

# PURCHASE OPPORTUNITY

*General Contractor's Dream Site!*



## 2566 OLD GEORGIA HIGHWAY

*Gaffney, South Carolina*

± 6.63 ACRE INDUSTRIAL PROPERTY  
SALE PRICE: \$575,000

**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

# 2566 OLD GEORGIA HIGHWAY

*Gaffney, SC*

FOR SALE: \$575,000

## TABLE OF CONTENTS

### EXECUTIVE SUMMARY

Executive Summary 1

### PROPERTY OVERVIEW

Property Specifications 2

Property Photos 3

Warehouse Elevation Plan 5

Warehouse Layout Plan 6

Property Survey 7

### LOCATION OVERVIEW

Property Location 8

Drive-Time Information 9

Cherokee County Information 10

Upstate South Carolina Information 14



**Bobby Lyons, SIOR, CCIM**

864.590.3476

[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**

864.838.1886

[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

# 2566 OLD GEORGIA HIGHWAY

*Gaffney, SC*

FOR SALE: \$575,000

## EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer for sale this well-appointed ±6.63-acre industrial property in Gaffney, South Carolina. This property enjoys numerous improvements, including a 2017-built, 4,800 SF heated warehouse with adjoining 4,800 SF open-air, covered parking area--both with 17-foot ceilings and six-inch concrete slab floors; a seven bedroom home with two levels that is currently being used as an office; a ±2,980 SF open-air overhang with a new roof, and a two-car, free-standing garage, providing for plenty of storage space; a 1,937 linear feet of chain-link fence enclosing the entire property; and other upgrades.

With these improvements, as well as a prime, high-visibility location on the busy Old Georgia Highway, this property is a General Contractor's dream site! The property also boasts countless trees and lots of green grass on the undeveloped portion of the land, offering a beautiful, scenic view from just about anywhere!

Cherokee County is home to dozens of companies from small family-owned companies to large corporation such as Freightliner Custom Chassis, Timken, Nestle, Hamrick Mills and many more.

Cherokee County and the State of South Carolina have a reputation as a superior business location, largely due 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 Cherokee County have a pro-business philosophy which will help your business to thrive!



**Bobby Lyons, SIOR, CCIM**

864.590.3476

[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**

864.838.1886

[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

FOR SALE: \$575,000

## PROPERTY SPECIFICATIONS

Address:	2566 Old Georgia Highway, Gaffney, SC 29340
County:	Cherokee
Tax Map ID:	065-00-00-024.000
Property Type:	Industrial
Zoning:	Unzoned (no zoning in Cherokee County)
Power:	Duke Energy
Water:	Gaffey Board of Public Works
Sewer:	Septic (nearest sewer line is ±2,000 linear feet from property)
Gas:	Propane tanks
Land Size:	±6.63 Acres
Home/Office:	2,288 SF one story brick & wooden building with a finished basement, one full and one half kitchen, two full baths, six offices/bedrooms, a parking lot on the street-side of the building, and a free-standing garage with parking for two vehicles behind the buildingProperty
Warehouse:	Constructed in 2017; 60' x 80' heated metal building with 17' ceilings, 6" concrete slab floors, two 14' x 15' drive-in doors, one unisex bathroom, and one 590 SF fully-conditioned conference room
Open-Air Covered Area:	This 60' x 80' space with 6" concrete slab floors and 17' ceilings borders the warehouse
Shed:	20.6' x 144.7' open-air overhang with a new roof that will provide extra storage for machinery and equipment
Notes:	Property is fully enclosed with 1,937 linear feet of 6' high chain link fence and two 20' wide double swing gates along Old Georgia Highway

**Bobby Lyons, SIOR, CCIM**

864.590.3476

[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**

864.838.1886

[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

# 2566 OLD GEORGIA HIGHWAY

*Gaffney, SC*

FOR SALE: \$575,000

## PROPERTY PHOTOS



**Bobby Lyons, SIOR, CCIM**  
864.590.3476  
[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**  
864.838.1886  
[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

