

TRAILER STORAGE LEASING OPPORTUNITY



NORTH BLACKSTOCK ROAD

Spartanburg, South Carolina

+/-4.17 ACRE TRAILER STORAGE / LAYDOWN YARD
DEVELOPMENT AVAILABLE FOR LEASE

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Executive Summary 1

PROPERTY OVERVIEW

Property Specifications 2

Site Plan 3

Site Plan - Trailer Spacing 4

LOCATION OVERVIEW

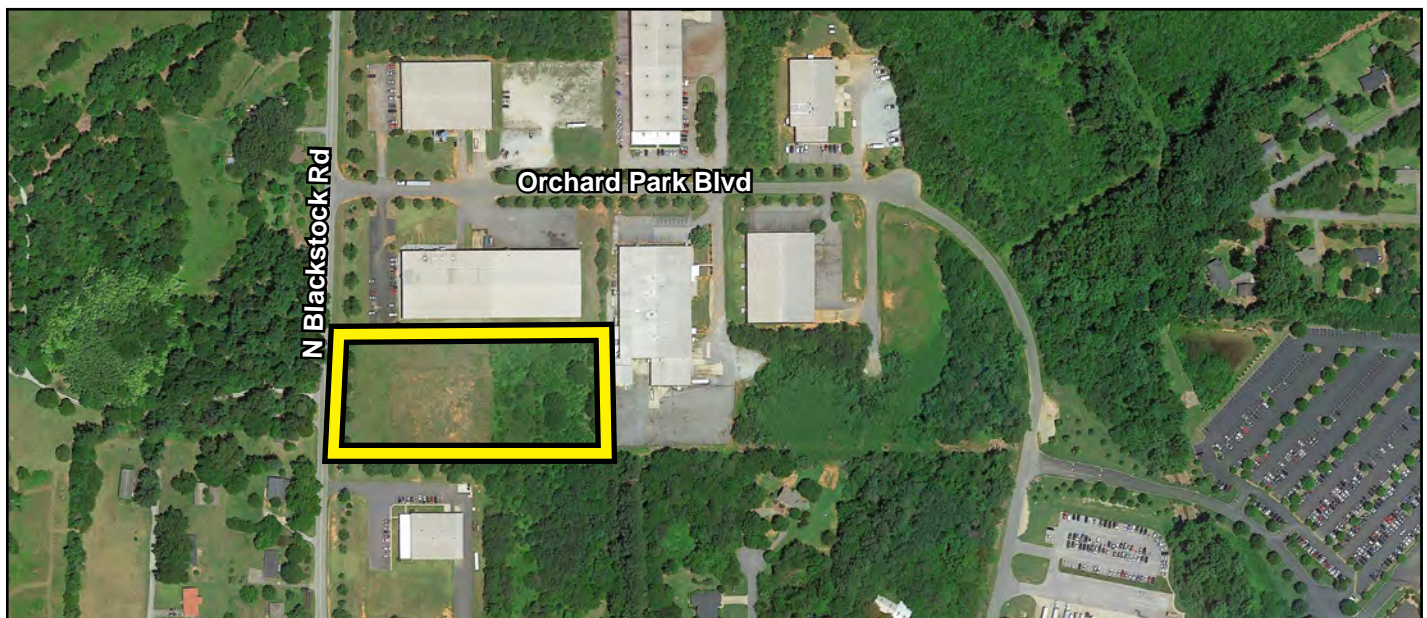
Property Location 5

Drive-Time Information 6

MARKET INFORMATION

Spartanburg County Information 7

Upstate South Carolina Information 11



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer this trailer storage/laydown yard development land tract for lease. This excellent property consists of +/-4.17 acres. The site has direct access onto N. Blackstock Rd. and is located beside PMD Progressive Machine & Design and Charles Samelson Inc. The land features excellent topography and location and includes all utilities to the site.

With its excellent proximity to I-85 and I-26, this property provides easy access to destinations in any direction. Plus, the Inland Port is only 17 miles away, and the Greenville-Spartanburg International Airport is just 15 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!



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

PROPERTY SPECIFICATIONS

| | |
|--------------------------------|---|
| Address: | N. Blackstock Rd., Spartanburg, SC 29303 |
| County: | Spartanburg |
| Tax Map ID: | 6-11-00-073.13 |
| Property Type: | Commercial Development Land |
| Acreage: | +/- 4.17 Acres |
| Zoned: | None; Must Abide by Spartanburg County Unified Land Management Ordinance (ULMO) |
| Effective Property Tax (2020): | \$3,000.24 |
| Power: | Duke Power |
| Water: | Spartanburg Water Systems |
| Sewer: | Septic |
| Gas: | Piedmont Natural Gas |
| Lot Dimensions: | Refer to Survey |
| Shape/Topography: | Rectangular, Level |



