

LEASE OR PURCHASE OPPORTUNITY



351 KAY STREET

Belton, South Carolina

±60,000 SF INDUSTRIAL FACILITY ON ±3.26 ACRES
SALE PRICE: \$850,000 • LEASE RATE: \$3.50/SF NNN



351 KAY STREET

Belton, SC

FOR SALE (\$850,000) / FOR LEASE (\$3.50/SF NNN)

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Executive Summary 1

PROPERTY OVERVIEW

Property Specifications 2

Property Photos 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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Belton, SC

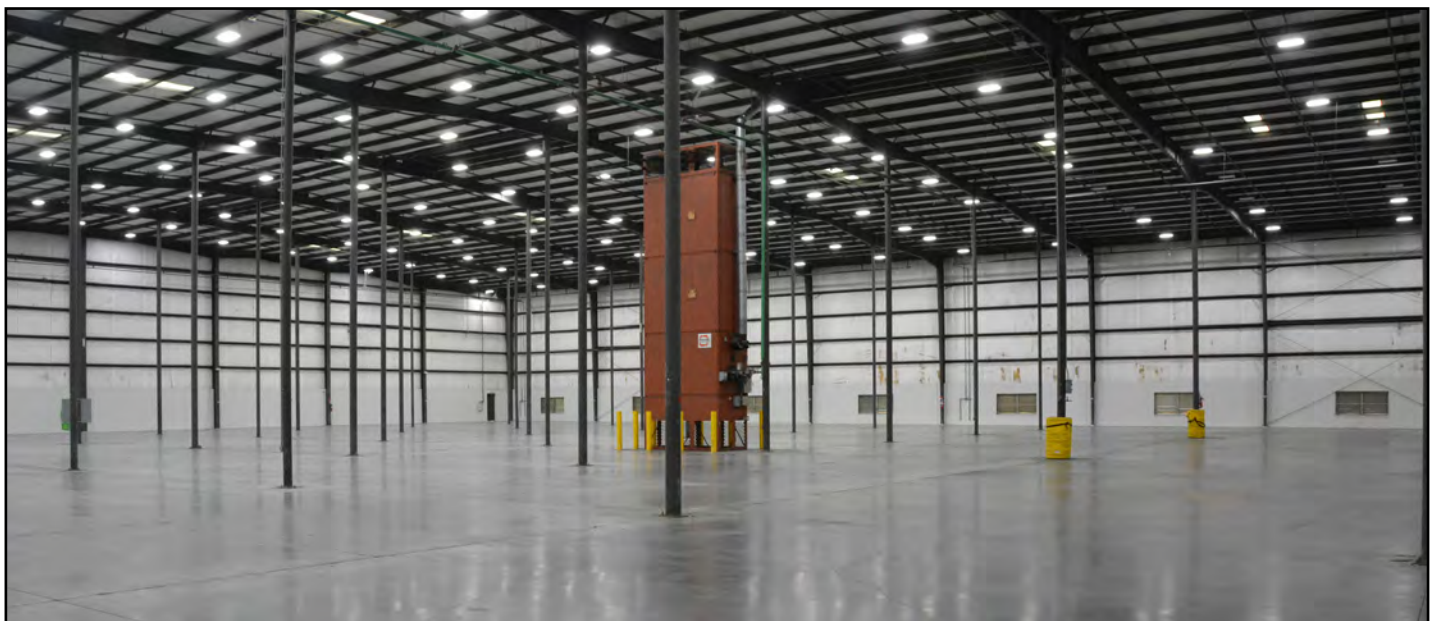
FOR SALE (\$850,000) / FOR LEASE (\$3.50/SF NNN)

EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer for sale or lease this well-appointed ±60,000 SF industrial facility, located in the city of Belton, South Carolina. This property enjoys very high ceilings, eight loading docks with pit levelers, and one drive-in door, as well as three office spaces. And with numerous upgrades, including new LED lights throughout the warehouse space, heavy power, and a wet sprinkler system with a high hazard rating, this property presents an excellent opportunity for companies seeking high-quality manufacturing or warehousing space.

