

BUILD-TO-SUIT OPPORTUNITY



1095 SIMUEL ROAD

Spartanburg, South Carolina

±100,000 - 160,000 SF INDUSTRIAL FACILITY



1095 SIMUEL ROAD

Spartanburg, SC

BUILD-TO-SUIT OPPORTUNITY

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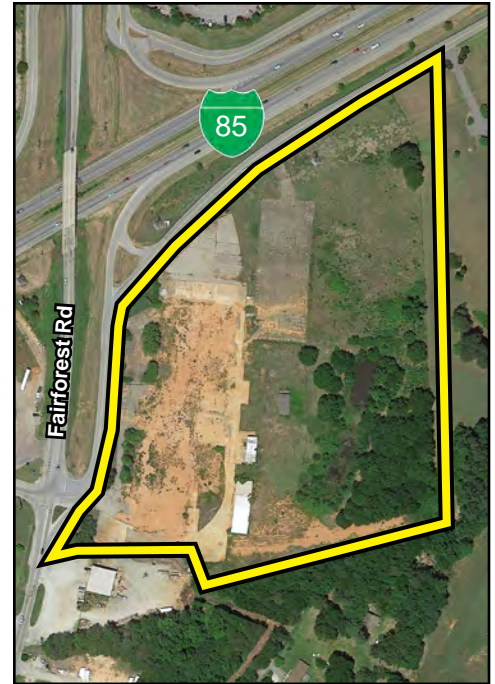
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1095 SIMUEL ROAD

Spartanburg, SC

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EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer this fantastic Build-to-Suit opportunity in the heart of Spartanburg, South Carolina. This ± 17.18 -acre tract of land can accommodate a $\pm 100,000$ to 160,000 SF industrial facility, as shown in the enclosed Conceptual Site Layout. With all utilities available at the site, and a fantastic location fronting I-85 Business, this land is ready to be developed into a first-class industrial facility.

This property is very well-located less than a mile from I-26, and only one mile from the I-26/I-85 interchange. Additionally, the site is only 21 miles to GSP International Airport, and 22 miles to the Inland Port of Greer, providing for easy access to destinations throughout the state and southeast region.

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:	1095 Simuel Road, Spartanburg, SC 29301
County:	Spartanburg
Tax Map ID:	6-12-00-131.00
Property Type:	Industrial
Zoning:	None; must abide by Spartanburg County Unified Land Management Ordinance (ULMO)
Power:	Duke Energy
Water:	Spartanburg Water Systems
Sewer:	Nearby connection available (Spartanburg County Water System)
Gas:	Piedmont Gas available at the site
Land Size:	± 17.18 Acres
Topography:	Level



