

# LEASE OR PURCHASE OPPORTUNITY



## 1930 DEWBERRY ROAD

*Spartanburg, South Carolina*

+/- 30,200 SF INDUSTRIAL FACILITY

SALE PRICE: \$1,100,000 • LEASE RATE: \$3.30/SF NNN



812 E. Main Street • Spartanburg, SC 29302 • 888.420.0011 • [LyonsIndustrial.com](http://LyonsIndustrial.com)

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*Spartanburg, SC*

FOR SALE (\$1,100,000) / FOR LEASE (\$3.30/SF NNN)

## TABLE OF CONTENTS

### EXECUTIVE SUMMARY

Executive Summary 1

### PROPERTY OVERVIEW

Property Specifications 2

Property Floor Plan 3

Property Survey 4

### LOCATION OVERVIEW

Property Location 5

Drive-Time Information 6

Spartanburg County Information 7

Upstate South Carolina Information 11



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*Spartanburg, SC*

FOR SALE (\$1,100,000) / FOR LEASE (\$3.30/SF NNN)

## EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer for sale or lease this +/-30,200 SF functional industrial facility located at 1930 Dewberry Road in Spartanburg, SC. This property consists of +/-2.29 acres located just 0.5 miles from I-85 at Exit 80, with great interstate accessibility. The facility is set up very well for manufacturing and/or warehousing space with three loading docks and one drive-in door. The interior of the warehouse spaces have been updated with new lighting and wall liner panels, too. Additionally, the office space has just been renovated with new flooring, light fixtures, and paint.

With its excellent proximity to I-85, this property provides easy access to destinations in any direction. Plus, the Inland Port is only 21 miles away, and the Greenville-Spartanburg International Airport is just 24 miles away.

Spartanburg County has a diverse economy comprised of a large industrial sector of Fortune 500 companies, including BMW Manufacturing Company, LLC, Milliken & Company, Michelin, and Cryovac Sealed Air, plus the headquarters of well-known companies such as Advance America and Denny's. According to the New York Times, more than 80 international companies from 19 countries call Spartanburg County home. Since BMW located to Spartanburg in the early 1990s, more than 100 automotive suppliers and companies have also moved into the Upstate region. There are many other industries including plastics, packaging, metalworking and distribution that comprise a large percentage of the local economic base.

Spartanburg County enjoys a reputation as a superior business location, thanks 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 that will help your business thrive!



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## PROPERTY SPECIFICATIONS

Address:	1930 Dewberry Road, Spartanburg, SC
County:	Spartanburg
Tax Map ID:	3-05-00-024.02
Property Type:	Industrial
Zoning:	None; Must Abide by Spartanburg County Unified Land Management Ordinance
Power:	Duke Power
Water:	Spartanburg County Water System
Sewer:	Spartanburg County Water System
Gas:	Piedmont Natural Gas
Property Land Size:	2.29 Acres
Topography:	Level
Four Warehouse Spaces (Dimensions):	100' x 100', 40' x 100', 75' x 100', and 75' x 100'
Office Space:	1,500 SF with five private offices, one reception area with sink, one unisex bathroom, with a break room and men's and women's bathrooms opening into the main warehouse
Ceiling Height:	Bay 1: 14' – 17'3" Clear (15'7" – 19'8" Deck) Bay 2: 12'-6" – 17'4" Clear (15'-8" – 19'-6" Deck) Bay 3 : 14' – 17'3" Clear (15'7" – 19'8" Deck)
Column Spacing:	25'x50'
Date of Construction:	1988
Exterior Walls:	Metal Panel
Floor:	6' Concrete
Roof:	Metal Screw Down
Loading Docks:	3 Total - 2 (8'x8') & 1 (9'x10')
Levelers:	1 Pit Leveler & 1 Edge of Dock
Drive-In Doors:	1 (10'x12')
Truck Court:	Concrete and Asphalt
Parking:	25 Spaces
Heating & A/C:	100% HVAC in Office No HVAC in the Warehouse Space
Electrical:	3 Phase, 480V, 400 amps
Lighting:	LED (Office) & Flourescent Metal Halide (Warehouse)