The city of Belton is situated in Anderson County, which is one of the ten counties comprising South Carolina's thriving Upstate region. With a very business-friendly climate, the Upstate is home to several manufacturing powerhouses, including BMW, Michelin, Lockheed Martin, GE, Milliken, Bosch, and Electrolux, among others. Anderson County is located along the bustling I-85 corridor, and sits equidistant between Atlanta, GA, and Charlotte, NC; Greenville, SC, is only 30 miles away. Anderson County is also home to the 55,950-acre Lake Hartwell, a popular and scenic lake with nearly 1,000 miles of shoreline for residential and recreational use.

The Upstate enjoys a well-earned reputation as a superior business location, thanks to an exceptional business climate that helps companies hold down operating costs and increase their return on investment. The state of South Carolina's performance-based tax incentives reward companies for job creation and investment. South Carolina, and Anderson County in particular, have a pro-business philosophy that continues to attract manufacturing companies from across the country and around the world. Your business will thrive here!



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PROPERTY SPECIFICATIONS

Address:	351 Kay Street, Belton, SC
County:	Anderson
Tax Map ID:	22508-02001
Property Type:	Industrial
Zoning:	G-2: General Commercial
Power:	Duke Power
Water:	Belton Water Department
Sewer:	Belton Water Department
Gas:	Piedmont Natural Gas
Building Size:	±60,000 SF
Property Land Size:	3.26 Acres
Office Space:	Three offices (1 shipping office measuring 13' x 13', and two warehouse offices totaling approximately 325 SF)
Ceiling Height:	30' 7" at the eaves and 35' 10" at midspan
Column Spacing:	27' x 30'
Loading Docks:	8 docks: 6 at 8' x 10', and 2 at 10' by 10'; all have pit levelers
Drive-In Doors:	1 drive-in door at 12' x 16'
Electrical:	Heavy power
Lighting:	New LED lights throughout the warehouse
Sprinkler System:	Wet sprinkler system with high hazard rating

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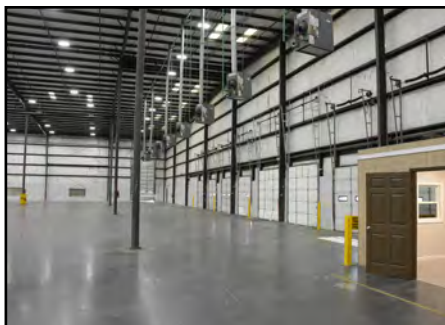
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PROPERTY PHOTOS



