DOORS:

Quantity 3
Size (1) 12 x 14
(2) 10 x 10

D - PROPERTY SPECIFICATIONS (cont.)

PARKING:	Asphalt
HEATING & A/C:	
Office Area:	100% HVAC
Warehouse Area:	Heat Only – Gas Suspended Unit Heaters
ELECTRICAL:	3 Phase Power
OTHER:	Trailer Parking Additional Land Available

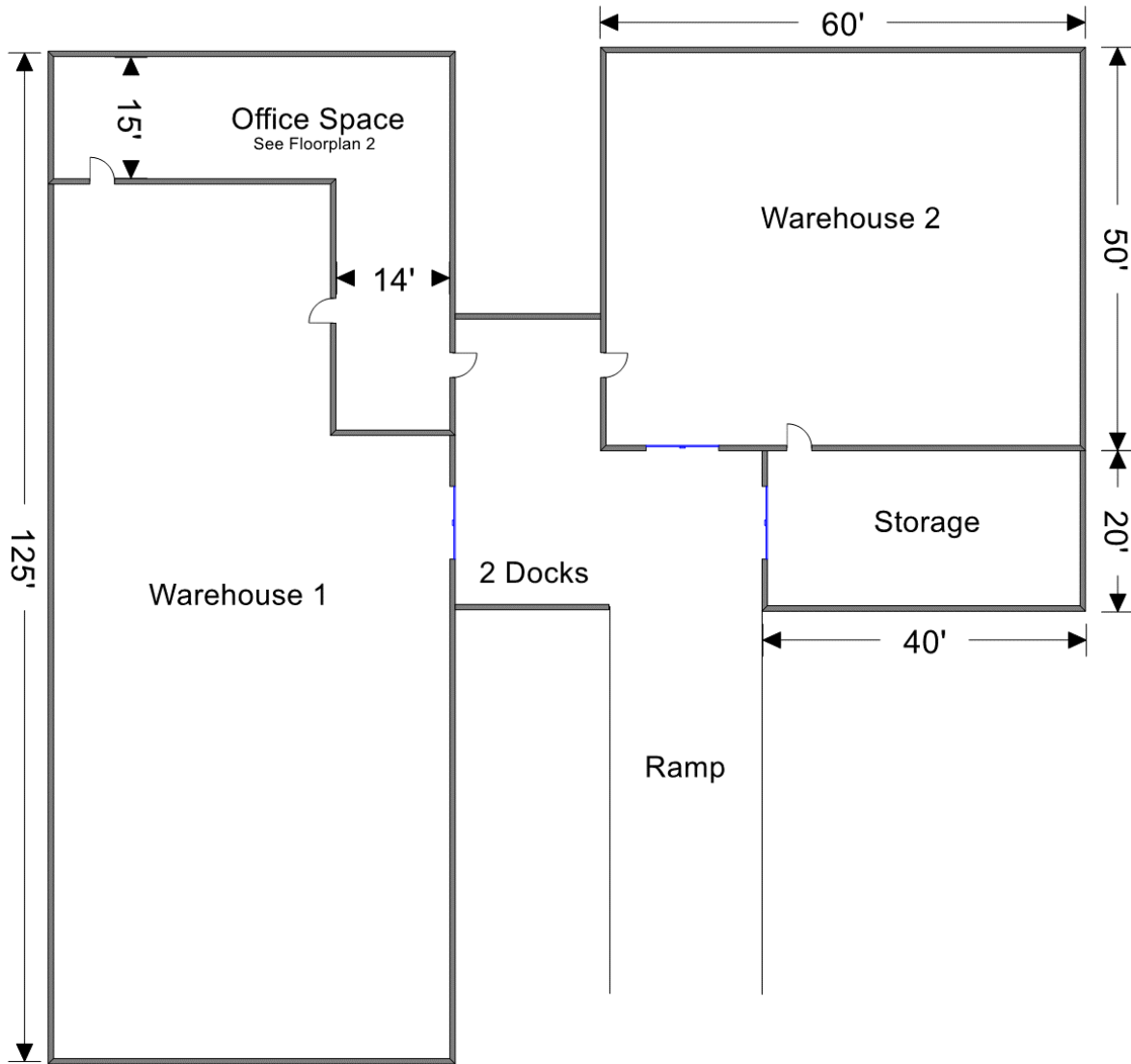
E - FLOOR PLAN (OFFICE)