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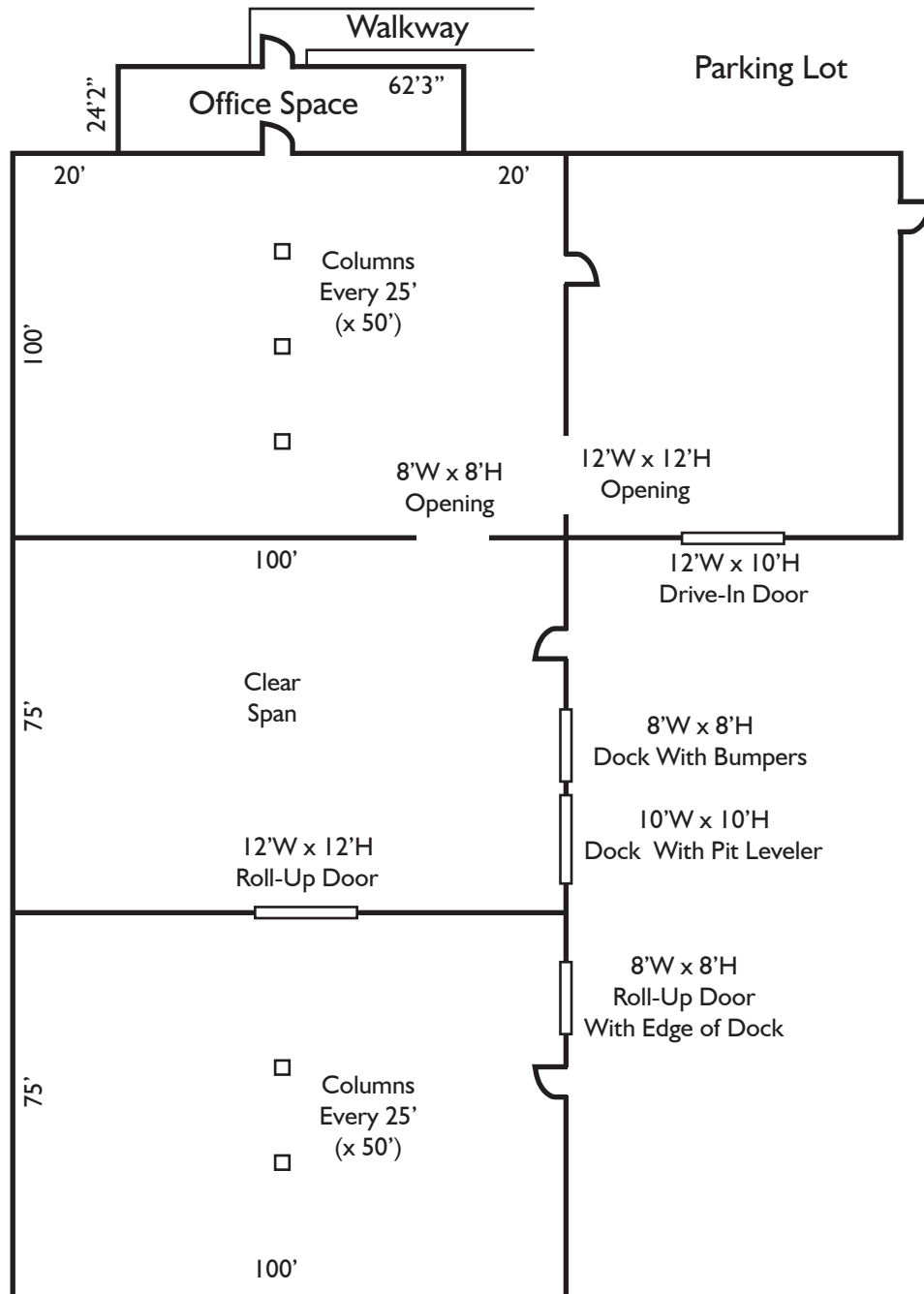