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

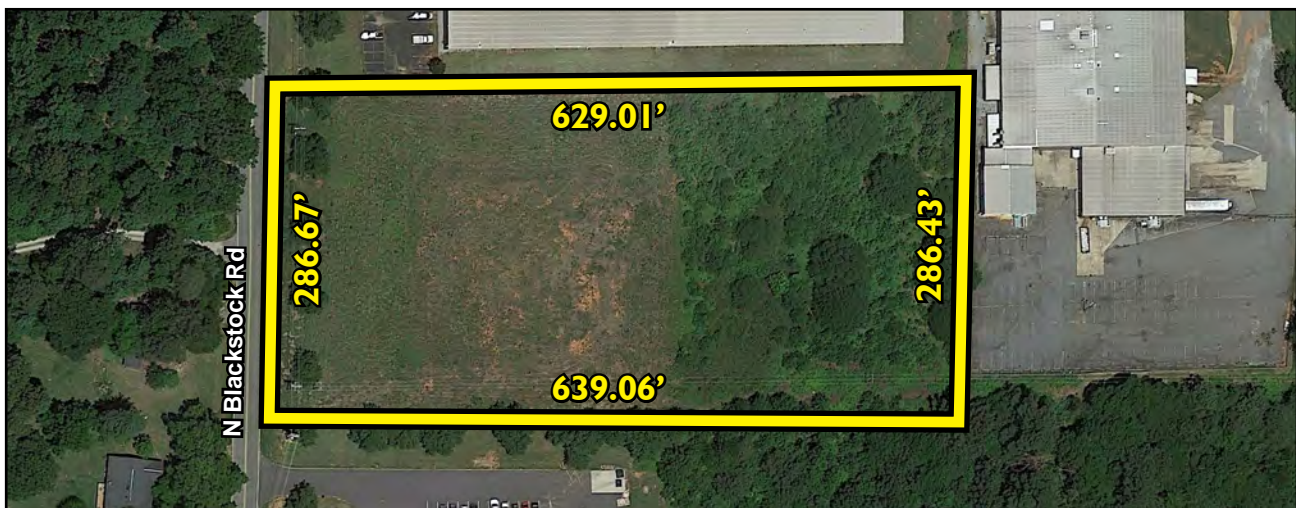
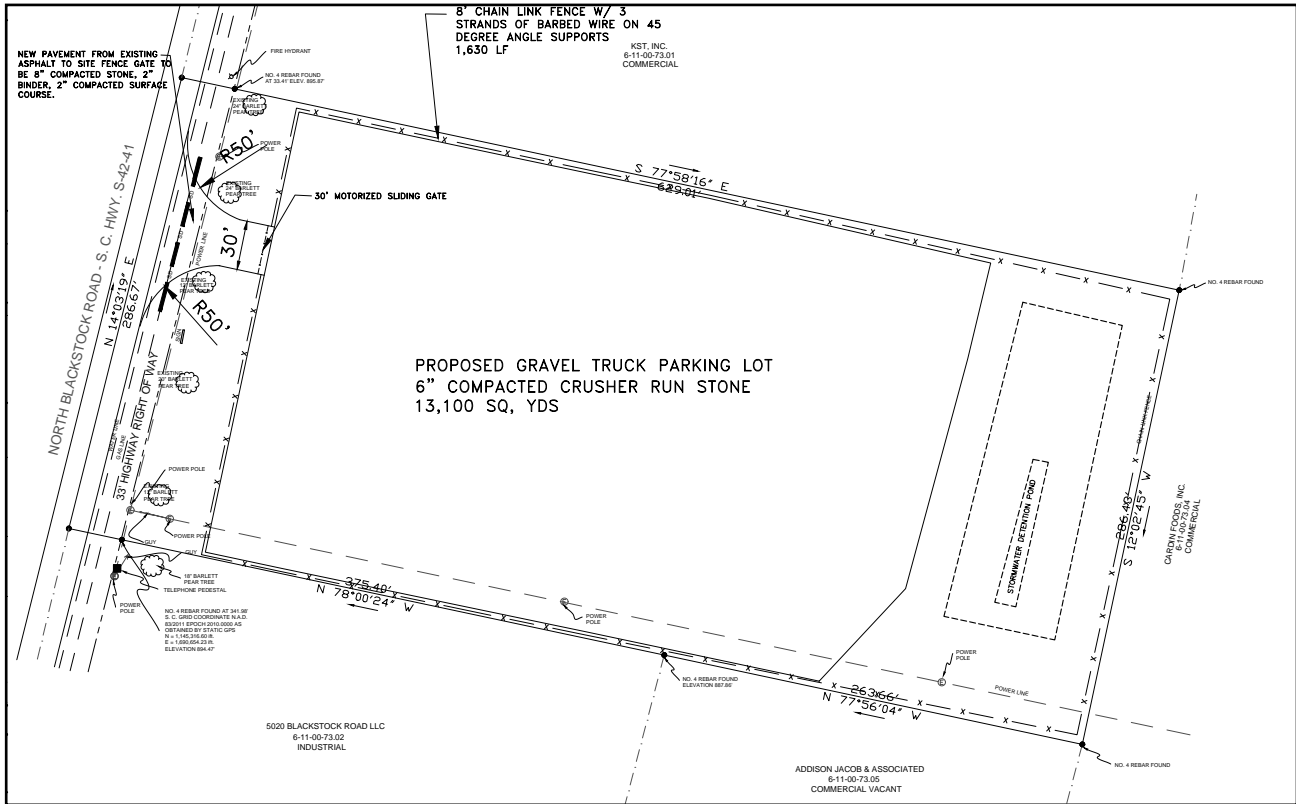
LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