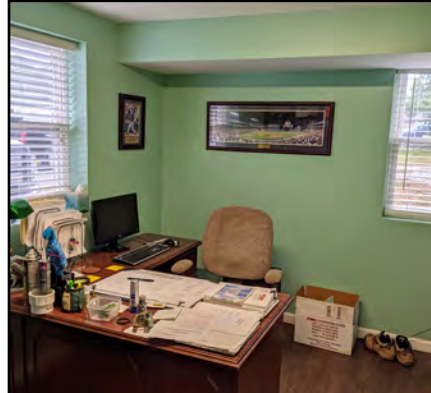
**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

# 2566 OLD GEORGIA HIGHWAY

*Gaffney, SC*

FOR SALE: \$575,000

## PROPERTY PHOTOS (CONT.)



**Bobby Lyons, SIOR, CCIM**  
864.590.3476  
[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**  
864.838.1886  
[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

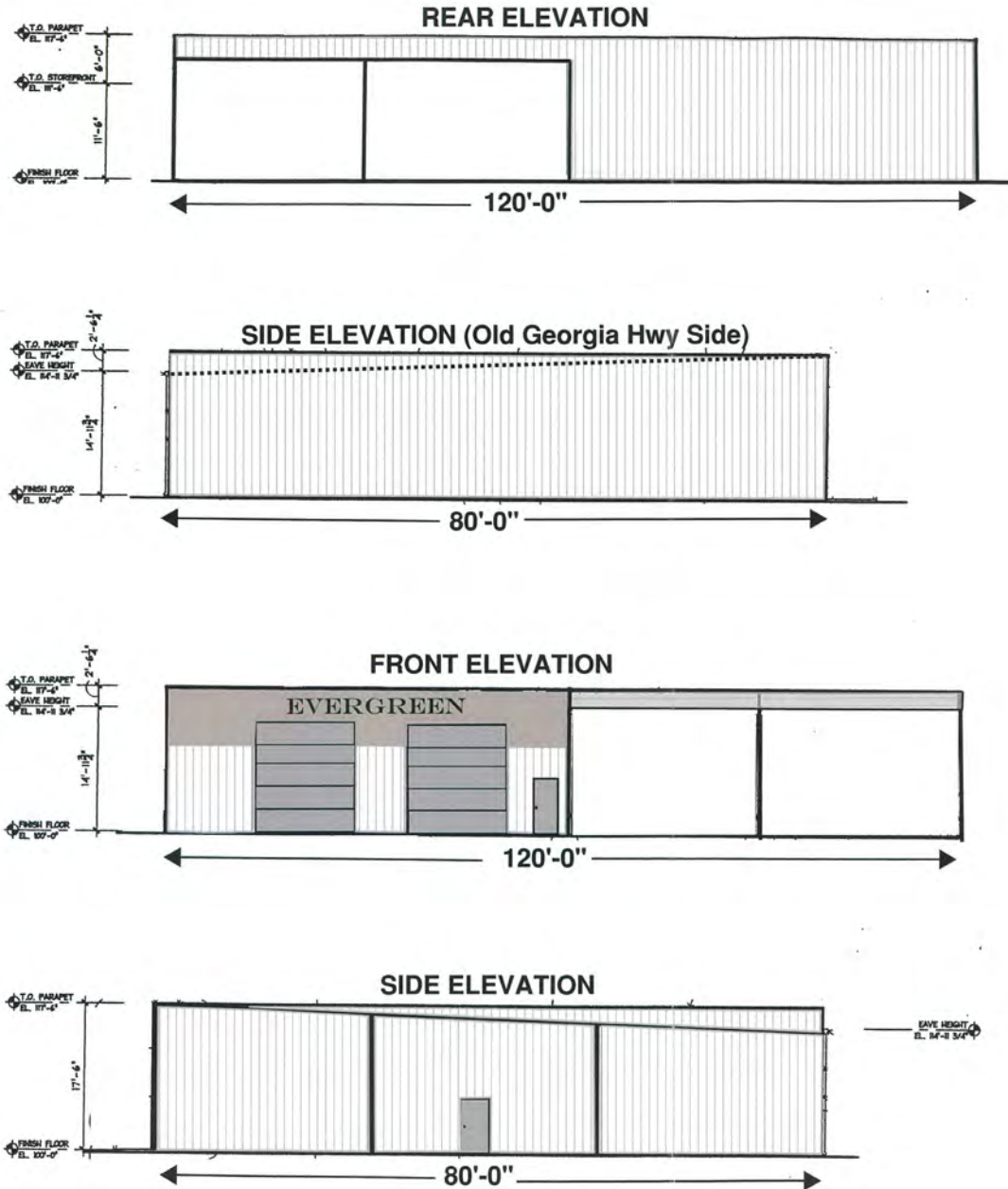
**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

