

# PURCHASE OPPORTUNITY



## 2186 CHESNEE HIGHWAY

*Spartanburg, South Carolina*

±10,000 SF INDUSTRIAL FACILITY ON ±2.68 ACRES  
FOR SALE - \$495,000



# 2186 CHESNEE HIGHWAY

*Spartanburg, SC*

FOR SALE - \$495,000

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# 2186 CHESNEE HIGHWAY

*Spartanburg, SC*

FOR SALE - \$495,000

## EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer for sale this highly-upgraded  $\pm 10,000$  SF industrial facility, conveniently located right off Interstate 85 in Spartanburg, SC. This property consists of  $\pm 2.68$  acres just half a mile from I-85 at Exit 78, providing excellent interstate accessibility in all directions. The facility is set up very well for manufacturing or warehousing space, with two loading docks and two drive-in doors (one oversized at 12' x 14').

The property also boasts numerous renovations and upgrades that have been completed over the past three years. These include a  $\pm 5,000$  SF concrete truck court, a fully-enclosed  $\pm 12,600$  SF laydown yard, a power-operated gate with solar panel charging at the property's entrance, a video surveillance system with cameras and DVR, and LED lighting throughout the building, among other upgrades. Please refer to page 2 of this document for the full list of upgrades.

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



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## PROPERTY SPECIFICATIONS

Address:	2186 Chesnee Highway, Spartanburg, SC 29303
County:	Spartanburg
Tax Map ID:	7-02-00-065.07
Building Size:	±10,000 SF, including ±430 SF office with bathrooms
Land Size:	±2.68 acres
Date of Construction:	1988
Property Condition:	Very good; upgraded
Zoning:	None, but must abide by Spartanburg County Unified Land Management Ordinance
Water:	Liberty Chesnee Fingerville
Sewer:	Septic System
Power:	Duke Energy
Gas:	None
Topography:	Level
Building Dimensions:	100' x 100'
Exterior Walls:	Insulated Metal Panel
Loading Docks:	2 Total - 10' x 10'
Drive-In Doors:	2 Total - 12' x 14' and 10' x 10'
Roof:	Corrugated, insulated metal roof with skylights
Warehouse Column Spacing:	25' x 50'
Warehouse Floor:	6' Concrete (assumed)
Truck Court:	5,000 SF concrete pad (5,000 PSI with industrial fiber, 7" thick)
Lighting:	LED throughout the warehouse and office spaces
Electrical:	3 Phase, 208V
Heating & A/C:	100% HVAC in office; no HVAC in warehouse
Laydown Yard:	70' x 180' near main entrance

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## PROPERTY UPGRADES

All upgrades will remain with property upon sale.

### 2017

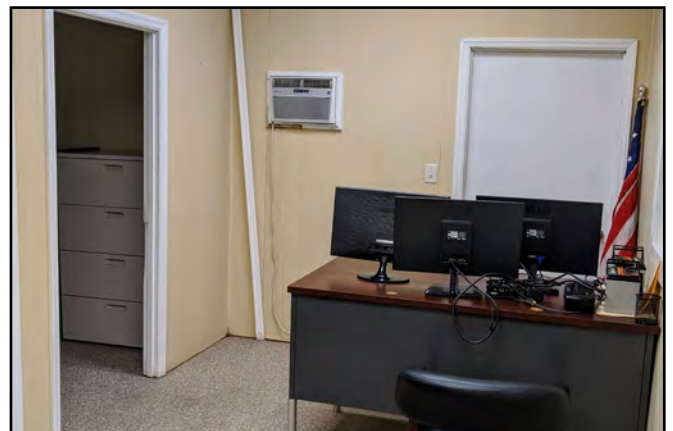
- Chain link fencing and fence line concrete blocks
- (2) power operated garage doors and replacement door panels/rails
- Office and bathroom renovations
- Security system with cameras
- LED lighting throughout

### 2018

- 5,000 SF (50' x 100') concrete pad (5,000 PSI with industrial fiber, 7" thick)
- Grading and crushed asphalt