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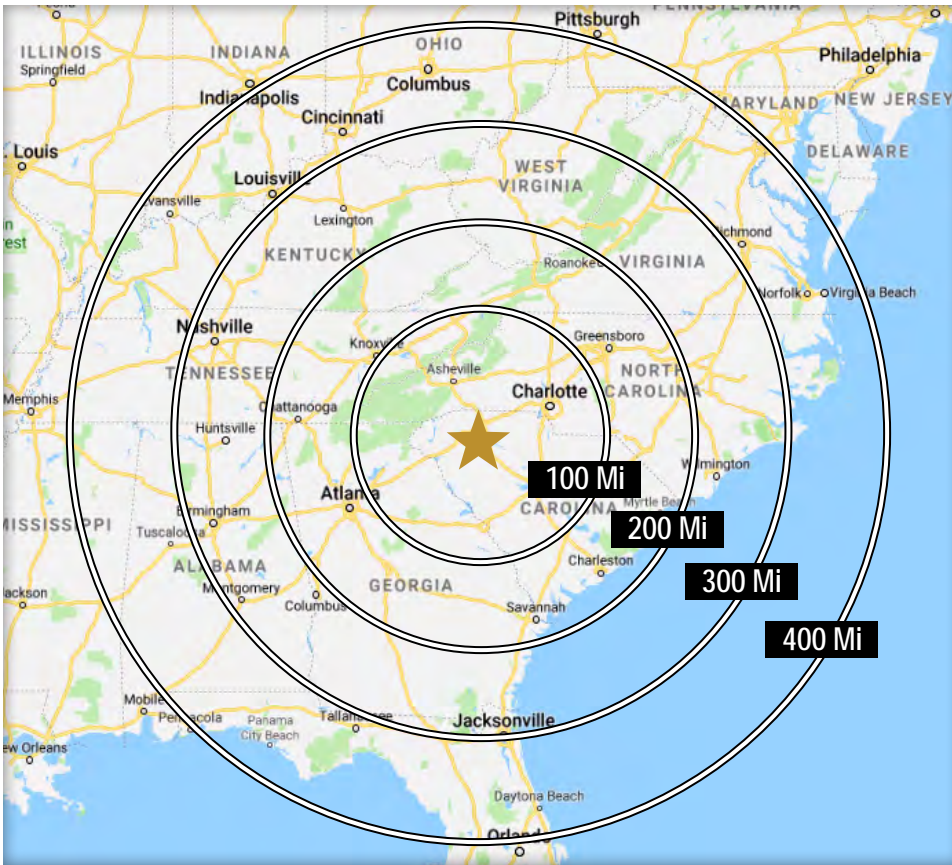
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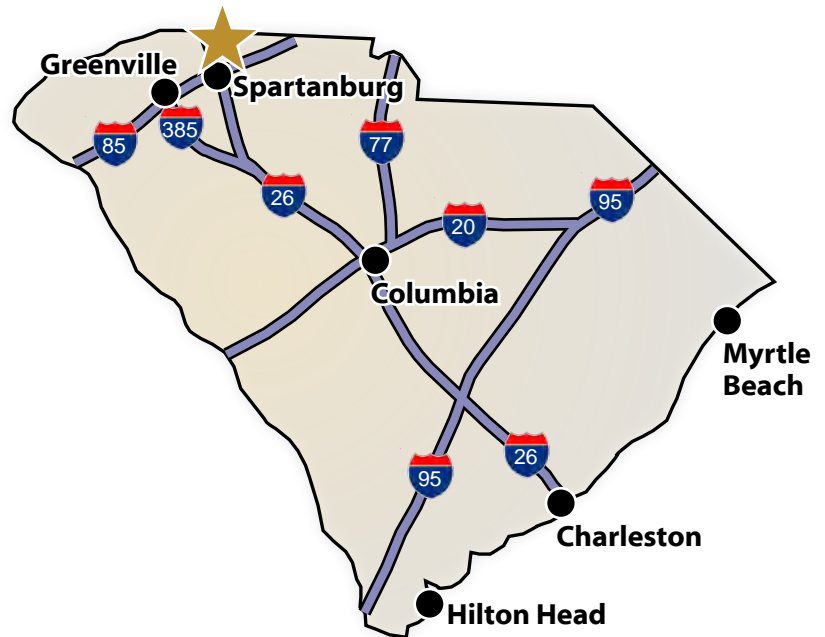


DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	2 Hr 11 Min
Atlanta, GA	2 hr 12 Min
Raleigh, NC	4 Hr 30 Min
Richmond, VA	6 hr 17 Min
Nashville, TN	5 Hr 42 min
Jacksonville, FL	5 Hr 46 Min
Mobile, AL	6 Hr 50 Min
Louisville, KY	7 Hr 4 Min
Cincinnati, OH	7 hr 12 Min
Washington, DC	7 Hr 52 Min
Orlando, FL	7 Hr 53 Min
Columbus, OH	8 Hr 28 Min
Indianapolis, IN	8 Hr 44 Min

DRIVE TIMES FROM THE SITE (South Carolina)

I-85	18 Min	Greenville	31 Min
I-385	32 Min	Spartanburg	1 Hr 1 Min
I-26	53 Min	Columbia	1 Hr 52 Min
I-20	1 Hr 43 Min	Charleston	3 Hr 33 Min
I-77	1 Hr 58 Min	Hilton Head	4 Hr 7 Min
I-95	2 Hr 37 Min	Myrtle Beach	4 Hr 14 Min