FOR SALE: \$575,000

## WAREHOUSE ELEVATION PLAN



Bobby Lyons, SIOR, CCIM  
864.590.3476  
[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

Luke Lyons  
864.838.1886  
[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

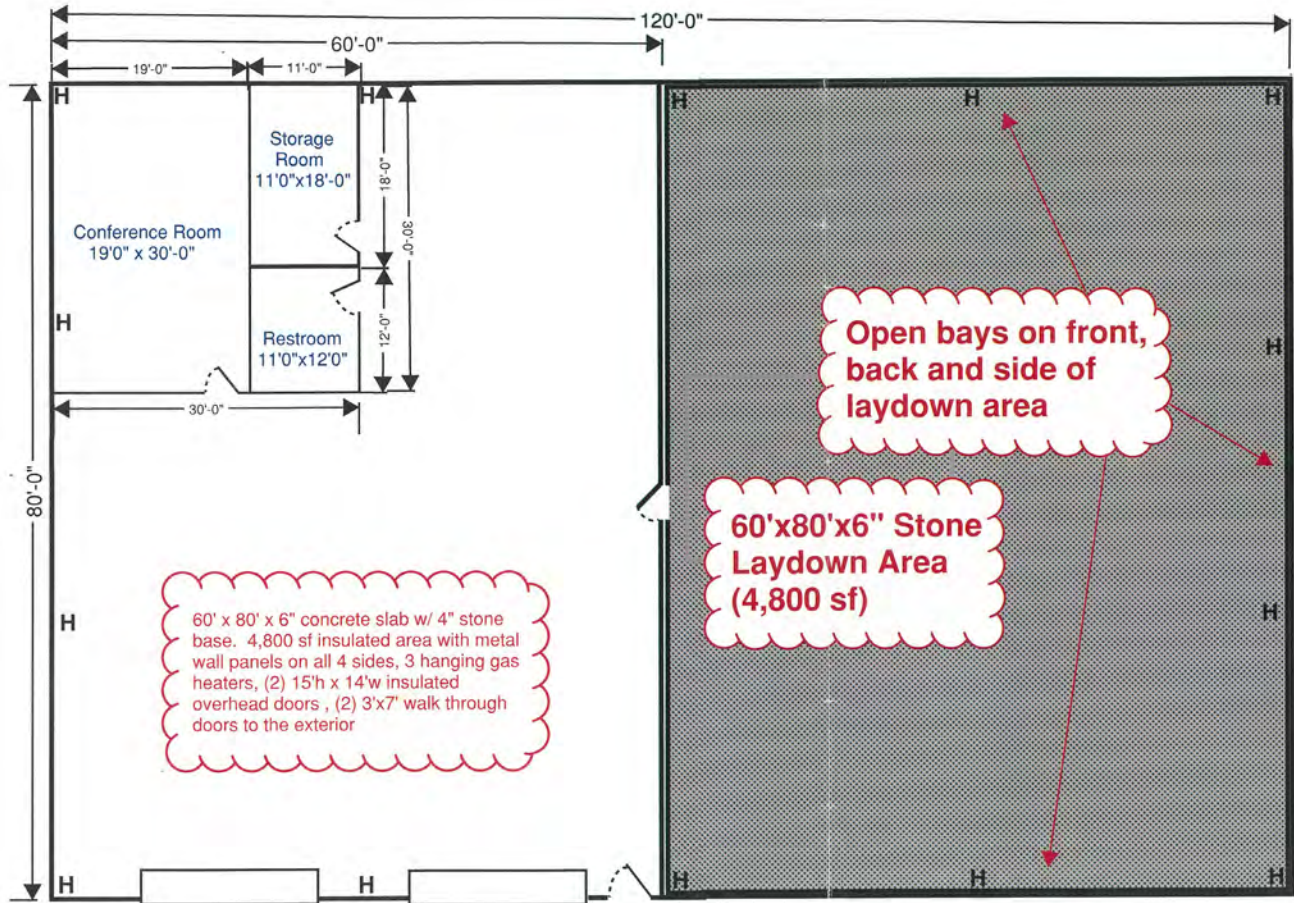
**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