### 2019

- Power operated gate with solar panel battery charging
- Concrete block wall surrounding concrete pad
- (2) power cords to operate 3 phase equipment



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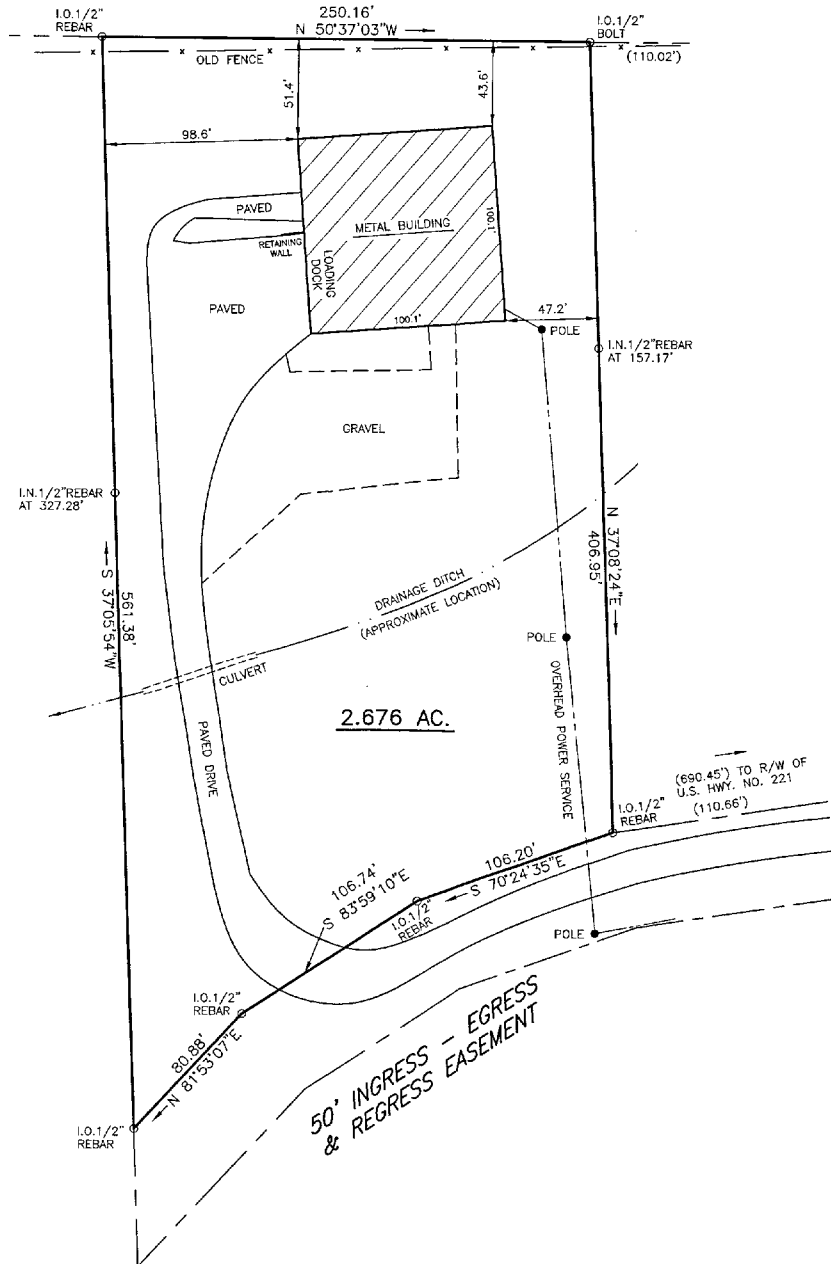
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## PROPERTY SURVEY