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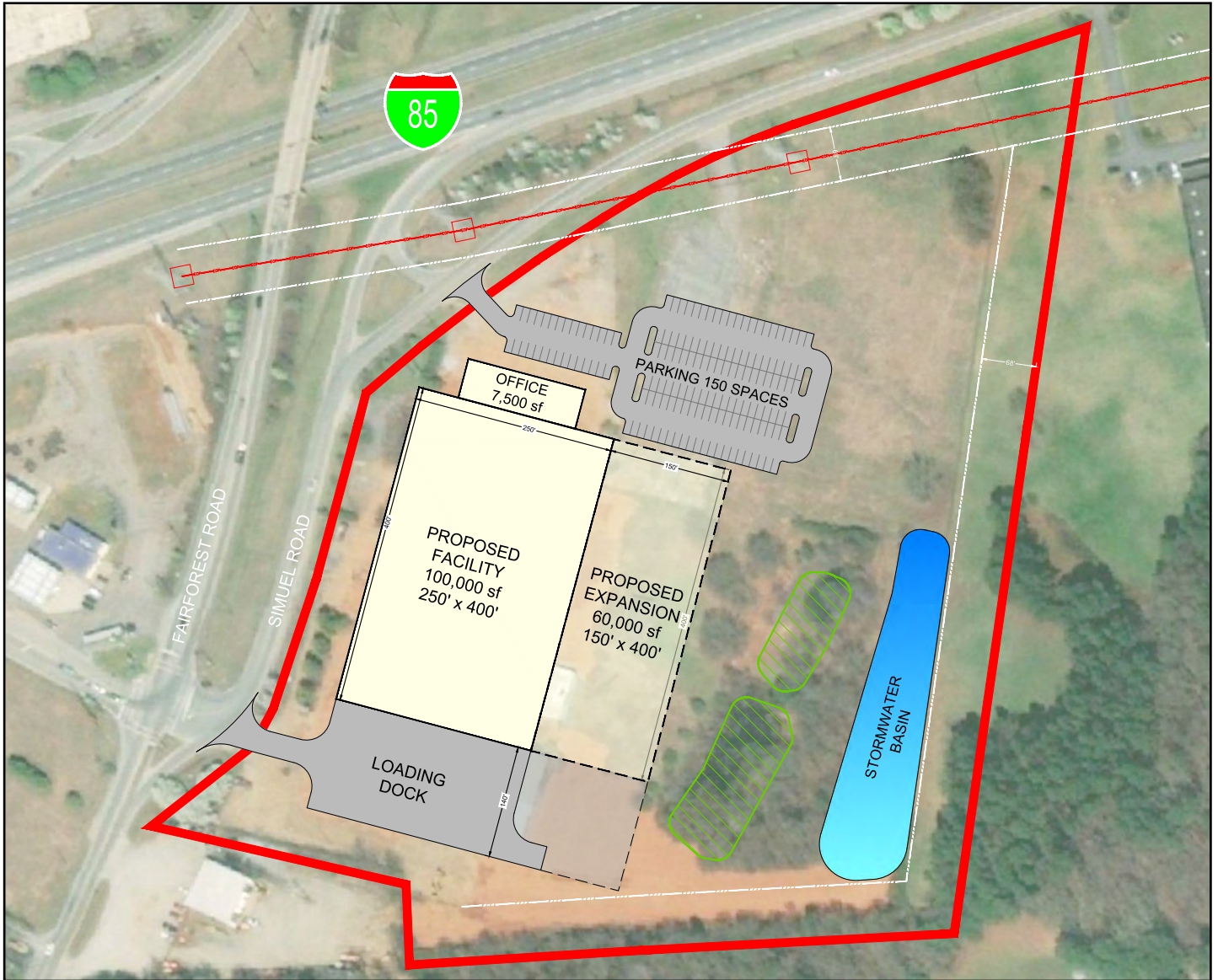
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CONCEPTUAL SITE PLAN