FOR SALE: \$575,000

## WAREHOUSE LAYOUT PLAN



Bobby Lyons, SIOR, CCIM

864.590.3476

[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

Luke Lyons

864.838.1886

[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

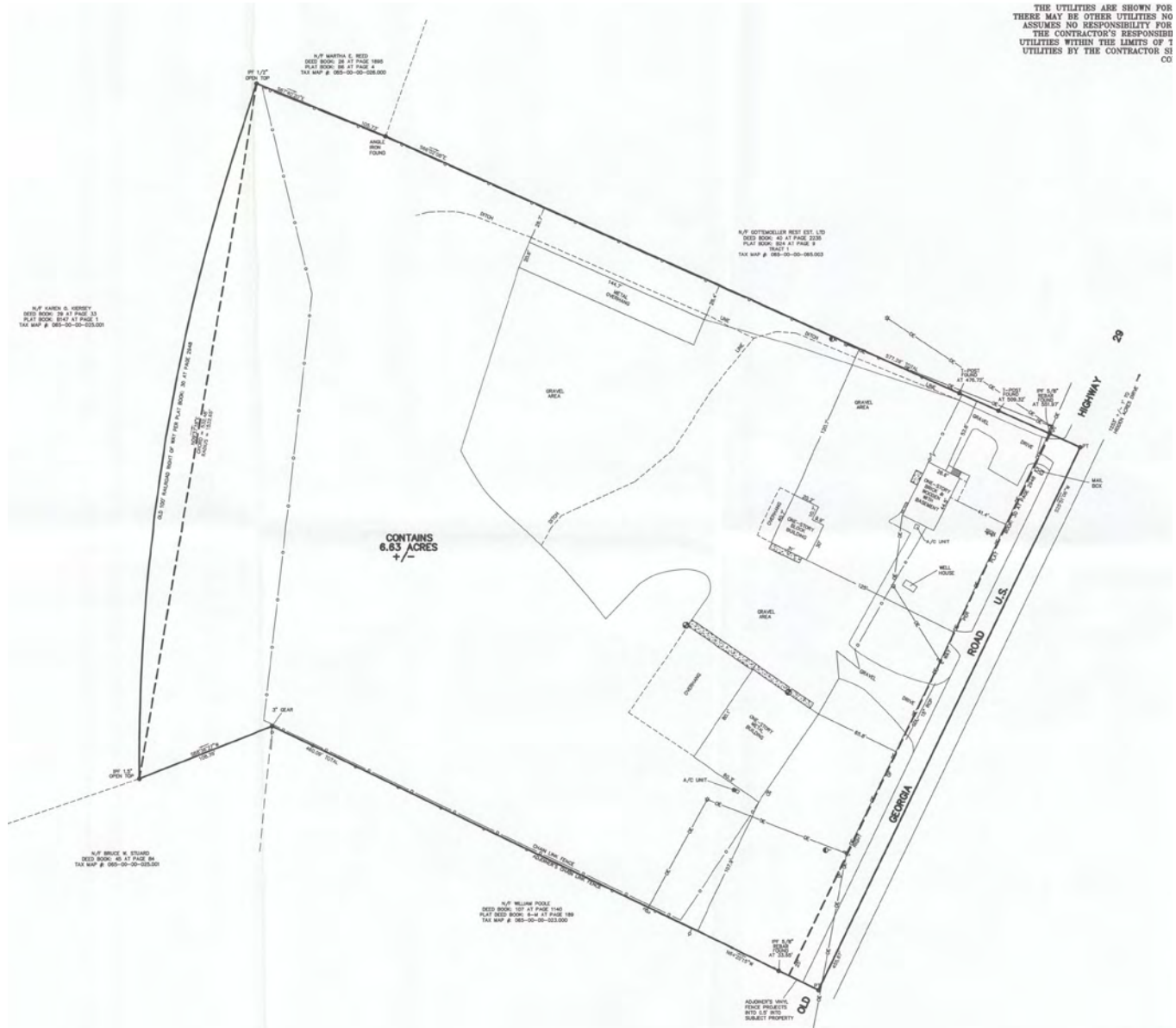


# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

FOR SALE: \$575,000

## PROPERTY SURVEY



**Bobby Lyons, SIOR, CCIM**  
864.590.3476  
[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**  
864.838.1886  
[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