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## PROPERTY FLOOR PLAN



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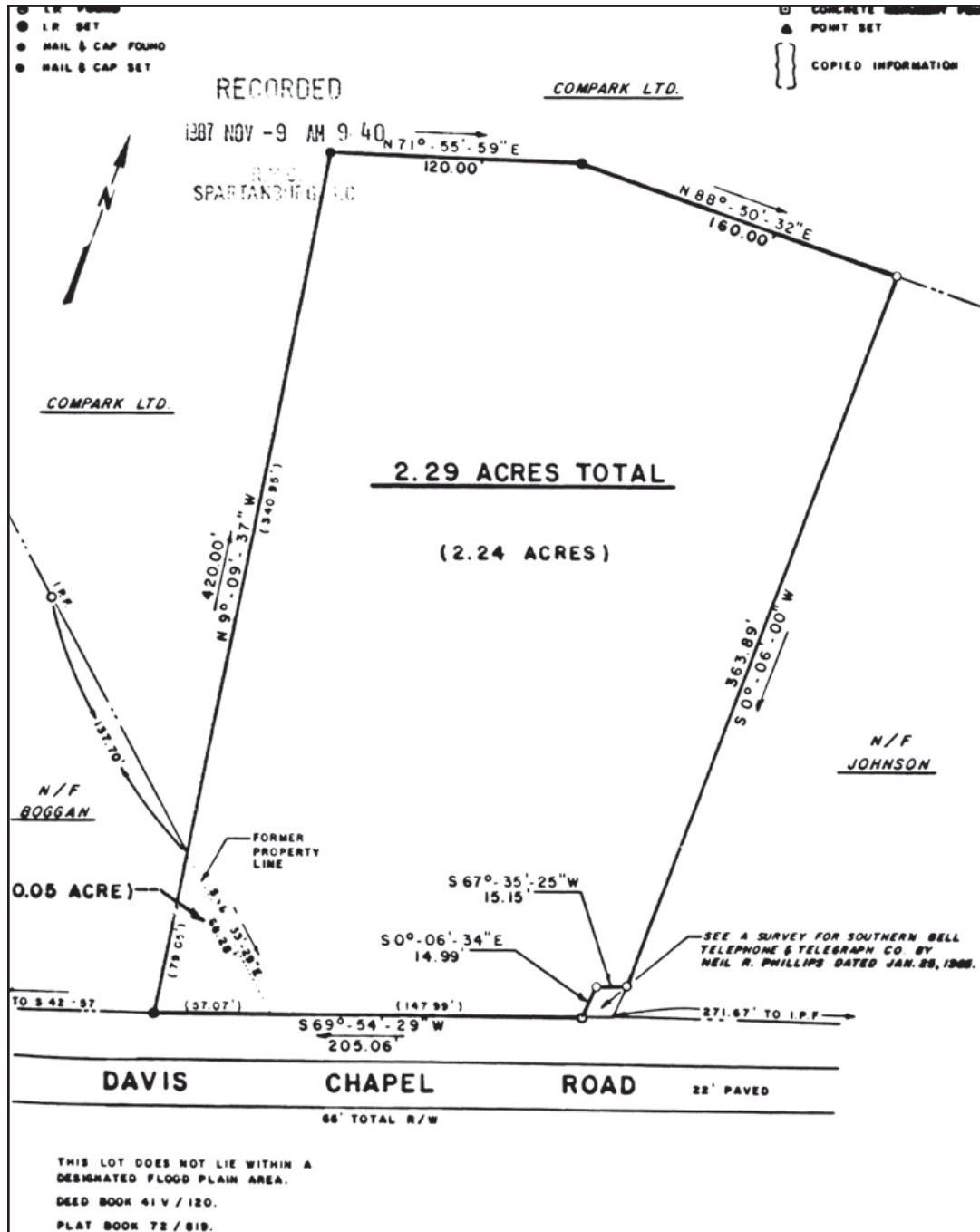
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## PROPERTY SURVEY