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E – FLOOR PLAN (WAREHOUSE)



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F – AERIAL PHOTOGRAPHS



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F – AERIAL PHOTOGRAPHS



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G – INTERIOR PHOTOS



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G – INTERIOR PHOTOS



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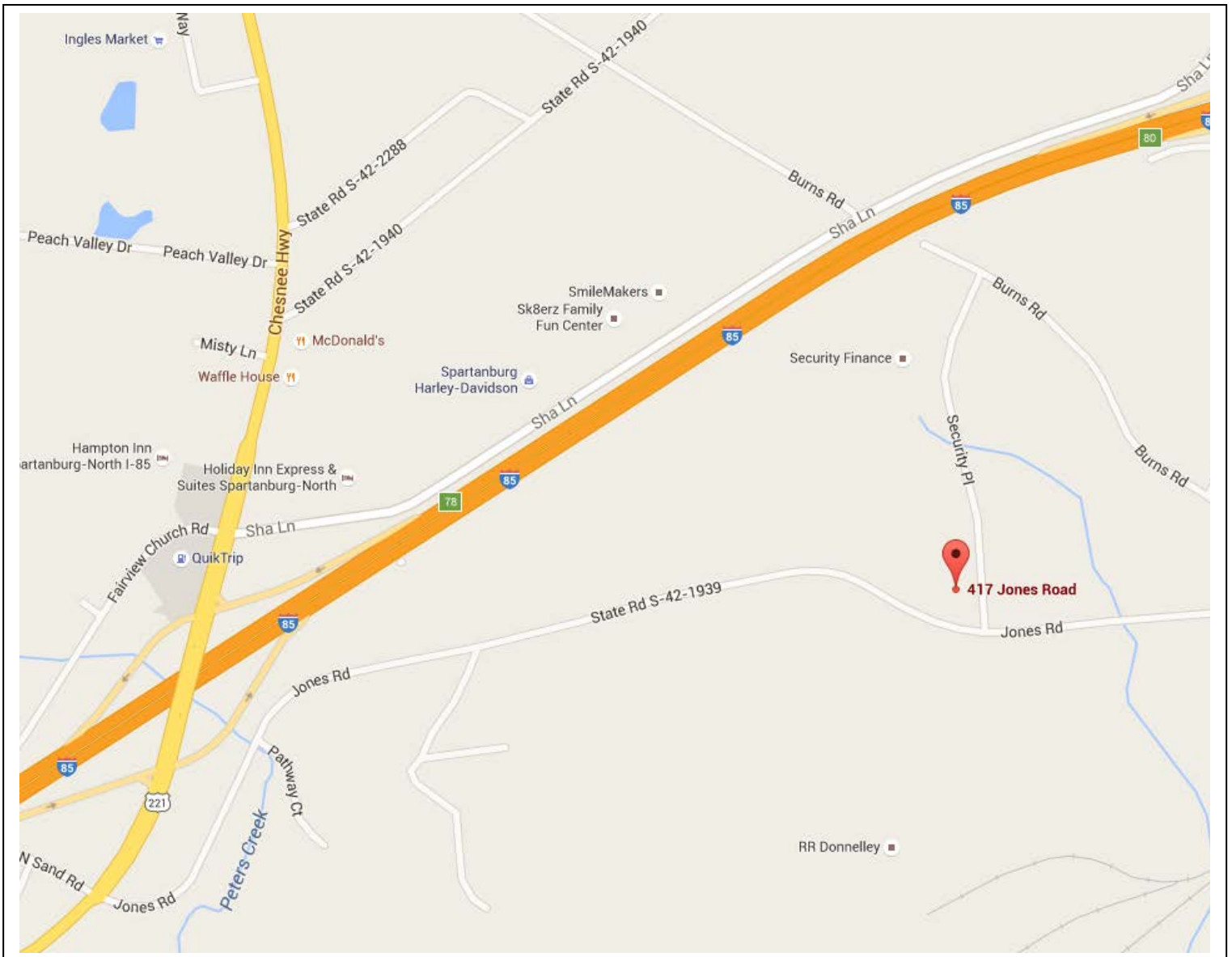
H – GROUND PHOTO