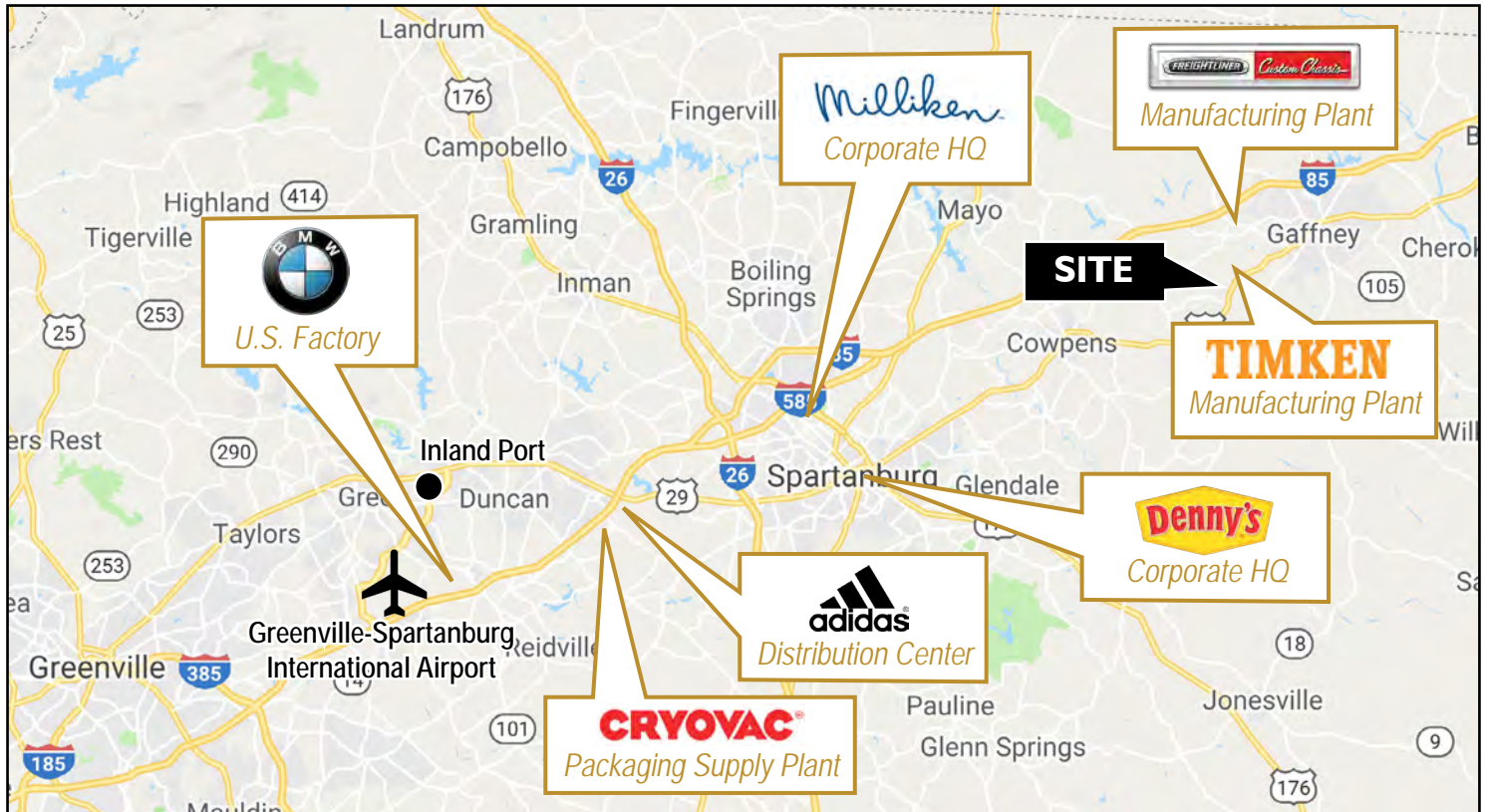
**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