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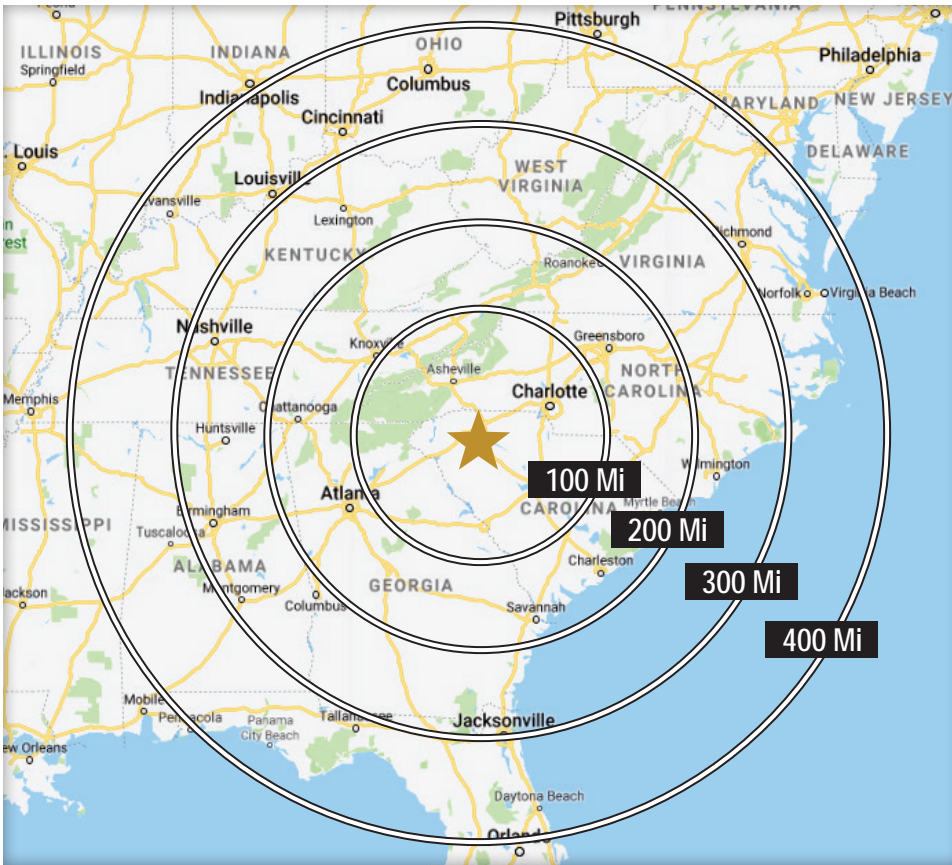
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## DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	1 Hr 5 Min
Atlanta, GA	2 hr 40 Min
Raleigh, NC	3 Hr 30 Min
Richmond, VA	5 hr 10 Min
Jacksonville, FL	5 Hr 20 Min
Nashville, TN	5 Hr 20 min
Louisville, KY	6 Hr 10 Min
Cincinnati, OH	6 hr 20 Min
Mobile, AL	7 Hr 10 Min
Washington, DC	7 Hr 10 Min
Orlando, FL	7 Hr 30 Min
Columbus, OH	7 Hr 30 Min
Indianapolis, IN	7 Hr 50 Min

## DRIVE TIMES FROM THE SITE (South Carolina)

I-85	2 Min	Spartanburg	14 Min
I-26	12 Min	Greenville	35 Min
I-385	30 Min	Columbia	1 Hr 30 Min
I-20	1 Hr 25 Min	Charleston	3 Hr 10 Min
I-77	1 Hr 10 Min	Hilton Head	3 Hr 40 Min
I-95	2 Hr 30 Min	Myrtle Beach	3 Hr 50 Min



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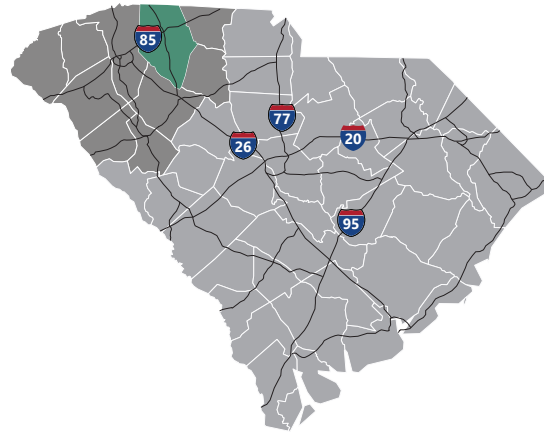
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## SPARTANBURG COUNTY INFO



### Spartanburg County

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. 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 at the top of the list for business and personal relocation.



#### Total Population

	2010	2018	2023	Growth Rate <sup>1</sup>
Spartanburg County	284,307	311,771	330,347	1.16%
Upstate SC	1,362,073	1,482,416	1,563,925	1.08%
South Carolina	4,625,364	5,108,693	5,437,217	1.25%

<sup>1</sup>Projected Annual Growth Rate 2018-2023

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## SPARTANBURG COUNTY INFO (CONT.)

