

INDUSTRIAL REAL ESTATE SOLUTIONS



Since 1999, Lyons Industrial Properties has enjoyed a proven track record of successfully delivering industrial brokerage services to our clients. Whether your company needs to lease, purchase, sell, develop, or manage warehouse, distribution, or manufacturing space, Lyons Industrial is the team with the market knowledge, product access, and transactional expertise best suited to meet your needs. We look forward to bringing valuable experience and expertise to your next project. Contact us today to discuss how our team can assist you in your next industrial real estate project.

WAREHOUSING MANUFACTURING DISTRIBUTION



812 E. Main Street • Spartanburg, SC 29302 • 888.420.0011 • LyonsIndustrial.com

INDUSTRIAL REAL ESTATE SOLUTIONS

WHAT WE DO

BROKERAGE SERVICES

- Seller Representation
- Landlord Representation
- Property Management
- Buyer Representation
- Tenant Representation
- Facility Maintenance

BUILD-TO-SUIT DEVELOPMENT

SITE SELECTION

INVESTMENT REAL ESTATE SALES

1031 TAX DEFERRED EXCHANGES

COMMERCIAL CONSTRUCTION SERVICES



MANUFACTURING

*Automotive
Textiles
Consumer Goods
Aerospace*

WAREHOUSE/DIST.

*Warehousing
Distribution
Logistics
3PL*



OUR LEADERSHIP



Bobby Lyons, CCIM, SIOR
President

864.590.3476
bobby@lyonsindustrial.com



Chris Schweighart, MBA
Project Manager / Sales Associate

864.640.7310
chris@lyonsindustrial.com

We're dedicated to helping you make the most informed and educated decision when you lease, develop or manage warehouse, manufacturing, or distribution space.



LIGHT INDUSTRIAL

*Light Assembly
Service
Office / Warehouse
Facilities*

DEVELOPMENT

*Build-to-Suits
Spec Buildings
Renovate - Lease
Fee Development*



INVESTMENTS

*Real Estate Investments
Sale-Leasebacks
1031 Tax Deferred
Exchanges*



INDUSTRIAL REAL ESTATE SOLUTIONS

SAMPLE TRANSACTIONS IN UPSTATE SC



70,000 SF Industrial Property
Development and Leasing
225 Commerce Court, Duncan, SC



55,450 SF Industrial Property
Seller Representation
344 Wingo Heights Road, Spartanburg, SC



150,000 SF Industrial Property
Tenant Representation and Leasing
201 Commerce Court, Duncan, SC



60,6500 SF Industrial Property
Landlord Representation and Leasing
196 Michelin Court, Piedmont, SC

PARTIAL CLIENT LIST



INDUSTRIAL REAL ESTATE SOLUTIONS



TESTIMONIALS FROM OUR VALUED CLIENTS

AIRSYS HQ Relocation – 60,000 SF Facility

Smith Farms Industrial Park, Greer, SC

As our company began the rigorous process of relocating our corporate headquarters from Santa Barbara, California to Spartanburg County, we were referred to one and only one commercial broker to handle our needs. Bobby Lyons, of Lyons Industrial Properties, was that one referral and we could not have been happier with his service. He has been a man of integrity that has graciously shared his deeply rooted contacts in the community with us. Most importantly though, he found us the perfect property that was priced in the exact range to meet our budgetary constraints. Our new corporate headquarters and production facility is located within the coveted Smith Farms Industrial Park. The facility has all the attributes we need to scale up for future growth. Our commitment as a company toward producing high quality HVAC products that will proudly be Made in the USA, has now become a reality thanks to Bobby Lyons and Lyons Industrial Properties.

Marcus Hamaker, Executive Vice President, AIRSYS

Lyons Sells 100,000 SF Industrial Facility for Long Time Client

630 Edgefield Road, Cowpens, SC

"Bobby Lyons with Lyons Industrial Properties has gone considerably beyond what one reasonably could expect from a commercial real estate broker. Through many years, Bobby has unfailingly negotiated excellent leases for us and most recently has overseen and concluded an advantageous sale for me and my family. Twelve years ago, as a recently widowed lady with no experience in such matters, Bobby was always available to give sound advice and assistance in any way he could. Professionally and personally Bobby is a highly principled and caring person truly looking out for his clients' best interests. I would highly recommend Lyons Industrial Properties to anyone valuing excellence and appreciating the best."

Ms. Nan Merz, F.O. Merz & Company

Ultrafab Expansion – 45,000 SF Facility

46 Freedom Ct., Greer, SC

"Bobby, I wanted to take this opportunity to thank you and your team for your efforts in helping Ultrafab, Inc. with the relocation and expansion project in our South Carolina facility. Working as a middle man in the process, I was in search of a knowledgeable and trustworthy strategic partner to assist us with this project. Your team delivered on all accounts. Thorough knowledge of commercial real estate processes and current market conditions, as well as existing relationships, all proved to be beneficial on multiple fronts. The responsiveness and flexibility of your staff is world class. The foresight and ability to navigate through the process proved to be crucial. Your ability to lean on existing relationships and forge new ones serves you and your customer base well. We truly appreciate your support during our relocation effort. I would like to congratulate you on building such a dynamic team and wish you continued success. I look forward to the opportunity to work with you again in the future!"

George C. Smith III, Southeast General Manager, Ultrafab, Inc.