FOR SALE: \$575,000

## PROPERTY LOCATION



**Bobby Lyons, SIOR, CCIM**  
864.590.3476  
[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

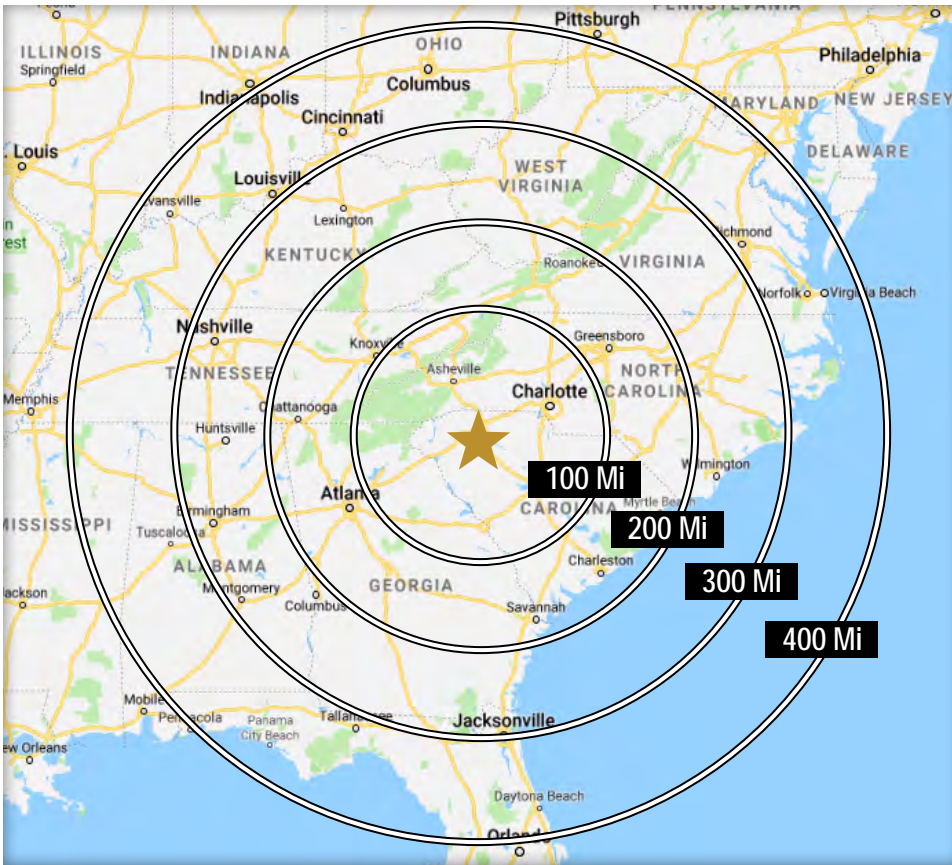
**Luke Lyons**  
864.838.1886  
[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