SITE PLAN



Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@lyonsindustrial.com

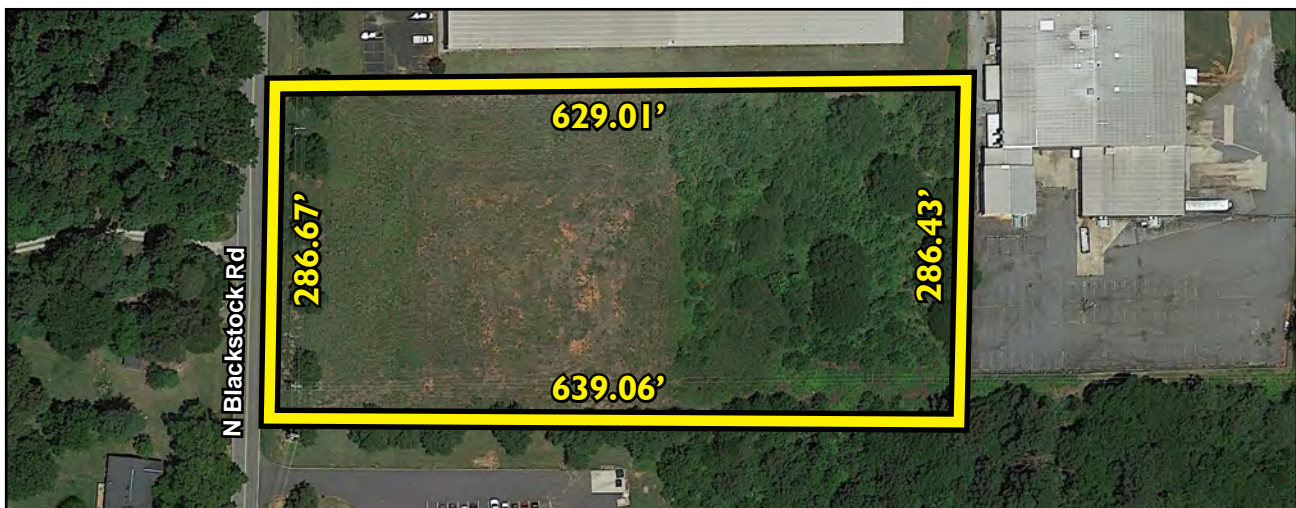
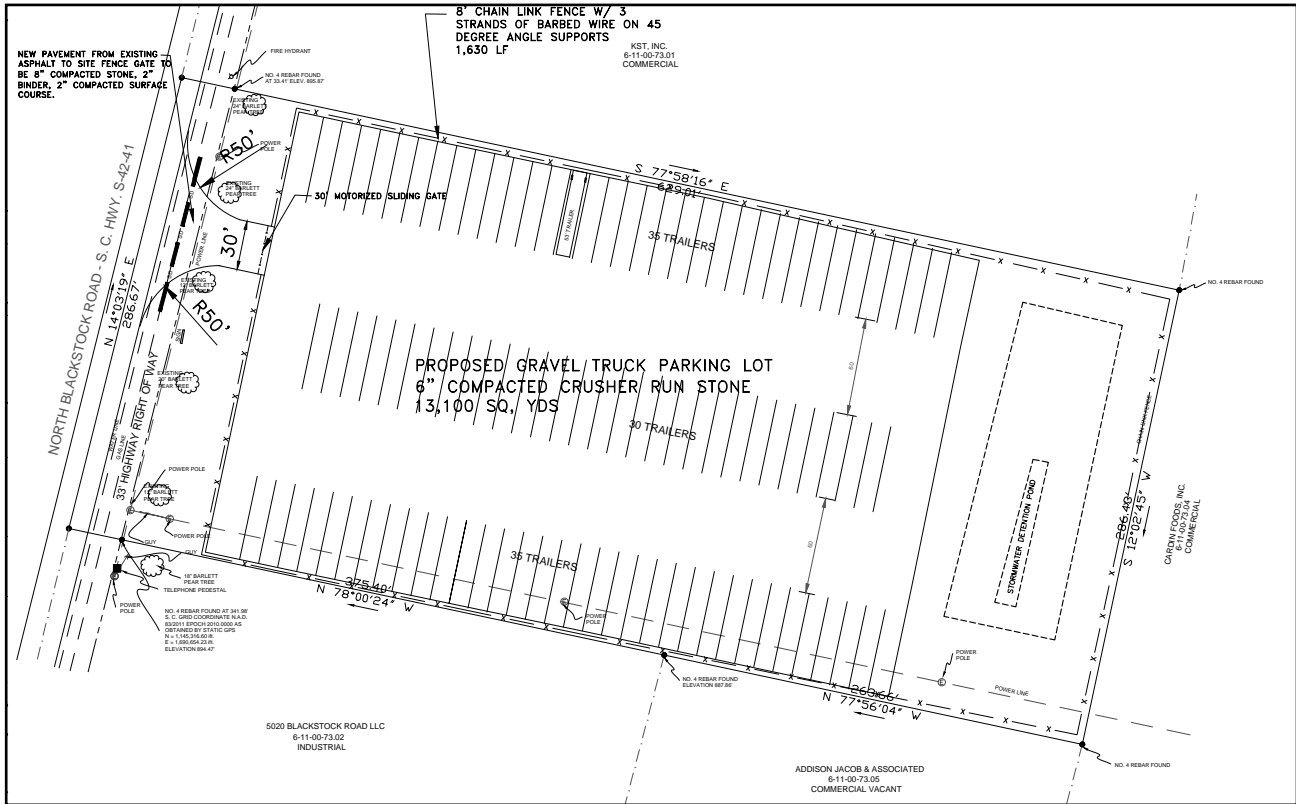


NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

SITE PLAN - TRAILER SPACING



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

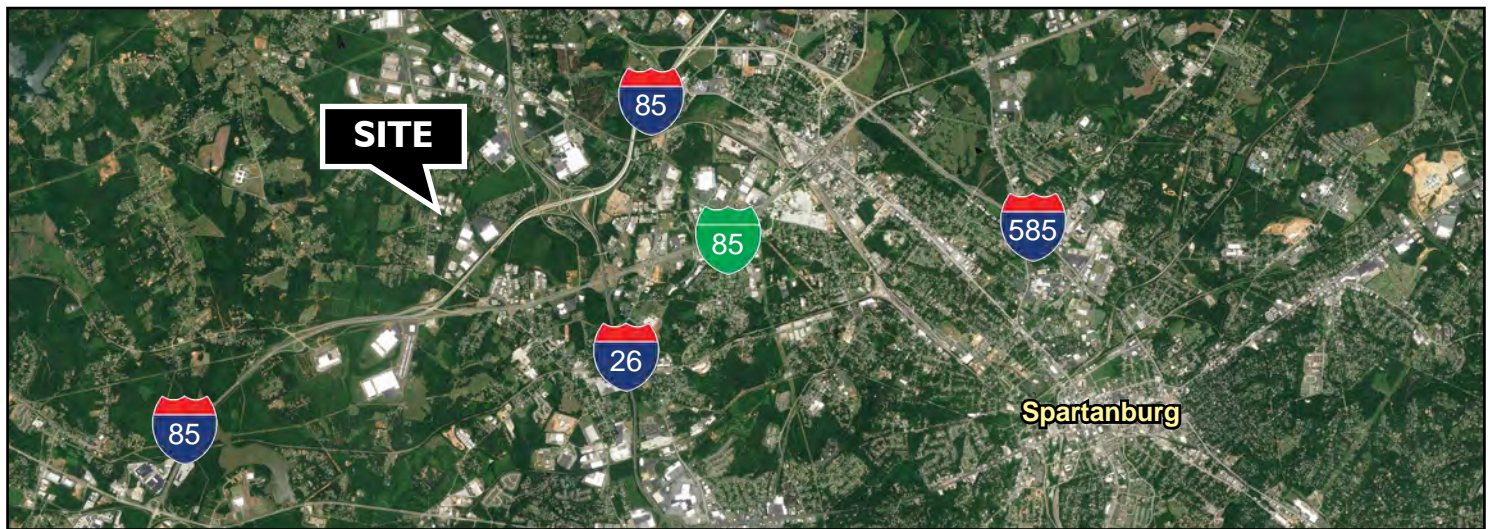
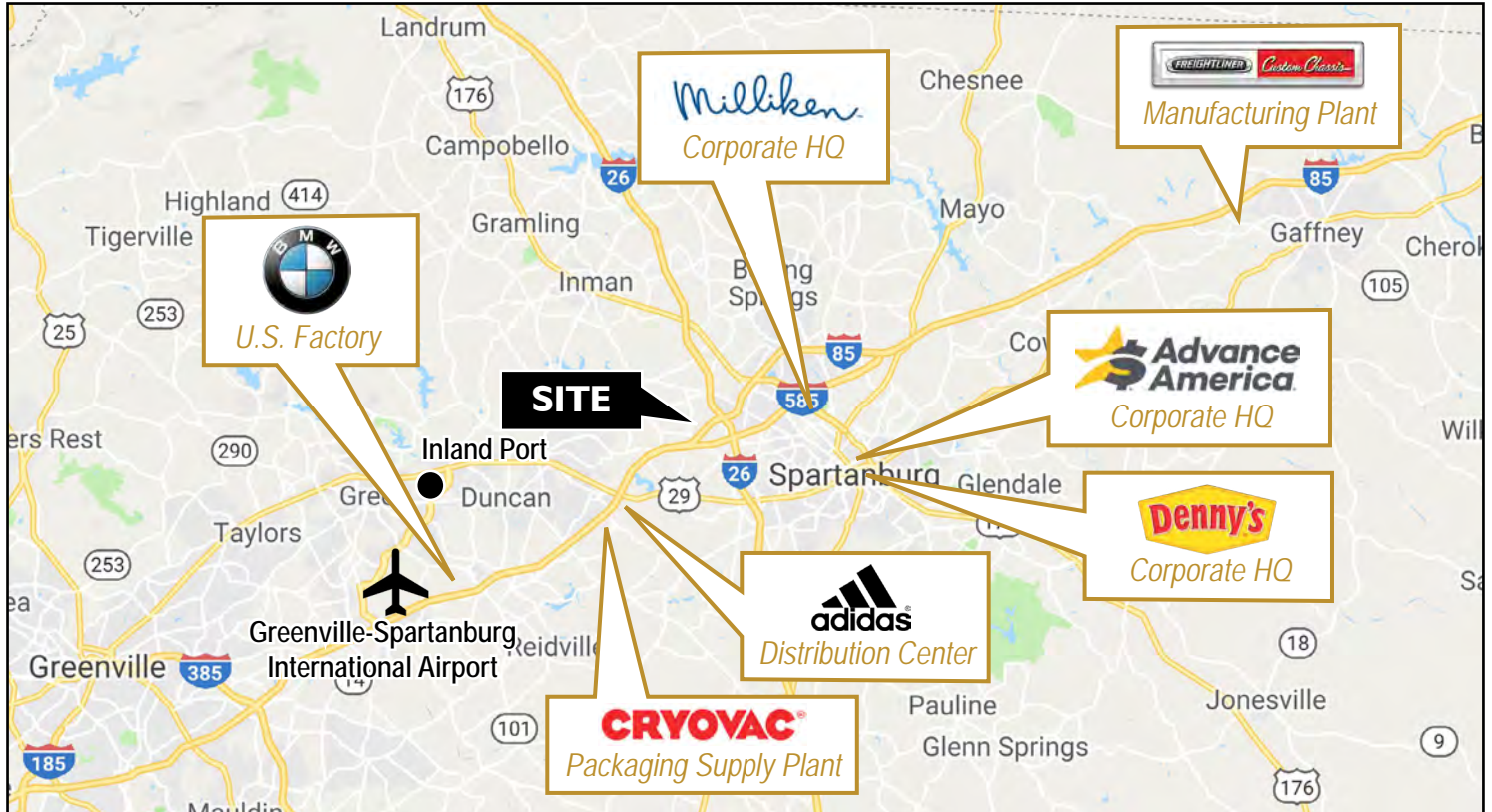


NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

PROPERTY LOCATION



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

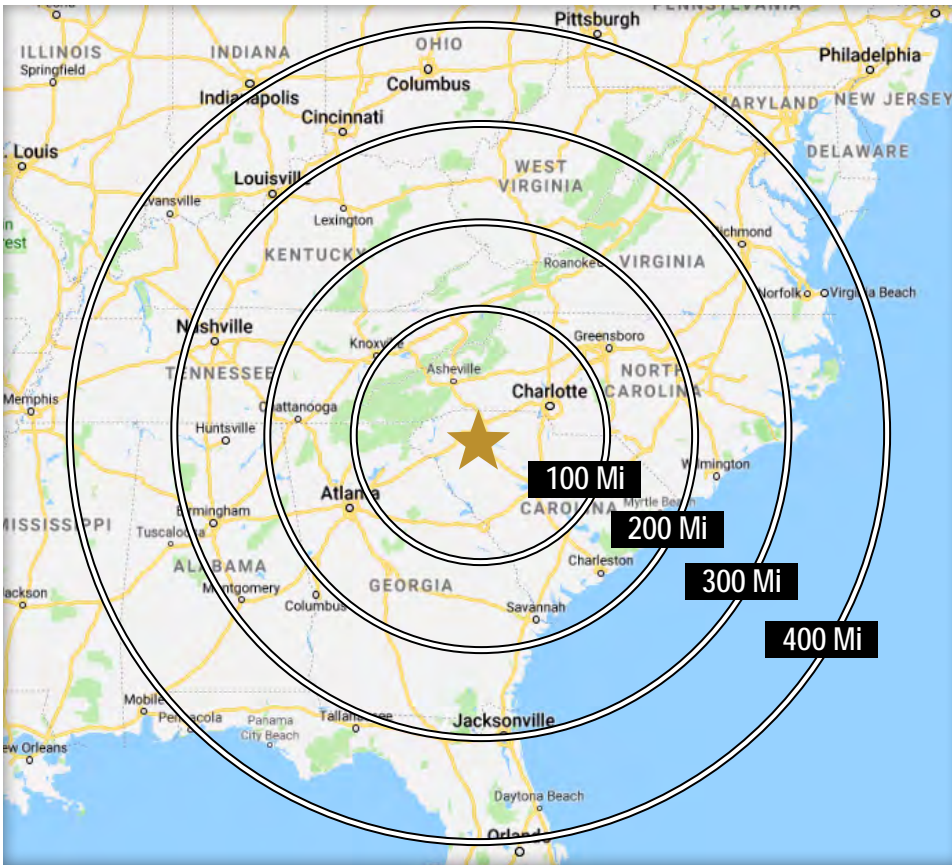
luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