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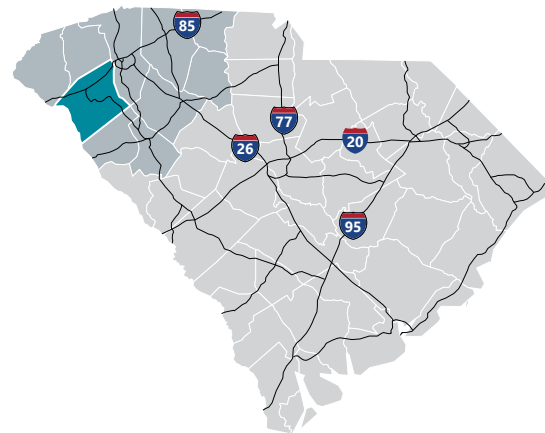
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ANDERSON COUNTY INFO



Anderson County

Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson County has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri-County Technical College. Anderson County is also home to 55,950-acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that make people want to stay. From a temperate southern climate and Lake Hartwell, to leading universities and a variety of arts programs, Anderson County offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.



Total Population

	2010	2019	2024	Growth Rate ¹
Anderson County	187,126	205,882	216,212	1.0%
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

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ANDERSON COUNTY INFO (CONT.)

Population by Age

	2010	2019	2024
Under 5	6.4%	5.8%	5.7%
5 to 9	6.6%	6.1%	5.9%
10 to 14	6.9%	6.2%	6.3%
15 to 24	12.5%	11.5%	11.1%
25 to 34	11.4%	12.3%	11.4%
35 to 44	13.3%	12.1%	12.4%
45 to 54	14.8%	13.2%	12.6%
55 to 64	12.9%	14.2%	13.7%
65+	15.2%	18.7%	20.9%
Median Age	39.7	41.7	42.7

37.6% of the 2019 population is of prime working age

Population by Race & Ethnicity

	2010	2019	2024
White	80.1%	79.6%	79.1%
Black	16.0%	15.3%	14.9%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	0.8%	1.0%	1.2%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	1.3%	1.8%	2.1%
Two or More Races	1.5%	2.0%	2.3%
Hispanic Origin (Any Race)	2.9%	4.0%	4.8%

High School Diploma or Higher



Bachelor's Degree or Higher



Households & Families

	2010	2019	2024
Total Households	73,829	80,668	84,531
Total Families	51,922	55,941	58,344
Average HH Size	2.50	2.52	2.52
Renter Occupied*	28.2%	30.0%	29.7%
Owner Occupied*	71.8%	70.0%	70.3%

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

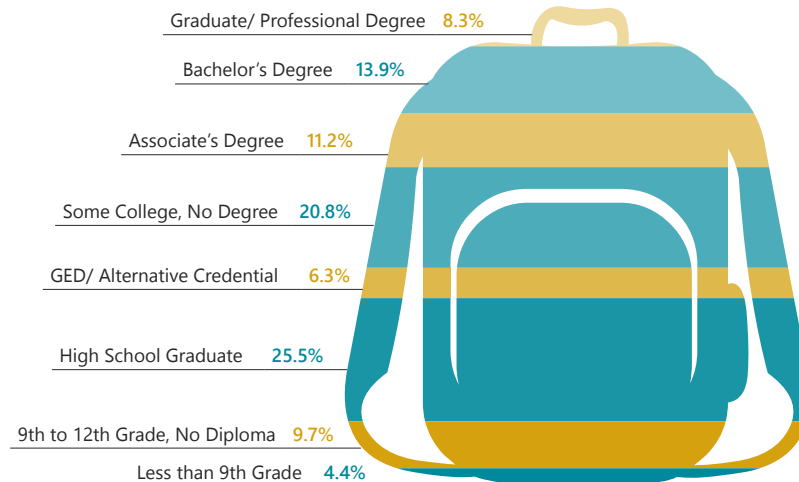
Median Household Income

	2019	2024
Anderson County	\$49,377	\$56,378
South Carolina	\$51,389	\$57,210
United States	\$60,548	\$69,180

Per Capita Income

	2019	2024
Anderson County	\$26,295	\$30,112
South Carolina	\$28,244	\$32,417
United States	\$33,028	\$37,585

2019 Highest Education Attainment, Age 25+



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ANDERSON COUNTY INFO (CONT.)