### Population by Age

	2010	2018	2023
Under 5	6.7%	6.1%	5.9%
5 to 9	6.7%	6.4%	6.2%
10 to 14	6.8%	6.4%	6.5%
15 to 24	14.0%	12.8%	12.3%
25 to 34	11.9%	13.1%	12.3%
35 to 44	13.7%	12.1%	12.7%
45 to 54	14.4%	13.3%	12.3%
55 to 64	12.4%	13.2%	13.1%
65+	13.5%	16.6%	18.7%

38.5% of the population is prime working age

### Population by Race & Ethnicity

	2010	2018	2023
White	72.3%	71.7%	70.8%
Black	20.6%	19.9%	19.5%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	2.0%	2.4%	2.7%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.1%
Some Other Race	3.1%	3.5%	4.1%
Two or More Races	1.7%	2.1%	2.5%
Hispanic Origin (Any Race)	5.9%	6.7%	7.8%

### Households & Families

	2010	2018	2023
Total Households	109,246	119,046	125,936
Total Families	75,404	80,882	85,052
Average HH Size	2.5	2.5	2.6
Renter Occupied*	30.2%	31.0%	30.6%
Owner Occupied*	69.8%	69.0%	69.4%

\*Housing tenure data is a percentage of total occupied housing units

### Median Household Income

	2018	2023
Spartanburg County	\$49,047	\$54,853
South Carolina	\$50,748	\$56,462
United States	\$58,100	\$65,727

### Per Capita Income

	2018	2023
Spartanburg County	\$25,193	\$28,750
South Carolina	\$27,697	\$31,565
United States	\$31,950	\$36,530

### 2018 Highest Education Attainment, Age 25+

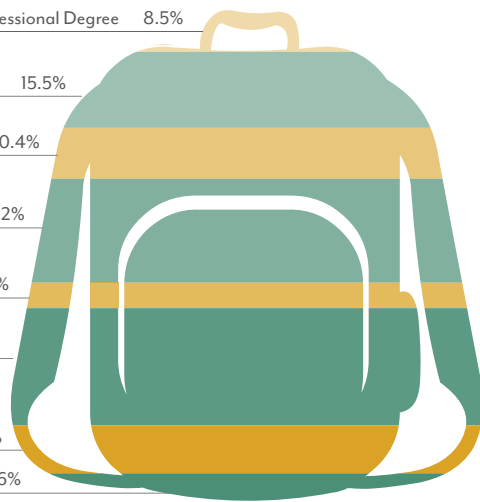
High School Diploma  
or Higher



Bachelor's Degree  
or Higher



Graduate/ Professional Degree	8.5%
Bachelor's Degree	15.5%
Associate's Degree	10.4%
Some College, No Degree	21.2%
GED/ Alternative Credential	5.2%
High School Graduate	23.9%
9th to 12th Grade, No Diploma	9.8%
Less than 9th Grade	5.6%



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## Spartanburg, SC

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### SPARTANBURG COUNTY INFO (CONT.)



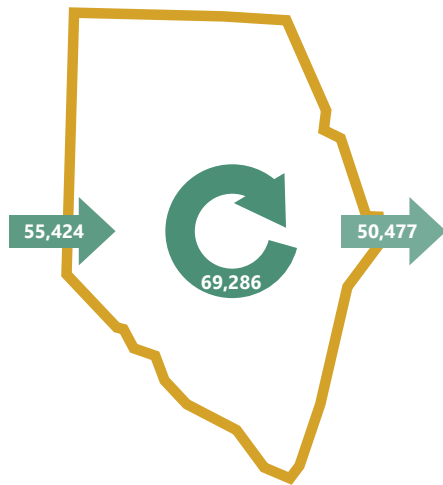
#### Commuting Patterns

##### Travel Distance to Work

Less than 10 miles	45.3%
10-24 miles	31.1%
25-50 miles	8.7%
50 miles or more	14.8%

76.4% of workers travel less than 25 miles

##### Worker Inflow/Outflow



Live and Work in Spartanburg County	69,286
Commute into Spartanburg County	55,424
Commute Out of Spartanburg County	50,477

#### Where Do Spartanburg County Workers Live?

Spartanburg County	55.6%
Greenville County	16.3%
Cherokee County	4.0%
Anderson County	2.5%
Union County	2.0%
Laurens County	1.8%
Richland County	1.4%
Pickens County	1.4%
York County	1.1%
Lexington County	1.0%

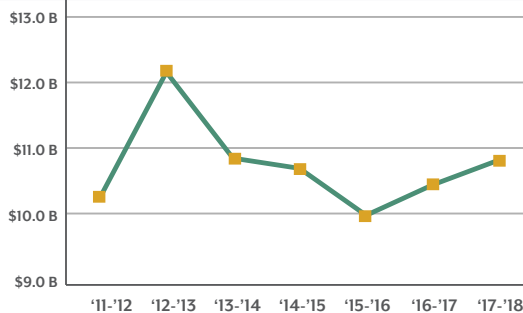
#### Employment by Industry

Agriculture/Mining	0.7%	1,007
Construction	6.3%	9,059
Manufacturing	20.8%	29,908
Wholesale Trade	3.0%	4,314
Retail Trade	12.5%	17,974
Transportation/Utilities	4.7%	6,758
Information	1.5%	2,157
Finance/Insurance/Real Estate	4.2%	6,039
Services	44.1%	63,411
Public Administration	2.3%	3,307
Total	100%	143,790