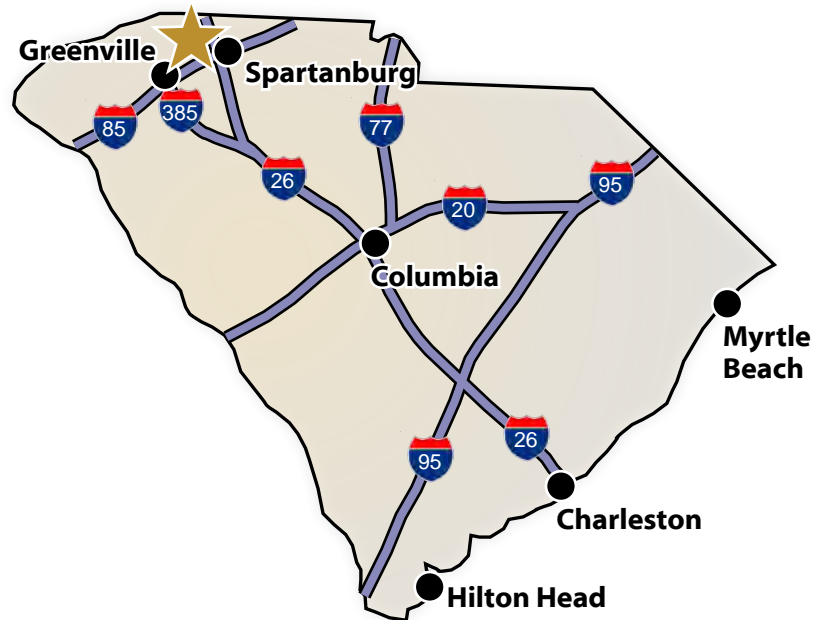


DRIVE TIMES FROM SITE TO MAJOR CITIES

| | |
|------------------|-------------|
| Charlotte, NC | 1 Hr 20 Min |
| Atlanta, GA | 2 Hr 35 Min |
| Raleigh, NC | 3 Hr 38 Min |
| Nashville, TN | 5 Hr 16 min |
| Jacksonville, FL | 5 Hr 22 Min |
| Richmond, VA | 5 Hr 24 Min |
| Louisville, KY | 6 Hr 11 Min |
| Cincinnati, OH | 6 hr 15 Min |
| Washington, DC | 7 Hr 16 Min |
| Mobile, AL | 7 Hr 24 Min |
| Orlando, FL | 7 Hr 30 Min |
| Columbus, OH | 7 Hr 48 Min |
| Indianapolis, IN | 7 Hr 51 Min |

DRIVE TIMES FROM THE SITE (South Carolina)

| | | | |
|-------|-------------|--------------|-------------|
| I-85 | 1 Min | Spartanburg | 16 Min |
| I-26 | 3 Min | Greenville | 27 Min |
| I-385 | 20 Min | Columbia | 1 Hr 28 Min |
| I-20 | 1 Hr 18 Min | Charleston | 3 Hr 5 Min |
| I-77 | 1 Hr 27 Min | Hilton Head | 3 Hr 43 Min |
| I-95 | 2 Hr 10 Min | Myrtle Beach | 3 Hr 57 Min |



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

NORTH BLACKSTOCK ROAD

Spartanburg, SC

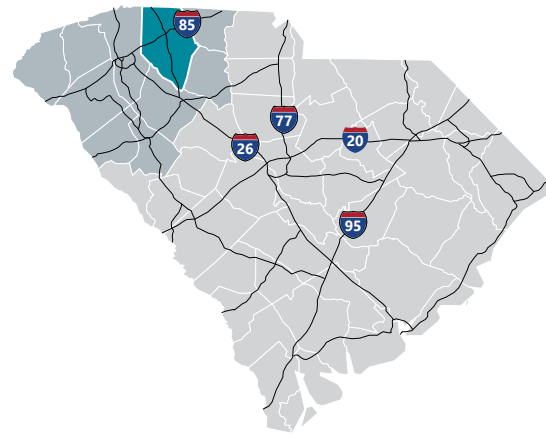
FOR LEASE: \$5,500/MONTH

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 | 2019 | 2024 | Growth Rate ¹ |
|--------------------|-----------|-----------|-----------|--------------------------|
| Spartanburg County | 284,307 | 320,379 | 339,835 | 1.2% |
| Upstate SC | 1,362,073 | 1,507,423 | 1,588,080 | 1.08% |
| South Carolina | 4,625,364 | 5,195,563 | 5,526,057 | 1.25% |

¹ Projected Annual Growth Rate 2019-2024

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

SPARTANBURG COUNTY INFO (CONT.)

Population by Age

| | 2010 | 2019 | 2024 |
|------------|-------|-------|-------|
| Under 5 | 6.7% | 6.0% | 5.9% |
| 5 to 9 | 6.7% | 6.3% | 6.1% |
| 10 to 14 | 6.8% | 6.4% | 6.5% |
| 15 to 24 | 14.0% | 12.5% | 12.2% |
| 25 to 34 | 11.9% | 13.2% | 12.2% |
| 35 to 44 | 13.7% | 12.1% | 12.7% |
| 45 to 54 | 14.4% | 13.1% | 12.1% |
| 55 to 64 | 12.4% | 13.3% | 13.1% |
| 65+ | 13.5% | 17.1% | 19.1% |
| Median Age | 38.0 | 39.5 | 40.4 |

38.4% of the 2019 population is of prime working age

Population by Race & Ethnicity

| | 2010 | 2019 | 2024 |
|--------------------------------|-------|-------|-------|
| White | 72.3% | 71.6% | 70.8% |
| Black | 20.6% | 19.8% | 19.4% |
| American Indian/ Alaska Native | 0.3% | 0.3% | 0.3% |
| Asian | 2.0% | 2.5% | 2.8% |
| Hawaiian/ Pacific Islander | 0.0% | 0.1% | 0.1% |
| Some Other Race | 3.1% | 3.6% | 4.2% |
| Two or More Races | 1.7% | 2.2% | 2.6% |
| Hispanic Origin (Any Race) | 5.9% | 6.9% | 7.9% |