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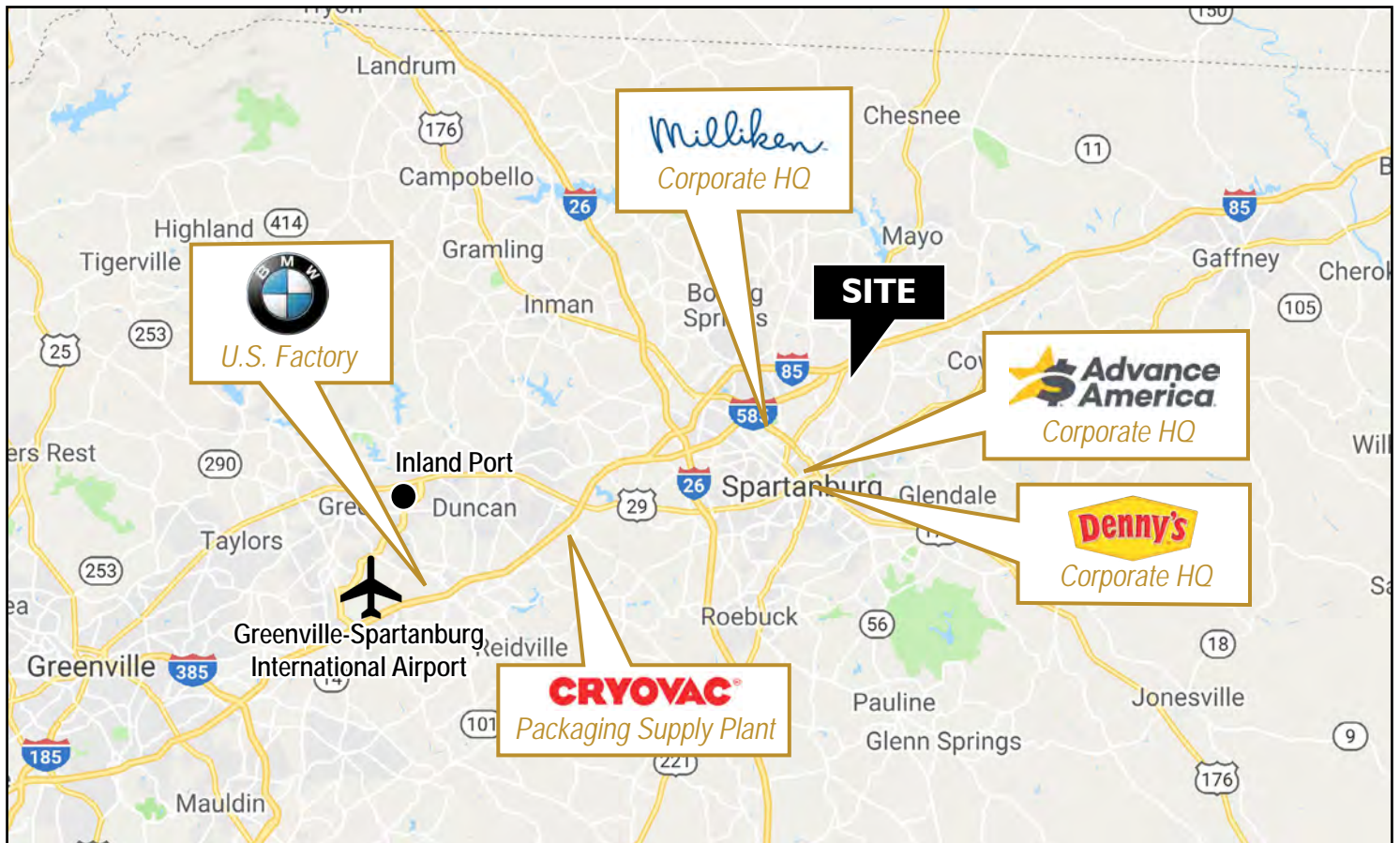
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