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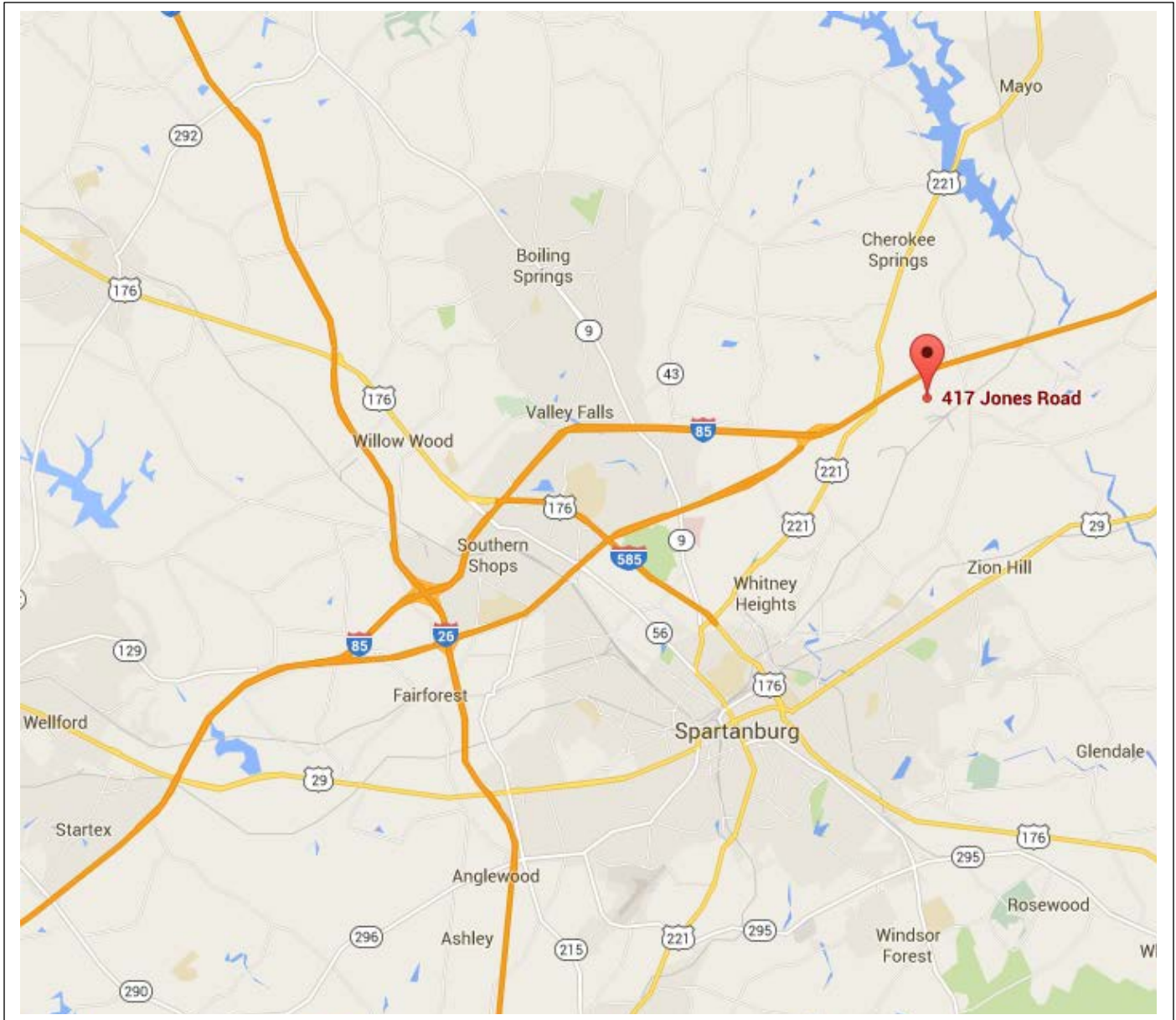
I – LOCATION MAPS