Households & Families

| | 2010 | 2019 | 2024 |
|------------------|---------|---------|---------|
| Total Households | 109,246 | 122,705 | 130,084 |
| Total Families | 75,404 | 83,471 | 88,057 |
| Average HH Size | 2.53 | 2.54 | 2.55 |
| Renter Occupied* | 30.2% | 32.0% | 31.7% |
| Owner Occupied* | 69.8% | 68.0% | 68.3% |

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

Median Household Income

| | 2019 | 2024 |
|--------------------|----------|----------|
| Spartanburg County | \$51,737 | \$57,029 |
| South Carolina | \$51,389 | \$57,210 |
| United States | \$60,548 | \$69,180 |

Per Capita Income

| | 2019 | 2024 |
|--------------------|----------|----------|
| Spartanburg County | \$26,336 | \$30,214 |
| South Carolina | \$28,244 | \$32,417 |
| United States | \$33,028 | \$37,585 |

2019 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 9.5%

Bachelor's Degree 15.9%

Associate's Degree 11.1%

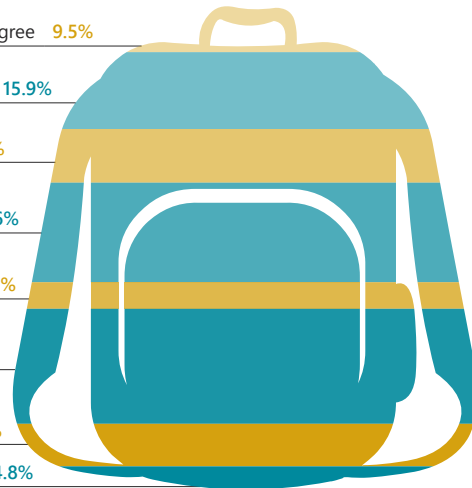
Some College, No Degree 20.6%

GED/ Alternative Credential 5.5%

High School Graduate 23.8%

9th to 12th Grade, No Diploma 8.9%

Less than 9th Grade 4.8%



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

SPARTANBURG COUNTY INFO (CONT.)



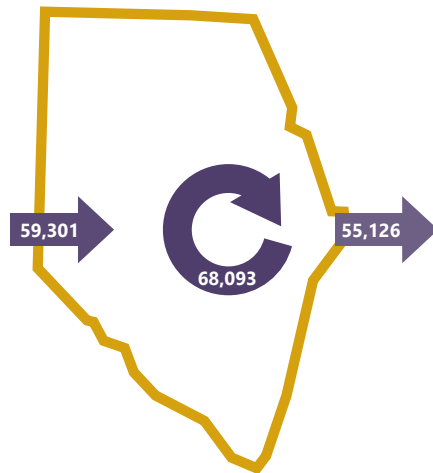
2017 Commuting Patterns

Travel Distance to Work

| | |
|--------------------|-------|
| Less than 10 miles | 43.3% |
| 10-24 miles | 31.6% |
| 25-50 miles | 8.8% |
| 50 miles or more | 16.2% |

74.9% of workers travel less than 25 miles

Worker Inflow/Outflow



| | |
|-------------------------------------|--------|
| Live and Work in Spartanburg County | 68,093 |
| Commute into Spartanburg County | 59,301 |
| Commute Out of Spartanburg County | 55,126 |

Where Do Spartanburg County Workers Live?

| | |
|--------------------|-------|
| Spartanburg County | 53.5% |
| Greenville County | 16.1% |
| Cherokee County | 4.0% |
| Anderson County | 2.9% |
| Union County | 1.9% |
| Laurens County | 1.8% |
| Richland County | 1.6% |
| Pickens County | 1.5% |
| York County | 1.1% |
| Lexington County | 1.1% |

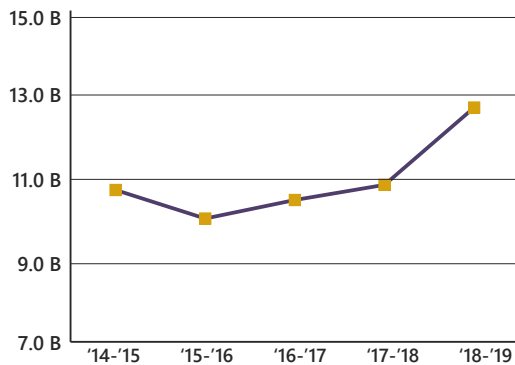
2019 Employment by Industry

| | | |
|-------------------------------|-------|---------|
| Agriculture/Mining | 0.4% | 512 |
| Construction | 6.1% | 8,998 |
| Manufacturing | 20.4% | 29,989 |
| Wholesale Trade | 3.4% | 5,020 |
| Retail Trade | 11.4% | 16,821 |
| Transportation/Utilities | 5.3% | 7,875 |
| Information | 2.0% | 2,897 |
| Finance/Insurance/Real Estate | 4.0% | 5,949 |
| Services | 44.5% | 65,583 |
| Public Administration | 2.6% | 3,758 |
| Total | 100% | 147,402 |

2019 Civilian Population in Labor Force (16+)

| | |
|------------|-------|
| Employed | 96.3% |
| Unemployed | 3.7% |

Gross Retail Sales By Fiscal Year



2019 Business Establishments by Industry



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com



NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

SPARTANBURG COUNTY INFO (CONT.)