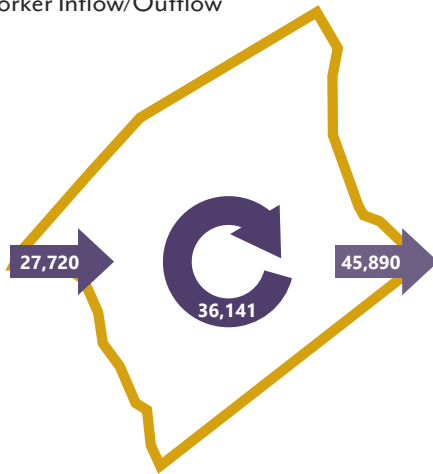
2017 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.4%
10-24 miles	30.4%
25-50 miles	17.2%
50 miles or more	13.9%

68.8% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Anderson County	36,141
Commute into Anderson County	27,720
Commute Out of Anderson County	45,890

Where Do Anderson County Workers Live?

Anderson County	56.6%
Greenville County	11.1%
Pickens County	7.3%
Oconee County	3.6%
Spartanburg County	2.9%
Abbeville County	2.3%
Greenwood County	1.5%
Laurens County	1.3%
Richland County	1.2%
Lexington County	0.9%

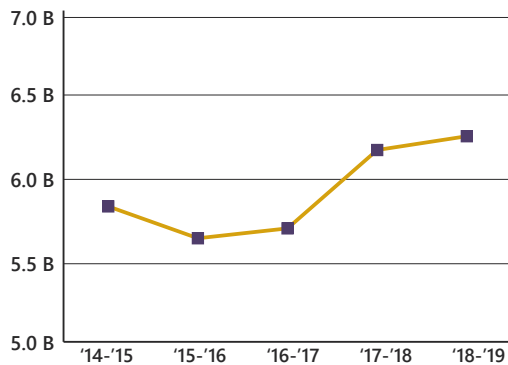
2019 Employment by Industry

Agriculture/Mining	0.6%	564
Construction	6.6%	6,094
Manufacturing	20.7%	19,111
Wholesale Trade	3.4%	3,141
Retail Trade	11.2%	10,356
Transportation/Utilities	4.0%	3,695
Information	1.3%	1,164
Finance/Insurance/Real Estate	3.7%	3,399
Services	45.7%	42,239
Public Administration	2.8%	2,606
Total	100%	92,369

2019 Civilian Population in Labor Force (16+)

Employed	95.7%
Unemployed	4.3%

Gross Retail Sales By Fiscal Year



2019 Business Establishments by Industry



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ANDERSON COUNTY INFO (CONT.)

Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Electrolux Home Products	1,950	Home appliances
Robert Bosch	1,431	Automotive components
Michelin North America	1,241	Rubber tires
Techtronic Industries (TTI)	1,100	Power equipment and tools
First Quality Enterprises	797	Paper and tissue products

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Anderson County Public Schools	4,172	Public Schools, K-12
AnMed Health	3,755	Healthcare
South Carolina State Government	1,677	State Government
Tri-County Technical College	856	Higher Education
Walgreens Distribution Center	600	Distribution & Logistics

 Airport Access	 Port Access	 Highway Access	 Rail Access
<p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> - 35 miles from exit 19, the Heart of the County - 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>Anderson Regional Airport ATL Hartsfield 127 miles away CLT Douglas 120 miles away</p>	<p>Inland Port Greer</p> <ul style="list-style-type: none"> - 40 minutes (42.8 miles) from exit 19, the Heart of the County - 121,600 rail lifts in 2018 - 6.4% growth from 2017 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 217 miles from exit 19, the Heart of the County - 2.3 M TEUs handled in 2018 - 6.4% growth from 2017 	<p>Interstates</p> <ul style="list-style-type: none"> - 37 miles of I-85 - 8 interchanges <p>Highways</p> <ul style="list-style-type: none"> - US-29 - US-76 - US-178 - SC-24 - SC-81 	<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 - All major MSA's in the US are accessible by rail within 3 to 6 days