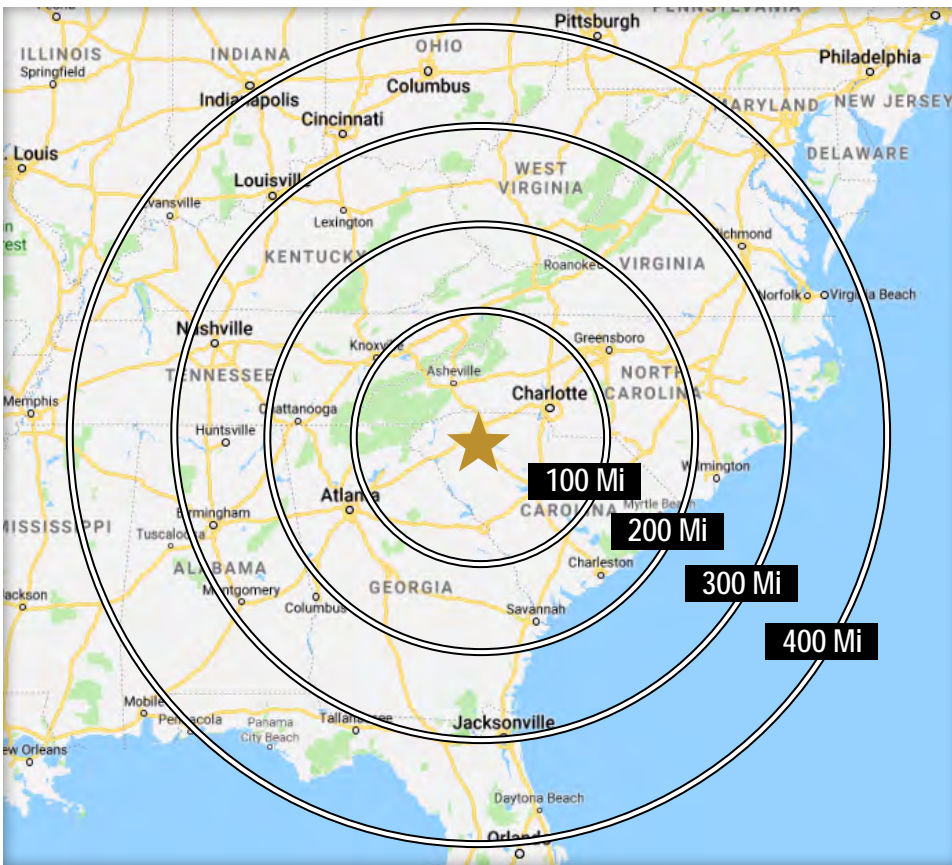
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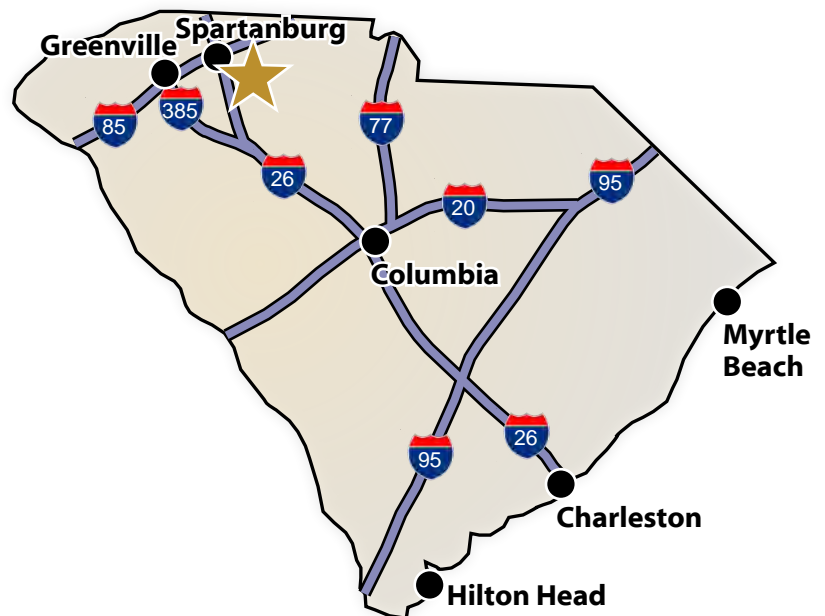


## DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	1 Hr 12 Min
Atlanta, GA	2 hr 39 Min
Raleigh, NC	3 Hr 28 Min
Richmond, VA	5 hr 12 Min
Nashville, TN	5 Hr 23 min
Jacksonville, FL	5 Hr 31 Min
Louisville, KY	6 Hr 19 Min
Cincinnati, OH	6 hr 39 Min
Washington, DC	7 Hr 10 Min
Mobile, AL	7 Hr 11 Min
Orlando, FL	7 Hr 46 Min
Columbus, OH	7 Hr 48 Min
Indianapolis, IN	8 Hr 4 Min

## DRIVE TIMES FROM THE SITE (South Carolina)

I-85	5 Min	Spartanburg	14 Min
I-26	10 Min	Greenville	34 Min
I-385	30 Min	Columbia	1 Hr 30 Min
I-77	1 Hr 21 Min	Charleston	3 Hr 40 Min
I-20	1 Hr 27 Min	Hilton Head	3 Hr 42 Min
I-95	2 Hr 15 Min	Myrtle Beach	3 Hr 56 Min



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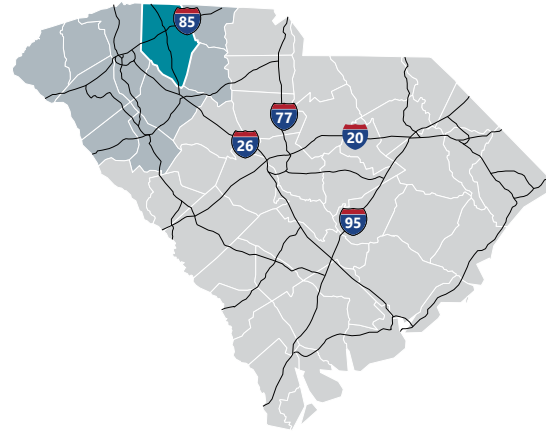
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## SPARTANBURG COUNTY INFO



### 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	2019	2024	Growth Rate <sup>1</sup>
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%

<sup>1</sup> Projected Annual Growth Rate 2019-2024

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## 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%

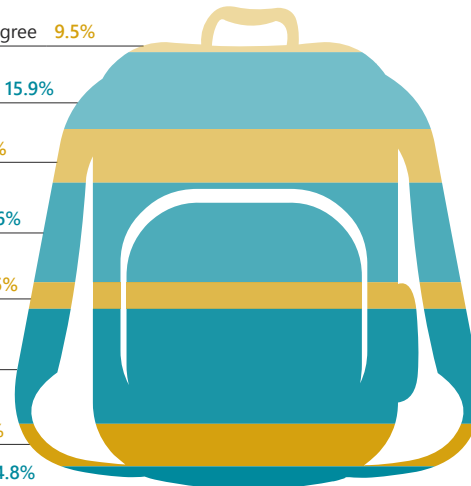
Some College, No Degree 20.6%

GED/ Alternative Credential 5.5%

High School Graduate 23.8%

9th to 12th Grade, No Diploma 8.9%

Less than 9th Grade 4.8%



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## SPARTANBURG COUNTY INFO (CONT.)