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I – LOCATION MAPS



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County Fact Sheet

Updated 02/02/16

Page 1



UpstateSCAlliance

Spartanburg County, SC

Total Population, 2010, 2015, and 2020 Forecasts

	<u>2010</u>	<u>2015</u>	<u>2020</u>
Spartanburg	284,307	292,425	303,156
Upstate Region	1,362,073	1,402,040	1,456,704
South Carolina	4,625,364	4,796,559	5,043,087

Population by Age, 2010, 2015, and 2020 Forecasts

	<u>2010</u>	<u>2015</u>	<u>2020</u>
Under Age 5	6.7%	6.3%	6.1%
Age 5 to 9	6.7%	6.5%	6.3%
Age 10 to 14	6.8%	6.5%	6.7%
Age 15 to 19	7.4%	6.6%	6.7%
Age 20 to 34	18.6%	19.4%	18.3%
Age 35 to 44	13.7%	12.4%	12.2%
Age 45 to 54	14.4%	13.9%	13.0%
Age 55 to 64	12.4%	12.9%	13.2%
Age 65+	13.4%	15.4%	17.6%

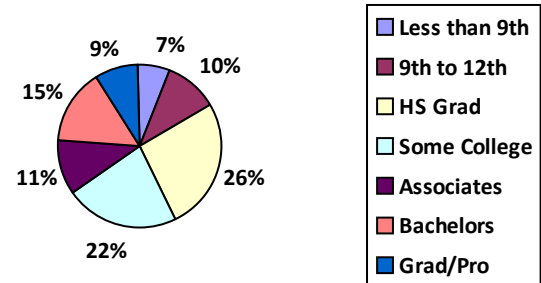
Source: US Census Bureau, 2010 Census Population and Housing. ESRI forecasts for 2015 and 2020 (unless otherwise stated).

Monthly Employment by Industry Group 2015 (3rd Quarter)

<u>NAICS</u>	<u>INDUSTRY</u>	<u>AVE. EMP.</u>
11, 21	Natural Resources and Mining	228
23	Construction	5,252
31	Manufacturing	26,195
22, 42, 44, 48	Trade, Transportation and Utilities	28,550
51	Information	964
52, 53	Financial Activities	4,229
54, 55, 56	Professional and Business Services	13,426
61, 62	Education and Health Services	10,715
71, 72	Leisure and Hospitality	11,951
81	Other Svcs (except Public Admin.)	2,581
90	Government	19,815

Source: 2015.3 Census of Employment and Wages, Bureau of Labor Statistics, SC Dept of Employment Workforce and EMSI Inc.

Educational Attainment, 25+, 2015 ESRI Forecasts



Population by Race, 2010, 2015, and 2020 Forecasts

	<u>2010</u>	<u>2015</u>	<u>2020</u>
White	72.3%	71.3%	70.0%
Black	20.6%	20.5%	20.4%
Am. Indian/Alaska Native	0.3%	0.3%	0.3%
Asian	2.0%	2.4%	2.8%
Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
Some Other Race	3.1%	3.4%	4.0%
Two or More Races	1.7%	2.1%	2.5%
Hispanic Origin (Any Race)	5.9%	6.6%	7.6%



Spartanburg County, SC

Top 5 Manufacturing

Company	No. of Employees	Major Product
BMW Manufacturing Corp	8000	Automobile Manufacturing
Michelin North America Inc	3085	Radial truck tires
Milliken & Co.	1300	Textile Manufacturing
Cryovac Division-Sealed Air Corporat	1100	Flexible plastic packaging material
Draexlmaier Automotive of America, LLC.	800	Wire Harnesses

