

INDUSTRIAL REAL ESTATE SOLUTIONS



Since 1999, Lyons Industrial Properties / CORFAC International 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



Greenville, SC | Spartanburg, SC | Anderson, SC

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INDUSTRIAL REAL ESTATE SOLUTIONS

WHAT WE DO

BROKERAGE SERVICES

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

Our affiliations connect us and our clients to the world!



CORFAC International is a global network comprised of privately held entrepreneurial commercial real estate firms. Founded in 1989, CORFAC has 75 offices in the U.S., Canada and international markets, including Australia, France, Germany, Ireland, Italy, Japan, Malaysia, Netherlands, Romania, Russia, Singapore, South Korea, Switzerland, Thailand and United Kingdom.

With more than 3,400 members in 42 countries, **SIOR** represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists. The SIOR designation stands unchallenged for excellence in the performance of real estate services and is universally recognized as the prerequisite in the selection of a commercial real estate broker, agent, or consultant.

The **CCIM** designation is awarded to commercial and industrial real estate professionals upon completion of a graduate-level curriculum and attainment of a level of qualifying experience. It is commonly known as the PhD of commercial real estate. CCIM's are recognized experts in commercial real estate brokerage, leasing, asset management, valuation, and investment analysis, and form a business network encompassing 1,000 markets throughout North America, Asia, Europe and the Caribbean.

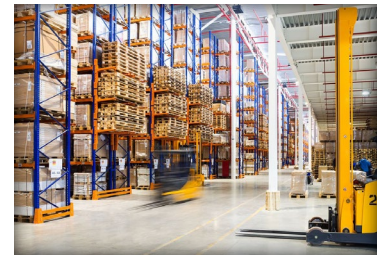


MANUFACTURING

*Automotive
Textiles
Consumer Goods
Aerospace*

WAREHOUSE/DIST.

*Warehousing
Distribution
Logistics
3PL*



LIGHT INDUSTRIAL

*Light Assembly
Service
Office / Warehouse
Facilities*

DEVELOPMENT

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



BUILD-TO-SUIT DEVELOPMENT
SITE SELECTION
INVESTMENT REAL ESTATE SALES
1031 TAX DEFERRED EXCHANGES
COMMERCIAL CONSTRUCTION SERVICES



INVESTMENTS

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



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SAMPLE TRANSACTIONS IN UPSTATE SC



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



115,000 SF Industrial Property
Landlord Representation
250 Broadcast Drive, Spartanburg, SC



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



60,650 SF Industrial Property
Landlord Representation and Leasing
196 Michelin Court, Piedmont, SC

PARTIAL CLIENT LIST



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INDUSTRIAL REAL ESTATE SOLUTIONS



TESTIMONIALS FROM OUR VALUED CLIENTS

60,000 SF Industrial Building Sale - Upstate, SC

"My go-to firm for any commercial real estate needs"

I have worked with Bobby Lyons and his team for quite a few years now. Bobby has helped our company as we have grown from one site to multiple sites. His team has tirelessly researched the market to find us the best properties in the best locations. It is not unusual to hear from Bobby in the evening or weekends as he works on projects for us. I appreciate Bobby's genuine interest in the growth of our company.

Mark Beck, President and Owner, packIQ

+/- 115,000 SF Industrial Facility Lease - 250 Broadcast Drive, Spartanburg, SC

"They always take the time needed to properly discuss any situation or need."

I have known Bobby for many years and have had the opportunity to expand our professional relationship over the past few years as we have acquired more properties. Their knowledge of the market and relationships presented opportunities to lease our property... even in the midst of a pandemic. I appreciate their work on our behalf and will continue to use Lyons Industrial Properties as a brokerage partner to help grow our business.

Steven M. Thompson, Chief Financial Officer, Contec, Inc.

Smith Farms Industrial Park - 7820 Reidville Road, Greer, SC

"Bobby Lyons, of Lyons Industrial Properties, was a referral that 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 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

Ultrafab Expansion (45,000 SF) - 46 Freedom Court, Greer, SC

"The Lyons team delivered on all accounts."

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. 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.



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