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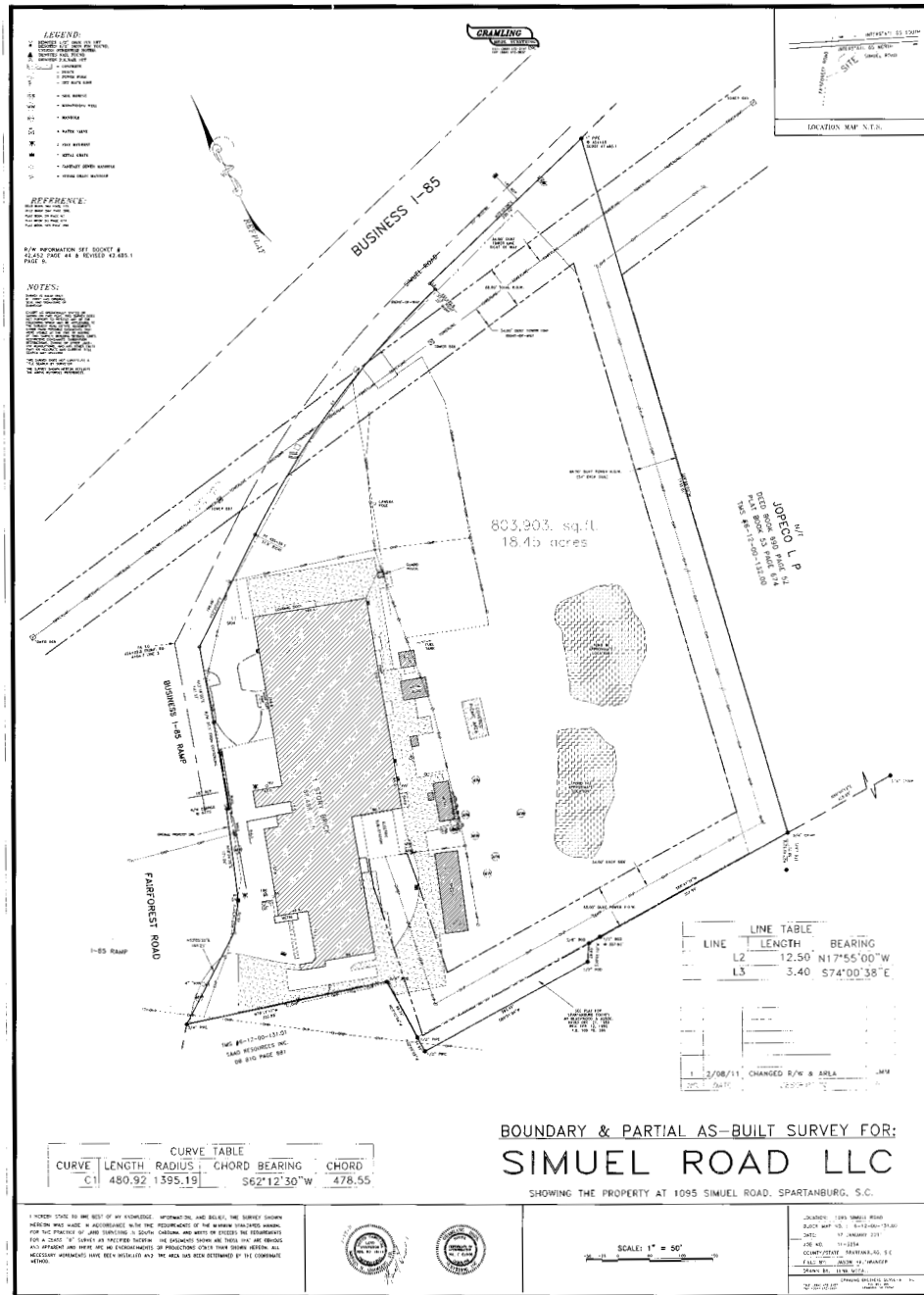
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SITE SURVEY