Source: SC Appalachian Council of Governments and County Economic Development Office

Median Household Income, 2015 and 2020

	<u>2015</u>	<u>2020</u>
Spartanburg	\$44,127	\$51,380
South Carolina	\$43,198	\$49,859

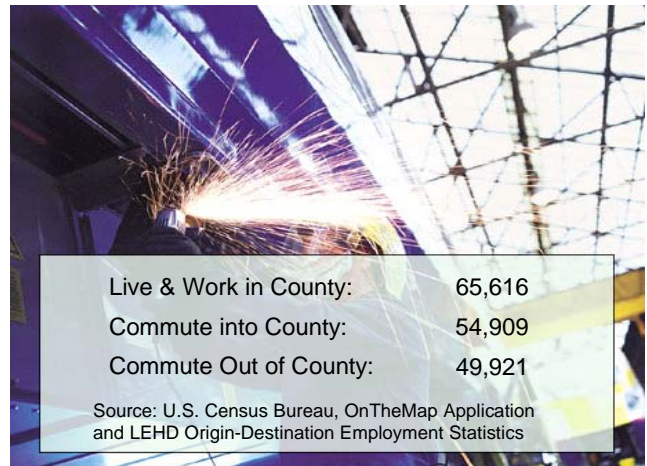
ESRI forecasts for 2015 and 2020

Per Capita Income, 2015 and 2020

	<u>2015</u>	<u>2020</u>
Spartanburg	\$22,703	\$25,480
South Carolina	\$23,782	\$26,314

ESRI forecasts for 2015 and 2020

Worker Inflow/Outflow - 2013



Households & Families 2010, 2015, and 2020 Estimate

	<u>2010</u>	<u>2015</u>	<u>2020</u>
# of Households	109,246	113,151	117,198
# of Families	75,404	77,447	79,832
Ave HH Size:	2.53	2.53	2.53
Owner-Occupied:	76,260	76,530	79,335
Renter-Occupied:	32,986	36,043	37,397
Median Age:	37.9	38.6	39.1

Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2015 and 2020 (unless otherwise stated)

Gross Retail Sales (Millions) by Fiscal Year

FY 2005-06	\$7,815,571
FY 2006-07	\$8,101,098
FY 2007-08	\$7,465,099
FY 2008-09	\$7,963,141
FY 2009-10	\$7,835,780
FY 2010-11	\$8,700,726
FY 2011-12	\$10,304,876
FY 2012-13	\$5,984,899
FY 2013-14	\$10,897,112
FY 2014-15	\$10,746,525

Source: SC Department of Revenue and Taxation

Spartanburg County, SC

Transportation

Interstate Access	I-85, I-26
Nearest Commercial Airline	Greenville-Spartanburg International
Airlines	Northwest, Southwest, Continental, United Express, Delta, US Airways, American Eagle
Nearest Civil Airport	Spartanburg Downtown Memorial Airport
Port Access	Port of Charleston, 204 miles for City of Spartanburg
Rail Providers	CSX, NSR

About Spartanburg County, SC

Formed in 1785, Spartanburg County and its county seat were named for the Spartan Regiment, a local militia unit that fought in the Revolutionary War. The county has grown from a frontier trading post and later a major textile center to an important, more diversified, manufacturing center with more than 500 manufacturing firms. Spartanburg County also is an international business center with the highest per capita foreign investment and more than 110 international firms, including BMW Manufacturing Corporation. Spartanburg County offers businesses an excellent transportation system, including highways, rail and truck lines, Greenville-Spartanburg International Airport, and proximity to the Port of Charleston. Spartanburg's location at the crossroads of two major interstate highways, I-85 and I-26, put it on the top of the list for business and personal relocation.