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



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

Additional Resources

www.visitanderson.com
www.andersonschamber.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, Anderson County Economic Development, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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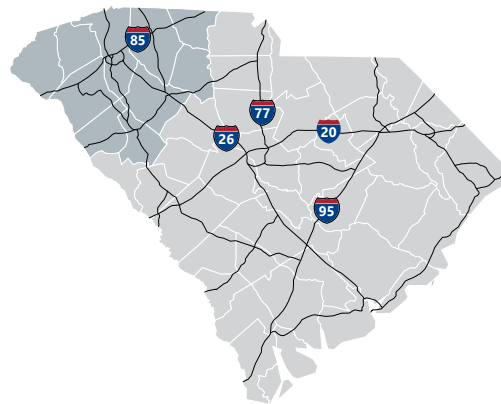
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UPSTATE SOUTH CAROLINA INFO



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

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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%

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

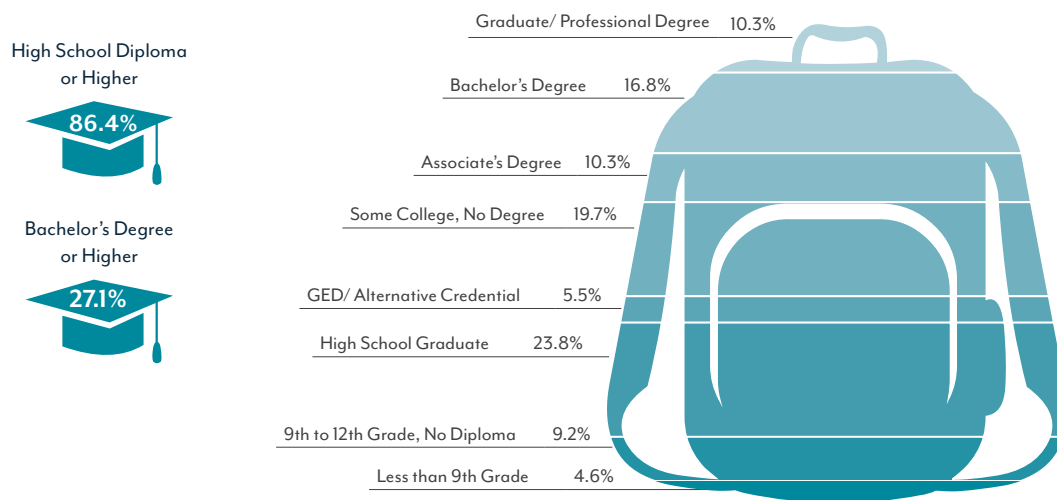
Median Household Income

	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+



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UPSTATE SOUTH CAROLINA INFO (CONT.)



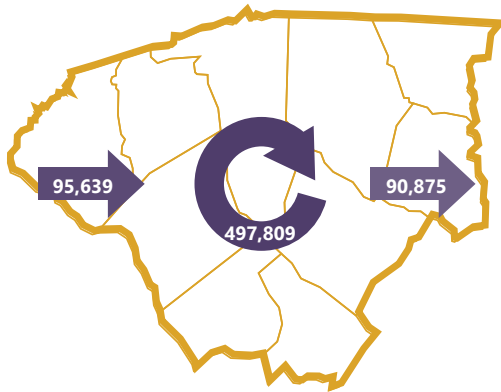
2017 Commuting Patterns

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%

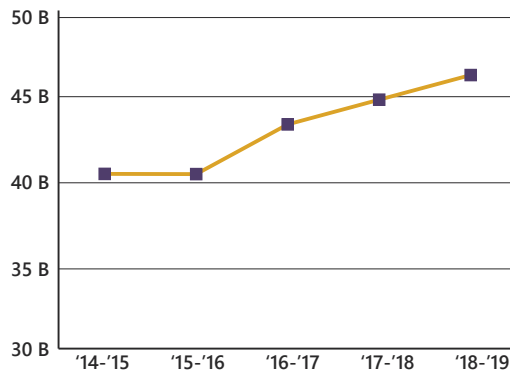
73.2% of workers travel less than 25 miles

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

Gross Retail Sales by Fiscal Year



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

Industry	Percentage	Count
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%

2010 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	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



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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 (Fiscal Year Retail Sales).

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