#### 2018 Civilian Population in Labor Force (16+)

Employed	96.0%
Unemployed	4.0%

#### Gross Retail Sales by Fiscal Year



#### Business Establishments by Industry



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## SPARTANBURG COUNTY INFO (CONT.)

### Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
BMW Manufacturing Corporation	8,800	Automobile manufacturing
Milliken & Company	4,007	Textiles
Michelin North America	3,435	Tires
Adidas	2,520	Sporting and recreational goods and supplies
Draexlmaier Automotive of America LLC	1,075	Wire harnesses

### Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Spartanburg Regional Healthcare System	6,100	Healthcare
Mary Black Health System, LLC	1,400	Healthcare
AFL	858	Logistics
Benore Logistics Systems Inc	800	Logistics
University of South Carolina Upstate	563	Education

 <b>Airport Access</b>  Greenville Spartanburg International <ul style="list-style-type: none"><li>- 50 non-stop daily departures</li><li>- 16 major cities and 19 major airports across the US<ul style="list-style-type: none"><li>- Allegiant Air</li><li>- American Airlines</li><li>- Delta</li><li>- Frontier Airlines</li><li>- Southwest Airlines</li><li>- United Airlines</li></ul></li></ul> Spartanburg Downtown Memorial Airport	 <b>Port Access</b>  Inland Port Greer <ul style="list-style-type: none"><li>- 37 Miles from the City of Spartanburg</li><li>- 124,817 Rail Lifts in 2017</li><li>- 20.4% growth from 2016</li></ul> Port of Charleston <ul style="list-style-type: none"><li>- 227 Miles from the City of Spartanburg</li><li>- 2.2 M TEUs handled in 2017</li><li>- 9.0% growth from 2016</li></ul>	 <b>Highway Access</b>  Interstates <ul style="list-style-type: none"><li>- I-85</li><li>- I-585</li><li>- I-26</li></ul> Highways <ul style="list-style-type: none"><li>- US 176</li><li>- US 29</li><li>- US 221</li><li>- US 215</li></ul>	 <b>Rail Access</b>  Rail Providers <ul style="list-style-type: none"><li>- Norfolk-Southern</li><li>- CSX</li></ul>
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UpstateSCAlliance

Upstate SC Alliance  
John Lummus, President/CEO  
864.283.2300  
www.upstatescalliance.com



Appalachian Council of Governments  
30 Century Circle, Greenville, SC 29607  
864.242.9733  
www.scacog.org

### Additional Resources

www.economicfuturesgroup.com  
www.spartanburgcounty.org

www.spartanburgchamber.com  
www.southcarolinaparks.com

www.sciway.net  
www.upstateforever.org

Sources: ESRI Business Analyst (2018 and 2023 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2015), Manufacturer's News, Appalachian Council of Governments, Spartanburg Economic Futures Group, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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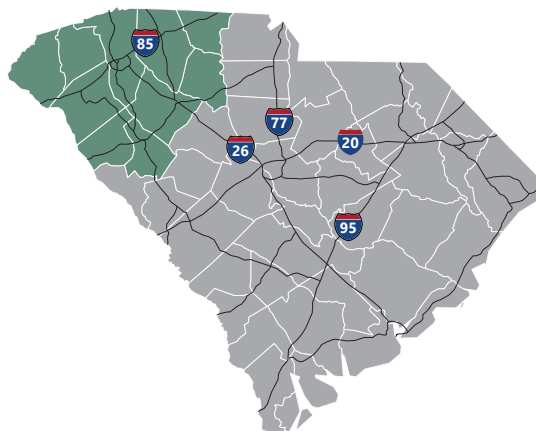
## UPSTATE SOUTH CAROLINA INFO



### Upstate Region

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life.

They are drawn here by our favorable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.



#### Total Population

	2010	2018	2023	Growth Rate <sup>1</sup>
Upstate Region	1,362,073	1,482,416	1,563,925	1.08%
South Carolina	4,625,364	5,108,693	5,437,217	1.25%
United States	308,745,538	330,088,686	343,954,683	1.25%

<sup>1</sup>Projected Annual Growth Rate 2018-2023

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## UPSTATE SOUTH CAROLINA INFO (CONT.)