Economic Development

Economic Futures Group
R. Carter Smith, CEcD, Executive Vice President

(864) 594-5042
www.economicfuturesgroup.com

Upstate SC Alliance
John Lummus, President/CEO

(864) 283-2300
www.upstatescalliance.com

Additional Sources

www.spartanburgcounty.org
www.infodepot.org
www.southcarolinaparks.com
www.sciway.net
www.upstateforever.org
www.spartanburgchamber.com
www.economicfuturesgroup.com

Produced By

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County Fact Sheet

Updated 12/18/14

Page 1



UpstateSCAlliance

Upstate South Carolina

Total Population, 2010, 2014, and 2019 Estimates

	<u>2010</u>	<u>2014</u>	<u>2019</u>
Upstate Region	1,362,073	1,402,040	1,456,704
South Carolina	4,625,264	4,796,559	5,043,087

Population by Age, 2010, 2014, and 2019 Estimate

	<u>2010</u>	<u>2014</u>	<u>2019</u>
Under Age 5	6.6%	6.3%	6.3%
Age 5 to 9	7.0%	6.4%	6.2%
Age 10 to 14	7.0%	6.4%	6.4%
Age 15 to 19	7.0%	6.7%	6.5%
Age 20 to 34	21.0%	19.6%	19.0%
Age 35 to 44	15.4%	12.7%	12.2%
Age 45 to 54	13.7%	13.9%	13.1%
Age 55 to 64	9.6%	13.0%	13.2%
Age 65+	12.7%	15.0%	17.0%

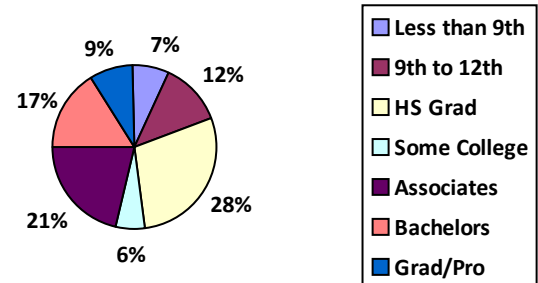
Source: US Census Bureau, 2010 Census Population and Housing. ESRI forecasts for 2013 and 2018 (unless otherwise stated).

Monthly Employment by Industry Group 2014 (3rd Quarter)

<u>NAICS</u>	<u>INDUSTRY</u>	<u>AVE. EMP</u>
1011	Natural Resources and Mining	1490
1012	Construction	19595
1013	Manufacturing	92708
42	Wholesale Trade	22322
44-45	Retail Trade	63334
48-49	Transportation and Warehousing	16598
1022	Information	8176
1023	Financial Activities	20662
1024	Professional and Business Services	71529
1025	Educational and Health Care Services	52182
1026	Leisure and Hospitality	54644
1027	Other Services	13219
10	Government	87327

Sources: 2013 Census of Employment and Wages, Bureau of Labor Statistics, SC Dept of Employment Workforce; EMSI Inc. QCEW Employees - 2014.3

Educational Attainment, 25+, 2008-12 5-YR Estimates



Population by Race, 2010, 2014, and 2019 Estimate

	<u>2010</u>	<u>2014</u>	<u>2019</u>
White	77.9%	74.6%	73.0%
Black	18.9%	18.5%	18.6%
Am. Indian/Alaska Native	0.2%	0.3%	0.3%
Asian	1.0%	1.5%	1.7%
Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
Some Other Race	1.1%	3.2%	4.3%
Two or More Races	0.9%	1.8%	2.1%
Hispanic Origin (Any Race)	2.6%	6.5%	8.5%



Upstate South Carolina

Top 5 Manufacturing

Company	No. of Employees	Major Product
Michelin North America Inc	8175	Radial Tires & Steel Wire Processing
BMW Manufacturing Corp	8000	Automobile Manufacturing
GE Power and Water	3350	Gas Turbines
Milliken & Company	3000	Textile Manufacturing & Research
Sealed Air Corp - Cryovac Division	2400	Flexible Plastic Products

Source: SC Appalachian Council of Governments and County Economic Development Office