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WATER/SEWER PLAN



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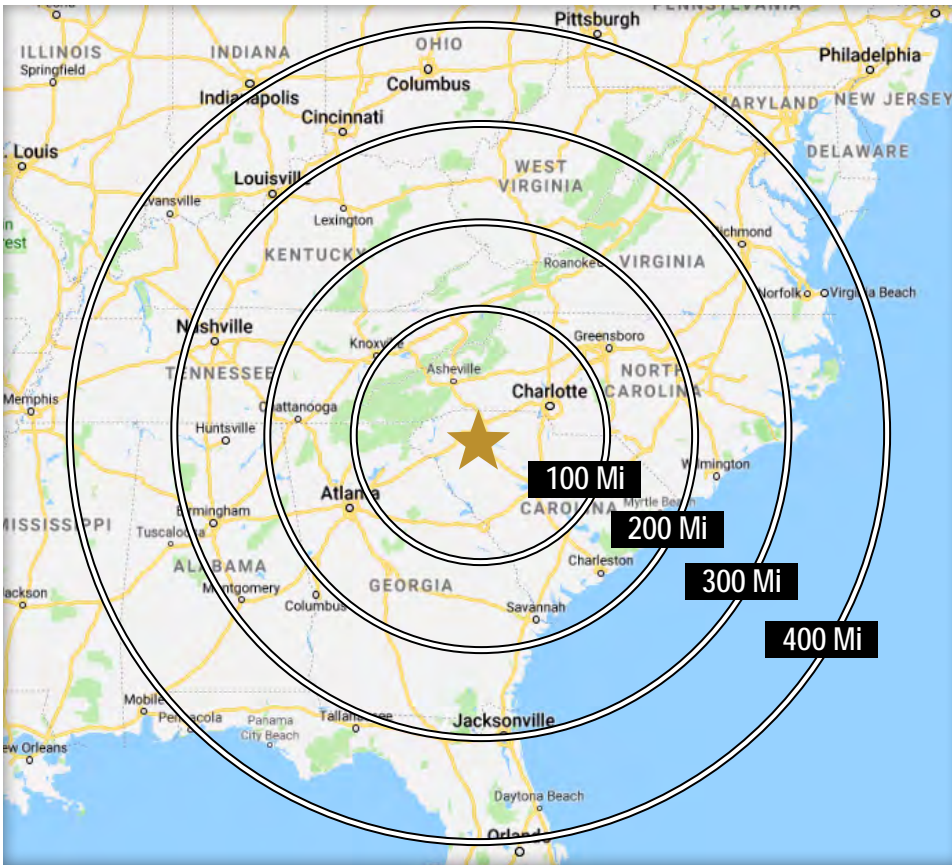
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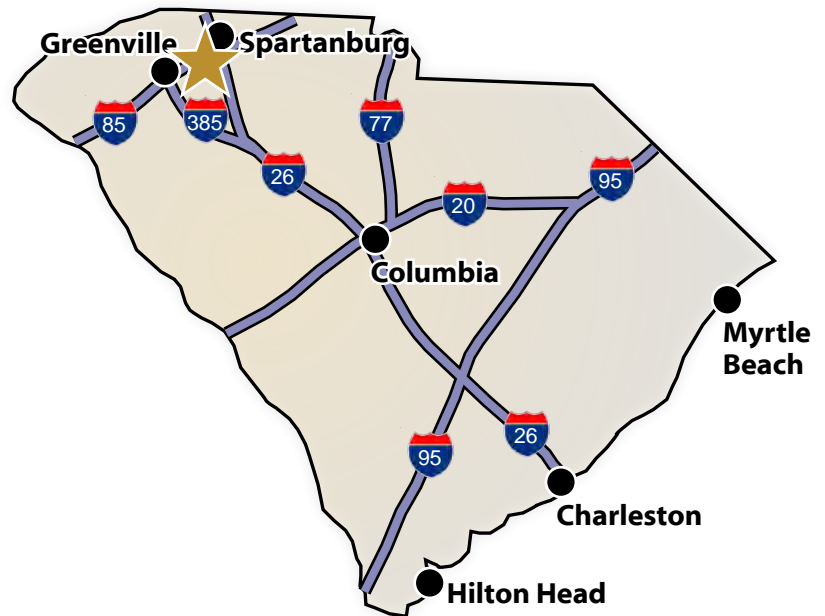


DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	1 Hr 17 Min
Atlanta, GA	2 hr 37 Min
Raleigh, NC	3 Hr 42 Min
Richmond, VA	5 hr 31 Min
Nashville, TN	5 Hr 23 min
Jacksonville, FL	5 Hr 33 Min
Louisville, KY	6 Hr 23 Min
Cincinnati, OH	6 hr 20 Min
Washington, DC	7 Hr 12 Min
Orlando, FL	7 Hr 28 Min
Mobile, AL	7 Hr 30 Min
Columbus, OH	7 Hr 50 Min
Indianapolis, IN	8 Hr 1 Min

DRIVE TIMES FROM THE SITE (South Carolina)

I-25	1 Min	Spartanburg	12 Min
I-85	4 Min	Greenville	29 Min
I-385	21 Min	Columbia	1 Hr 28 Min
I-20	1 Hr 18 Min	Charleston	3 Hr 5 Min
I-77	1 Hr 26 Min	Hilton Head	3 Hr 43 Min
I-95	2 Hr 10 Min	Myrtle Beach	3 Hr 54 Min



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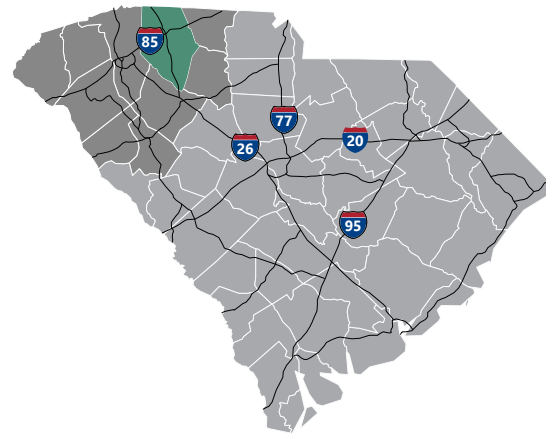
BUILD-TO-SUIT OPPORTUNITY