### Population by Age

	2010	2018	2023
Under 5	6.5%	5.9%	5.8%
5 to 9	6.4%	6.2%	6.0%
10 to 14	6.6%	6.2%	6.4%
15 to 24	14.2%	13.0%	12.6%
25 to 34	12.1%	12.8%	12.0%
35 to 44	13.3%	12.2%	12.5%
45 to 54	14.4%	13.1%	12.3%
55 to 64	12.4%	13.4%	13.1%
65+	14.1%	17.1%	19.3%

38.1% of the 2018 population is prime working age

### Population by Race & Ethnicity

	2010	2018	2023
White	75.5%	75.0%	74.2%
Black	18.3%	17.7%	17.4%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	1.4%	1.7%	2.0%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	2.8%	3.2%	3.6%
Two or More Races	1.6%	2.0%	2.4%
Hispanic Origin (Any Race)	5.5%	6.4%	7.2%

### Households & Families

	2010	2018	2023
Total Households	532,065	576,869	607,901
Total Families	363,466	387,711	406,033
Average HH Size	2.5	2.5	2.5
Renter Occupied*	30.5%	33.6%	33.2%
Owner Occupied*	69.5%	66.4%	66.8%

\*Housing tenure data is a percentage of total occupied housing units

### Median Household Income

	2018	2023
Upstate Region	\$48,817	\$54,509
South Carolina	\$50,748	\$56,462
United States	\$58,100	\$65,727

### Per Capita Income

	2018	2023
Upstate Region	\$26,714	\$30,457
South Carolina	\$27,697	\$31,565
United States	\$31,950	\$36,530

### 2018 Highest Education Attainment, Age 25+

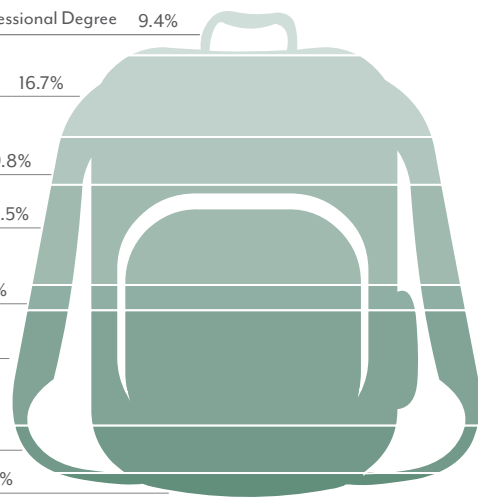
High School Diploma  
or Higher



Bachelor's Degree  
or Higher



Graduate/ Professional Degree	9.4%
Bachelor's Degree	16.7%
Associate's Degree	9.8%
Some College, No Degree	20.5%
GED/ Alternative Credential	5.2%
High School Graduate	23.6%
9th to 12th Grade, No Diploma	9.7%
Less than 9th Grade	5.1%





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## UPSTATE SOUTH CAROLINA INFO (CONT.)



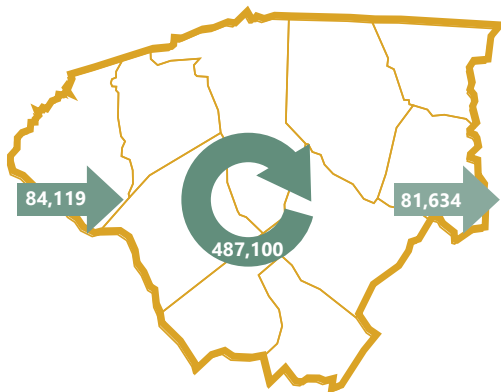
### Commuting Patterns

#### Travel Distance to Work

Less than 10 miles	46.0%
10-24 miles	28.6%
25-50 miles	11.9%
50 miles or more	13.5%

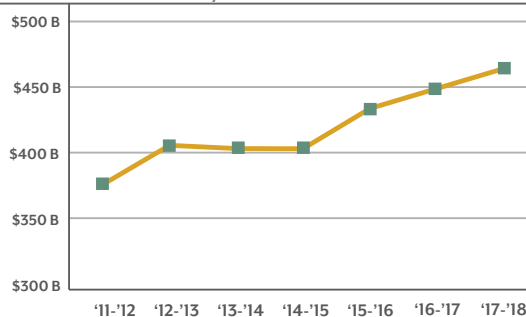
74.6% of  
workers travel  
less than  
25 miles