Median Household Income, 2014 and 2019

	2014	2019
Upstate Region	\$41,516	\$50,494
South Carolina	\$43,198	\$49,859

ESRI forecasts for 2014 and 2019

Per Capita Income, 2014 and 2019

	2014	2019
Upstate Region	\$22,824	\$26,685
South Carolina	\$23,782	\$26,314

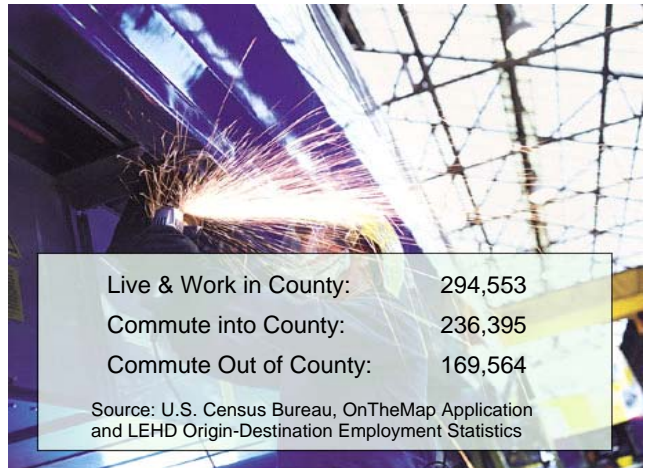
ESRI forecasts for 2014 and 2019

Households & Families 2010, 2014, and 2019 Estimate

	2010	2014	2019
# of Households	532,065	546,262	568,974
# of Families	363,466	371,994	384,739
Ave HH Size:	2.49	2.49	2.49
Owner-Occupied:	369,999	371,302	385,544
Renter-Occupied:	162,066	176,678	185,076
Median Age:	38.2	38.8	39.4

Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2014 and 2019 (unless otherwise stated)

Labor Shed, 2011



Gross Retail Sales (Millions) by Fiscal Year

FY 2004-05	\$29,395,047
FY 2005-06	\$32,496,087
FY 2006-07	\$34,107,043
FY 2007-08	\$34,535,995
FY 2008-09	\$32,721,254
FY 2009-10	\$31,522,497
FY 2010-11	\$34,003,869
FY 2011-12	\$31,522,497
FY 2012-13	\$40,755,273
FY 2013-14	\$40,494,495

Source: SC Department of Revenue and Taxation

Upstate South Carolina

Transportation

Interstate Access	I-85, I-26, I-185, I-385, I-585
Nearest Commercial Airline	Greenville-Spartanburg International
Airlines	Northwest, Southwest, Continental, United Express, Delta, US Airways, American Eagle
Nearest Civil Airport	Multiple
Port Access	Port of Charleston
Rail Providers	CSX, NSR, Greenville Piedm

About the Upstate Region

Upstate South Carolina is centrally located on the I-85 "Boom Belt", between two of the largest cities in the Southeast – Charlotte and Atlanta – thereby providing a prime setting for commerce and manufacturing. With our superior infrastructure and one of the nation's most productive workforces, the Upstate is geared for success. Located in the foothills of the Blue Ridge Mountains, the region also offers unsurpassed quality of life, including affordable housing and diverse recreational and cultural resources.

Regional Economic Development Contacts

Upstate SC Alliance
John Lummus, President/CEO

(864) 283-2300
www.upstatescalliance.com

Abbeville County Development Board
Steve Bowles, Executive Director

(864) 366-2181
www.discoverabbeville.com

Anderson County Office of Economic Development
Burriss Nelson, Director

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www.andersoncountytoday.com

Cherokee County Development Board
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www.cherokeecounty-sc.org

Greenville Area Development Corporation
Mark Farris, President & CEO

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www.greenvilleeconomicdevelopment.com

Greenwood Partnership Alliance, Inc.
Heather Jones, Exec. Director

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www.partnershipalliance.com

Laurens County Development Board
Marvin Moss, Executive Director

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www.laurenscounty.org/ed

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Economic Futures Group
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Development Board of Union County
Andrena Powell-Baker, Director

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Upstate South Carolina

Additional Sources

www.sces.org
www.sccommerce.com
www.census.gov
www.bls.gov
www.bea.gov

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