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 ¹
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%

¹Projected 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

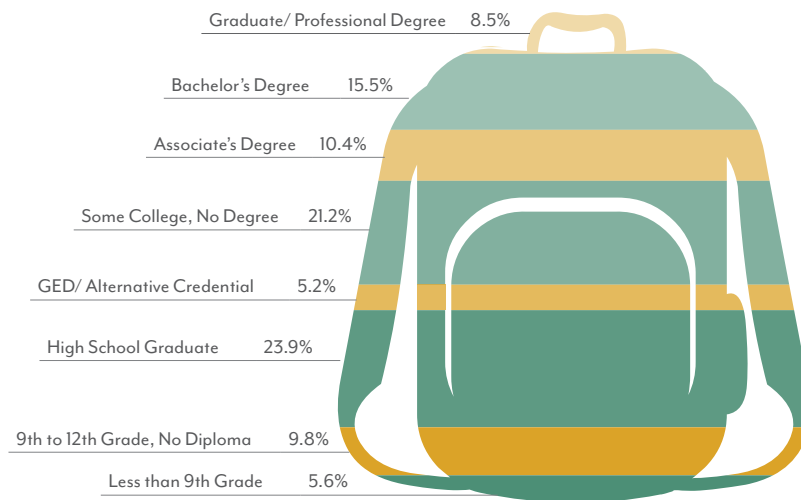
	2018	2023
Spartanburg County	\$25,193	\$28,750
South Carolina	\$27,697	\$31,565
United States	\$31,950	\$36,530

2018 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



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SPARTANBURG COUNTY INFO (CONT.)



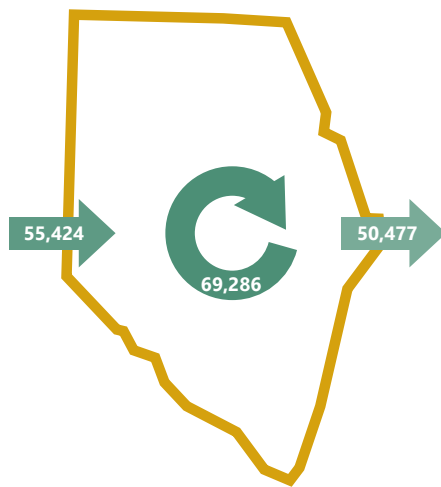
Commuting Patterns

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%

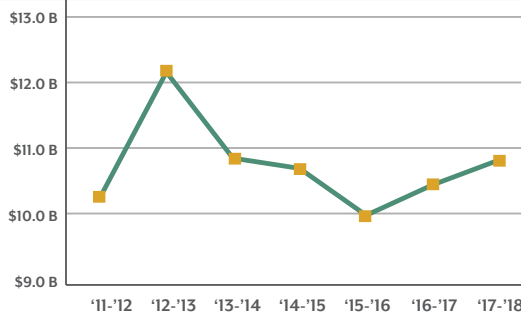
Employment by Industry

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

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 - 124,817 Rail Lifts in 2017 - 20.4% growth from 2016 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 227 Miles from the City of Spartanburg - 2.2 M TEUs handled in 2017 - 9.0% growth from 2016 	<p>Interstates</p> <ul style="list-style-type: none"> - I-85 - I-585 - I-26 <p>Highways</p> <ul style="list-style-type: none"> - US 176 - US 29 - US 221 - US 215 	<p>Rail Providers</p> <ul style="list-style-type: none"> - Norfolk-Southern - CSX