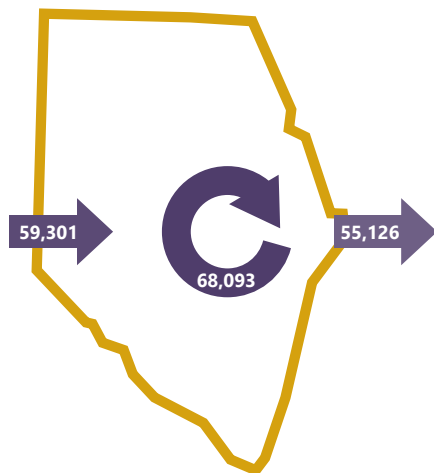
### 2017 Commuting Patterns

#### 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%

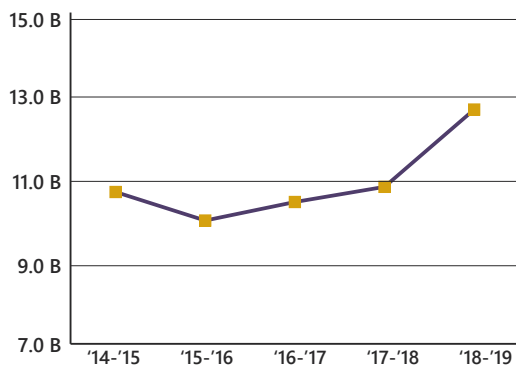
### 2019 Employment by Industry

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



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## 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"> <li>- 50 non-stop daily departures</li> <li>- 16 major cities and 19 major airports across the US</li> <li>- Allegiant Air</li> <li>- American Airlines</li> <li>- Delta</li> <li>- Frontier Airlines</li> <li>- Southwest Airlines</li> <li>- United Airlines</li> </ul> <p>Spartanburg Downtown Memorial Airport</p>	<p>Inland Port Greer</p> <ul style="list-style-type: none"> <li>- 37 miles from the City of Spartanburg</li> <li>- 121,600 rail lifts in 2018</li> <li>- 6.4% growth from 2017</li> </ul> <p>Port of Charleston</p> <ul style="list-style-type: none"> <li>- 212 miles from the City of Spartanburg</li> <li>- 2.3 M TEUs handled in 2018</li> <li>- 6.4% growth from 2017</li> </ul>	<p>Interstates</p> <ul style="list-style-type: none"> <li>- I-85</li> <li>- I-185</li> <li>- I-385</li> </ul> <p>Highways</p> <ul style="list-style-type: none"> <li>- US-25</li> <li>- US-29</li> <li>- US-123</li> <li>- US-276</li> </ul>	<p>Rail Providers</p> <ul style="list-style-type: none"> <li>- CSX</li> <li>- Norfolk-Southern</li> <li>- Carolina Piedmont</li> </ul>



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).

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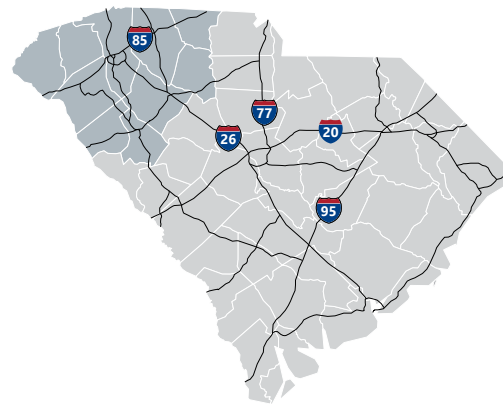
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## UPSTATE SOUTH CAROLINA INFO



### 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 <sup>1</sup>
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%

<sup>1</sup>Projected 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

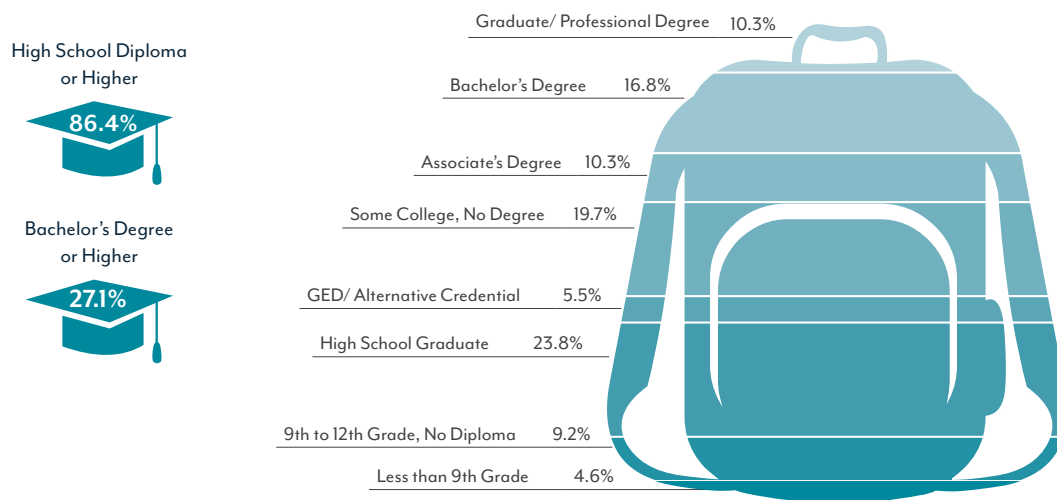
### Median Household Income

	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.)