#### Worker Inflow/Outflow



Live and Work in the Upstate Region	487,100
Commute into the Upstate Region	84,119
Commute Out of the Upstate Region	81,634

#### Gross Retail Sales by Fiscal Year



### Where Do Upstate Workers Live?

Greenville County	38.0%
Spartanburg County	18.6%
Anderson County	9.4%
Pickens County	5.2%
Greenwood County	3.7%
Oconee County	3.3%
Laurens County	3.0%
Richland County	2.7%
Cherokee County	2.4%
Lexington County	1.5%

### 2018 Employment by Industry

Agriculture/Mining	0.7%	46,732
Construction	6.4%	42,727
Manufacturing	19.4%	129,516
Wholesale Trade	3.0%	20,028
Retail Trade	11.6%	77,442
Transportation/Utilities	4.7%	31,378
Information	1.3%	8,679
Finance/Insurance/Real Estate	4.5%	30,042
Services	45.7%	305,096
Public Administration	2.7%	18,025
Total	100%	667,607

### 2017 Civilian Population in Labor Force (16+)

Employed	96.0%
Unemployed	4.0%

### 2018 Business Establishments by Industry



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## UPSTATE SOUTH CAROLINA INFO (CONT.)

### Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
BMW Manufacturing Corporation	8,800	Automobile manufacturing
Michelin North America	5,073	Tire manufacturing
General Electric Company	4,220	Turbines and turbine generator sets
ZF Transmissions	2,700	Automotive transmissions
Robert Bosch	2,400	Automotive components

### Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Greenville Health System	16,893	Healthcare
Greenville County Schools	10,095	Public Education
Spartanburg Regional Healthcare System	6,100	Healthcare
Clemson University	5,222	Higher Education
Bon Secours St. Francis Health System	4,355	Healthcare

 <b>Airport Access</b> Greenville Spartanburg International - 50 non-stop daily departures - 16 major cities and 19 major airports across the US - Allegiant Air - American Airlines - Delta - Frontier Airlines - Southwest Airlines - United Airlines Other regional airports	 <b>Port Access</b> Inland Port Greer - 124,817 Rail Lifts in 2017 - 20.4% growth from 2016 Port of Charleston - 2.2 M TEUs handled in 2017 - 9.0% growth from 2016	 <b>Interstate Access</b> Interstates - I-26 - I-85 - I-385 - I-585	 <b>Rail Access</b> Rail Providers - CSX - Norfolk - Southern - Greenville & Western - Pickens - Carolina Piedmont
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### Additional Resources

**Abbeville County Development Board**  
[www.investabbevillecounty.com](http://www.investabbevillecounty.com)

**Alliance Pickens**  
[www.alliancepickens.com](http://www.alliancepickens.com)

**Anderson County Economic Development**  
[econdev.andersoncountysc.org](http://econdev.andersoncountysc.org)

**Cherokee County Development Board**  
[www.cherokeeconomydevelopmentboard.com](http://www.cherokeeconomydevelopmentboard.com)

**Laurens County Development Board**  
[www.growlaurenscounty.com](http://www.growlaurenscounty.com)

**Greenville Area Development Corporation**  
[www.gogadc.com](http://www.gogadc.com)

**Greenwood Partnership Alliance**  
[www.partnershipalliance.com](http://www.partnershipalliance.com)

**Oconee Economic Alliance**  
[www.investoconeesc.com](http://www.investoconeesc.com)

**Spartanburg Economic Futures Group**  
[www.economicfuturesgroup.com](http://www.economicfuturesgroup.com)

**Union County Development Board**  
[www.uniondevelopmentboard.com](http://www.uniondevelopmentboard.com)



UpstateSCAlliance

**Upstate SC Alliance**  
124 Verdae Blvd #202, Greenville, SC 29607  
864.283.2300  
[www.upstatescalliance.com](http://www.upstatescalliance.com)



**Appalachian Council of Governments**  
30 Century Circle, Greenville, SC 29607  
864.242.9733  
[www.scacog.org](http://www.scacog.org)

Sources: ESRI Business Analyst (2018 and 2023 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics; US Census Bureau (2015 Commuting Patterns); Manufacturer's News; Appalachian Council of Governments; Upstate SC Alliance; local economic development organizations; and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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