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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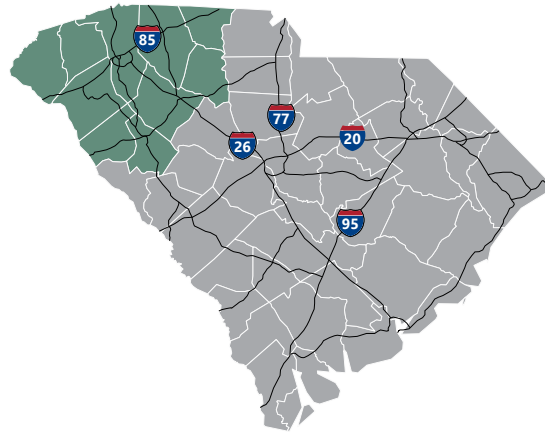
UPSTATE SOUTH CAROLINA INFO



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 ¹
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%

¹ 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

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

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%

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+

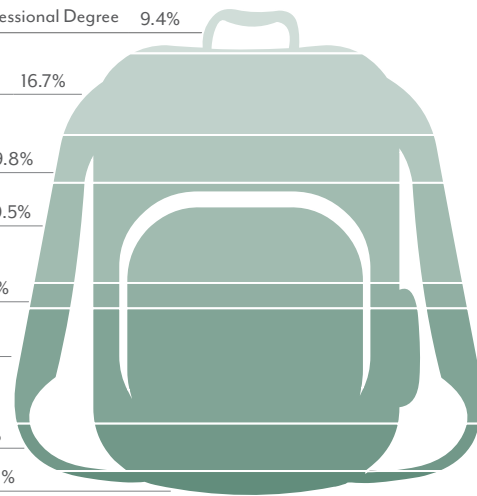
High School Diploma or Higher



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.)



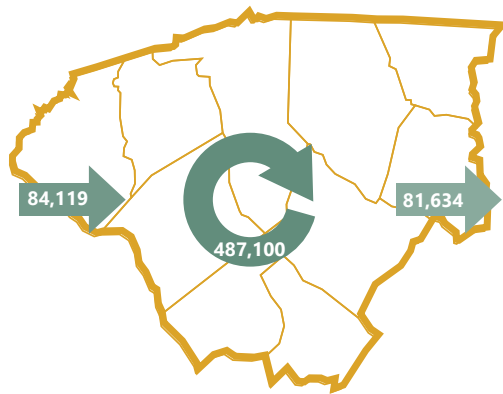
Commuting Patterns

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

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%

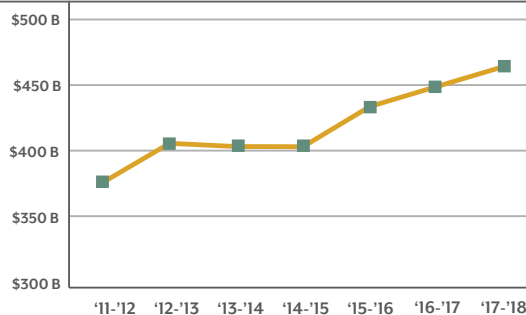
2018 Employment by Industry

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%

Gross Retail Sales by Fiscal Year



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

Airport Access	Port Access	Interstate 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>Other regional airports</p>	 <p>Inland Port Greer</p> <ul style="list-style-type: none"> - 124,817 Rail Lifts in 2017 - 20.4% growth from 2016 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 2.2 M TEUs handled in 2017 - 9.0% growth from 2016 	 <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"> - CSX - Norfolk - Southern - Greenville & Western - Pickens - Carolina Piedmont

Additional Resources

Abbeville County Development Board
www.investabbevillecounty.com

Alliance Pickens
www.alliancepickens.com

Anderson County Economic Development
econdev.andersoncountysc.org

Cherokee County Development Board
www.cherokeecountydevelopmentboard.com

Laurens County Development Board
www.growlaurenscounty.com

Greenville Area Development Corporation
www.gogadc.com

Greenwood Partnership Alliance
www.partnershipalliance.com

Oconee Economic Alliance
www.investoconeesc.com

Spartanburg Economic Futures Group
www.economicfuturesgroup.com

Union County Development Board
www.uniondevelopmentboard.com



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 124 Verdae Blvd #202, Greenville, SC 29607
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www.upstatescalliance.com



Appalachian Council of Governments
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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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