Top 5 Manufacturing Employers

| Company | Employees | Primary Product(s) |
|-------------------------------|-----------|--|
| BMW Manufacturing Corporation | 11,000 | Automobiles |
| Milliken & Company | 3,957 | Textiles |
| Adidas | 2,520 | Sporting and recreational goods and supplies |
| Michelin North America | 1,165 | Tires |
| Draexlmaier Automotive | 1,075 | Wire harnesses |

Top 5 Non-Manufacturing Employers

| Company | Employees | Industry |
|--|-----------|------------------------|
| Spartanburg Regional Healthcare System | 8,900 | Health Services |
| Spartanburg County School Districts | 5,611 | Public Education, K-12 |
| Spartanburg County | 3,088 | County Government |
| Benore Logistics | 800 | Logistics |
| QS/1 | 475 | Information |

| Airport Access | Port Access | Highway Access | Rail Access |
|---|---|--|--|
| <p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> - 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 <p>Spartanburg Downtown Memorial Airport</p> | <p>Inland Port Greer</p> <ul style="list-style-type: none"> - 37 miles from the City of Spartanburg - 121,600 rail lifts in 2018 - 6.4% growth from 2017 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 212 miles from the City of Spartanburg - 2.3 M TEUs handled in 2018 - 6.4% growth from 2017 | <p>Interstates</p> <ul style="list-style-type: none"> - I-85 - I-185 - I-385 <p>Highways</p> <ul style="list-style-type: none"> - US-25 - US-29 - US-123 - US-276 | <p>Rail Providers</p> <ul style="list-style-type: none"> - CSX - Norfolk-Southern - Carolina Piedmont |



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.spartanburgcounty.org
www.spartanburgchamber.com

www.upstatealliance.com
www.upstateforever.org

www.southcarolinaparks.com
www.sciway.net

Sources: ESRI Business Analyst (2019 and 2024 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics, US Census Bureau (2017; Commuting Patterns & Where do County Workers Live), Manufacturer's News, Appalachian Council of Governments, Spartanburg Economic Futures Group, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com



NORTH BLACKSTOCK ROAD

Spartanburg, SC

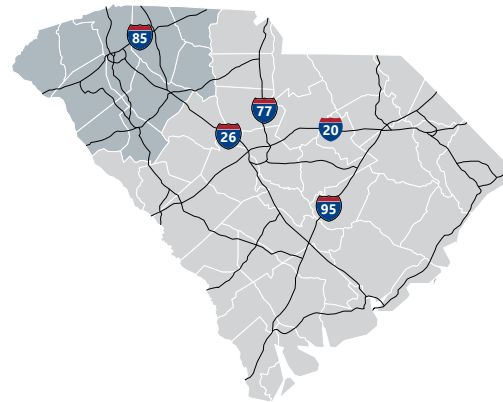
FOR LEASE: \$5,500/MONTH

UPSTATE SOUTH CAROLINA INFO



Upstate SC 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 | 2019 | 2024 | Growth Rate ¹ |
|-------------------|-------------|-------------|-------------|--------------------------|
| Upstate SC Region | 1,362,073 | 1,507,423 | 1,588,080 | 1.1% |
| South Carolina | 4,625,364 | 5,195,563 | 5,526,057 | 1.20% |
| United States | 308,745,538 | 332,417,793 | 343,954,683 | 0.80% |

¹Projected Annual Growth Rate 2019-2024

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

UPSTATE SOUTH CAROLINA INFO (CONT.)

Population by Age

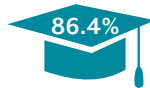
| | 2010 | 2019 | 2024 |
|------------|-------|-------|-------|
| Under 5 | 6.5% | 5.9% | 5.8% |
| 5 to 9 | 6.4% | 6.2% | 6.0% |
| 10 to 14 | 6.6% | 6.2% | 6.3% |
| 15 to 24 | 14.2% | 12.8% | 12.5% |
| 25 to 34 | 12.1% | 12.9% | 11.9% |
| 35 to 44 | 13.3% | 12.2% | 12.7% |
| 45 to 54 | 14.4% | 12.9% | 12.2% |
| 55 to 64 | 12.4% | 13.4% | 13.0% |
| 65+ | 14.0% | 17.5% | 19.6% |
| Median Age | | | |

38.0% of the population is prime working age

Population by Race & Ethnicity

| | 2010 | 2019 | 2024 |
|--------------------------------|-------|-------|-------|
| White | 75.5% | 74.8% | 74.2% |
| Black | 18.3% | 17.6% | 17.3% |
| American Indian/ Alaska Native | 0.3% | 0.3% | 0.3% |
| Asian | 1.4% | 1.9% | 2.2% |
| Hawaiian/ Pacific Islander | 0.0% | 0.1% | 0.1% |
| Some Other Race | 2.8% | 3.3% | 3.6% |
| Two or More Races | 1.6% | 2.1% | 2.5% |
| Hispanic Origin (Any Race) | 5.5% | 6.5% | 7.4% |

High School Diploma or Higher



Bachelor's Degree or Higher



Households & Families

| | 2010 | 2019 | 2024 |
|------------------|-----------|-----------|-----------|
| Total Households | 532,065 | 588,046 | 619,357 |
| Total Families | 1,090,321 | 1,201,575 | 1,264,589 |
| Average HH Size | 2.49 | 2.50 | 2.50 |
| Renter Occupied* | 30.5% | 32.4% | 32.2% |
| Owner Occupied* | 69.5% | 67.6% | 67.8% |

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

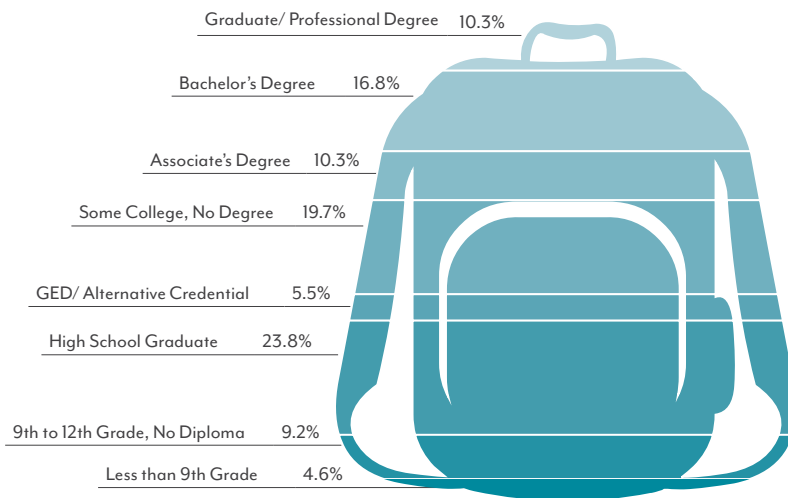
Median Household Income

| | 2019 | 2024 |
|-------------------|----------|----------|
| Upstate SC Region | \$50,296 | \$55,810 |
| South Carolina | \$51,389 | \$57,210 |
| United States | \$60,548 | \$69,180 |

Per Capita Income

| | 2019 | 2024 |
|-------------------|----------|----------|
| Upstate SC Region | \$27,229 | \$31,060 |
| South Carolina | \$28,244 | \$32,417 |
| United States | \$33,028 | \$37,585 |

2019 Highest Education Attainment, Age 25+



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH

UPSTATE SOUTH CAROLINA INFO (CONT.)