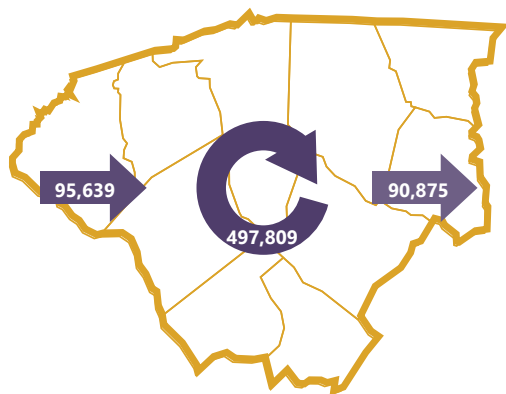
### 2017 Commuting Patterns

#### 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

### 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%

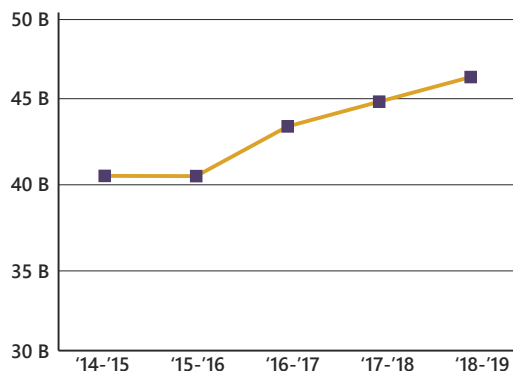
### 2019 Employment by Industry

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



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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"> <li>- 50 non-stop daily departures</li> <li>- 16 major cities and 19 major airports across the US</li> <li>- Allegiant Air</li> <li>- American Airlines</li> <li>- Delta</li> <li>- Frontier Airlines</li> <li>- Southwest Airlines</li> <li>- United Airlines</li> </ul>	<p>Inland Port Greer</p> <ul style="list-style-type: none"> <li>- 121,600 rail lifts in 2018</li> <li>- 6.4% growth from 2017</li> </ul> <p>Port of Charleston</p> <ul style="list-style-type: none"> <li>- 2.3 M TEUs handled in 2018</li> <li>- 6.4% growth from 2017</li> </ul>	<p>Interstates</p> <ul style="list-style-type: none"> <li>- I-26</li> <li>- I-85</li> <li>- I-385</li> <li>- I-585</li> </ul>	<p>Rail Providers</p> <ul style="list-style-type: none"> <li>- 2 Major providers                             <ul style="list-style-type: none"> <li>- CSX</li> <li>- Norfolk-Southern</li> </ul> </li> <li>- 2 Short line providers                             <ul style="list-style-type: none"> <li>- Greenville &amp; Western</li> <li>- Pickens</li> </ul> </li> <li>- Carolina Piedmont</li> </ul>

### Additional Resources

[www.investabbevillecounty.com](http://www.investabbevillecounty.com)

[www.andersoncountysc.org/econ-dev](http://www.andersoncountysc.org/econ-dev)

[www.cherokeecountydevelopmentboard.com](http://www.cherokeecountydevelopmentboard.com)

[www.gogadc.com](http://www.gogadc.com)

[www.partnershipalliance.com](http://www.partnershipalliance.com)

[www.growlaurenscounty.com](http://www.growlaurenscounty.com)

[www.investoconeesc.com](http://www.investoconeesc.com)

[www.alliancepickens.com](http://www.alliancepickens.com)

[www.economicfuturesgroup.com](http://www.economicfuturesgroup.com)

[www.uniondevelopmentboard.com](http://www.uniondevelopmentboard.com)

[www.scacog.org](http://www.scacog.org)

[www.catawbacog.org](http://www.catawbacog.org)

[www.uppersavannah.com](http://www.uppersavannah.com)

[www.southcarolinaparks.com](http://www.southcarolinaparks.com)

[www.sciway.net](http://www.sciway.net)



Upstate SC Alliance

124 Verdae Boulevard, Suite 202, Greenville, SC 29607  
864.283.2300 | [www.upstatescalliance.com](http://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 (Fiscal Year Retail Sales).

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