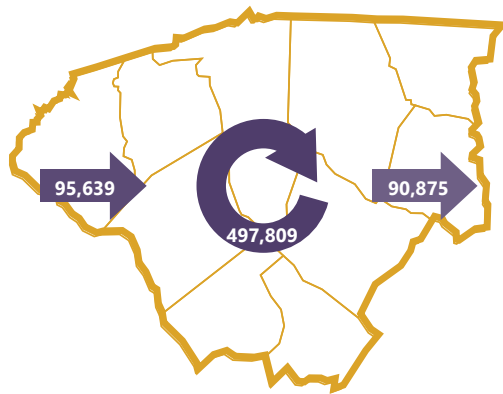
2017 Commuting Patterns

Travel Distance to Work

| | |
|--------------------|-------|
| Less than 10 miles | 44.7% |
| 10-24 miles | 28.5% |
| 25-50 miles | 12.0% |
| 50 miles or more | 14.7% |

73.2% of workers travel less than 25 miles

Worker Inflow/Outflow



| | |
|--|---------|
| Live and Work in the Upstate SC Region | 497,809 |
| Commute into the Upstate SC Region | 95,639 |
| Commute Out of the Upstate SC Region | 90,875 |

Where Do Upstate SC Workers Live?

| | |
|--------------------|-------|
| Greenville County | 30.7% |
| Spartanburg County | 17.3% |
| Anderson County | 12.0% |
| Pickens County | 6.9% |
| Oconee County | 4.0% |
| Laurens County | 3.8% |
| Greenwood County | 3.6% |
| Cherokee County | 3.0% |
| Richland County | 1.7% |
| Union County | 1.4% |

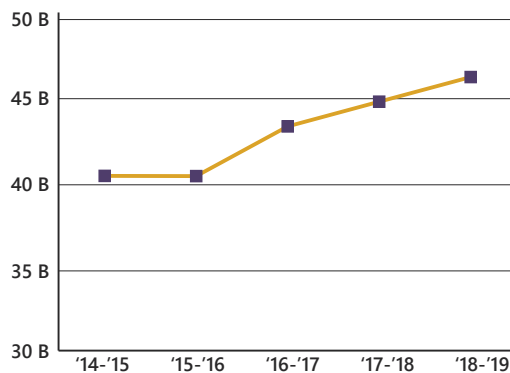
2019 Employment by Industry

| | | |
|-------------------------------|-------|---------|
| Agriculture/Mining | 0.6% | 3854 |
| Construction | 6.6% | 45,711 |
| Manufacturing | 19.2% | 132,819 |
| Wholesale Trade | 3.1% | 21,712 |
| Retail Trade | 10.5% | 72,326 |
| Transportation/Utilities | 4.9% | 33,837 |
| Information | 1.7% | 11,863 |
| Finance/Insurance/Real Estate | 4.2% | 29,154 |
| Services | 46.5% | 322,012 |
| Public Administration | 2.7% | 18,619 |
| Total | 100% | 691,907 |

2019 Civilian Population in Labor Force (16+)

| | |
|------------|-------|
| Employed | 95.8% |
| Unemployed | 4.2% |

Gross Retail Sales by Fiscal Year



2010 Business Establishments by Industry



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

NORTH BLACKSTOCK ROAD

Spartanburg, SC

FOR LEASE: \$5,500/MONTH





UPSTATE SOUTH CAROLINA INFO (CONT.)

Top 5 Manufacturing Employers

| Company | Employees | Primary Product(s) |
|-------------------------------|-----------|--|
| BMW Manufacturing Corporation | 11,000 | Automobile manufacturing |
| Miliken & Company | 4,007 | Broadwoven fabric, textile chemicals, dyes and finishing |
| Michelin North America | 4,139 | Passenger and truck tires, tweek, and semi-finished rubber |
| GE Power | 3,400 | Turbines and turbine generator sets |
| ZF Transmissions | 2,500 | 8-speed and 9-speed automatic transmissions |

Top 5 Non-Manufacturing Employers

| Company | Employees | Industry |
|--|-----------|------------------|
| Prisma Health | 15,941 | Healthcare |
| Greenville County Schools | 10,095 | Public Education |
| Spartanburg Regional Healthcare System | 8,900 | Healthcare |
| Spartanburg County Schools | 5,611 | Public Education |
| Clemson University | 5,392 | Higher Education |

|  Airport Access |  Port Access |  Highway Access |  Rail Access |
|--|--|---|--|
| <p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> - 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 | <p>Inland Port Greer</p> <ul style="list-style-type: none"> - 121,600 rail lifts in 2018 - 6.4% growth from 2017 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 2.3 M TEUs handled in 2018 - 6.4% growth from 2017 | <p>Interstates</p> <ul style="list-style-type: none"> - I-26 - I-85 - I-385 - I-585 | <p>Rail Providers</p> <ul style="list-style-type: none"> - 2 Major providers <ul style="list-style-type: none"> - CSX - Norfolk-Southern - 2 Short line providers <ul style="list-style-type: none"> - Greenville & Western - Pickens - Carolina Piedmont |

Additional Resources

www.investabbevillecounty.com

www.andersoncountysc.org/econ-dev

www.cherokeecountydevelopmentboard.com

www.gogadc.com

www.partnershipalliance.com

www.growlaurenscounty.com

www.investoconeesc.com

www.alliancepickens.com

www.economicfuturesgroup.com

www.uniondevelopmentboard.com

www.scacog.org

www.catawbacog.org

www.uppersavannah.com

www.southcarolinaparks.com

www.sciway.net



Upstate SC Alliance

124 Verdae Boulevard, Suite 202, Greenville, SC 29607
864.283.2300 | www.upstatescalliance.com

Sources: ESRI Business Analyst (2019 and 2024 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 (Economic Development Sales Tax)

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