# 2566 OLD GEORGIA HIGHWAY

*Gaffney, SC*

FOR SALE: \$575,000

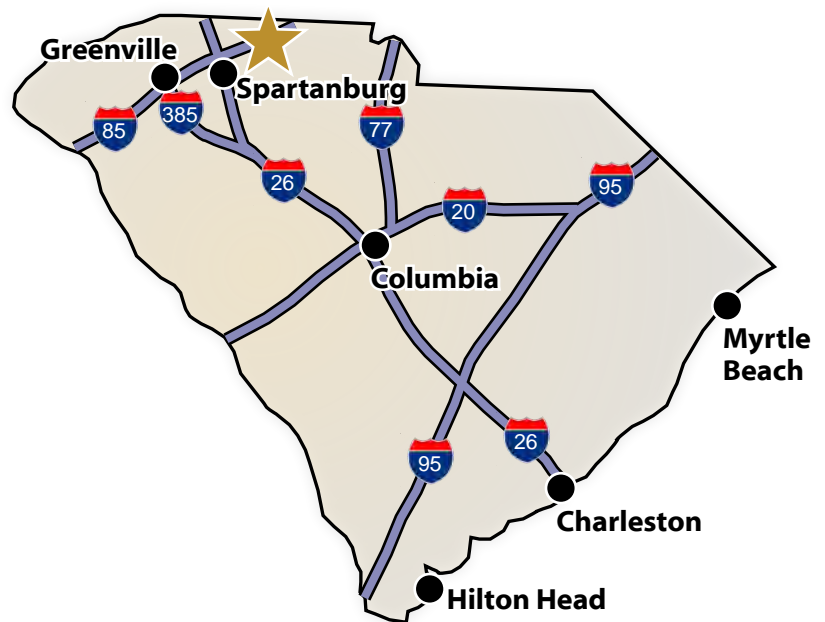


## DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	53 Min
Atlanta, GA	2 hr 53 Min
Raleigh, NC	3 Hr 19 Min
Richmond, VA	4 hr 59 Min
Nashville, TN	5 Hr 34 min
Jacksonville, FL	5 Hr 36 Min
Louisville, KY	6 Hr 31 Min
Cincinnati, OH	6 hr 35 Min
Washington, DC	7 Hr 10 Min
Mobile, AL	7 Hr 19 Min
Columbus, OH	7 Hr 23 Min
Orlando, FL	7 Hr 33 Min
Indianapolis, IN	8 Hr 9 Min

## DRIVE TIMES FROM THE SITE (South Carolina)

I-85	7 Min	Spartanburg	25 Min
I-26	24 Min	Greenville	49 Min
I-385	41 Min	Columbia	1 Hr 48 Min
I-20	1 Hr 39 Min	Charleston	3 Hr 19 Min
I-77	1 Hr 8 Min	Hilton Head	3 Hr 54 Min
I-95	2 Hr 30 Min	Myrtle Beach	4 Hr 8 Min



**Bobby Lyons, SIOR, CCIM**  
 864.590.3476  
[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**  
 864.838.1886  
[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)



# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

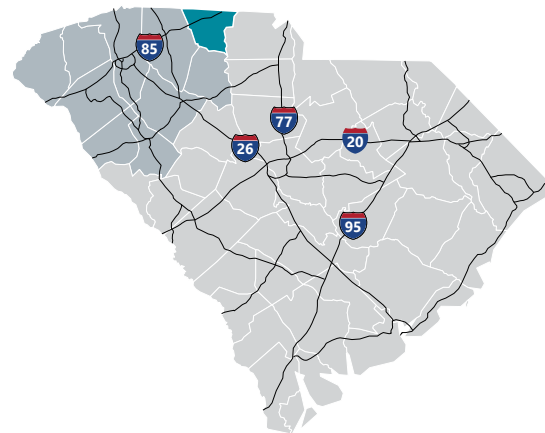
FOR SALE: \$575,000

## CHEROKEE COUNTY INFO



### Cherokee County

The county was named for the Cherokees who once made it their home. It was formed in 1897, and the county seat is Gaffney. Iron mining was such an important activity in this region before the Civil War, it is sometimes called the Old Iron District. Today, Cherokee County enjoys a thriving and profitable local economy and an abundance of natural and manufactured resources. Cherokee County sits in a prime location just off I-85 between Charlotte, NC and Greenville/Spartanburg, SC. Charlotte's Douglas International Airport and the Greenville-Spartanburg International Airport are both within 45 miles and the mainline of Norfolk Southern Railroad runs through Cherokee County. The Port of Charleston is easily accessible via major highways. Cherokee County offers an unbeatable combination of such factors as an abundant and educated work force with customized training by South Carolina Special Schools, a diversified industrial base, a high standard of living and quality of life, pro-business local governments, and easy access to transportation routes.



#### Total Population

	2010	2019	2024	Growth Rate <sup>1</sup>
<b>Cherokee County</b>	55,342	58,189	59,416	0.4%
<b>Upstate SC</b>	1,362,073	1,507,423	1,588,080	1.08%
<b>South Carolina</b>	4,625,364	5,195,563	5,526,057	1.25%

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

**Bobby Lyons, SIOR, CCIM**

864.590.3476

[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**

864.838.1886

[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)



# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

FOR SALE: \$575,000

## CHEROKEE COUNTY INFO (CONT.)

### Population by Age

	2010	2019	2024
Under 5	6.7%	6.0%	5.8%
5 to 9	6.7%	6.3%	6.0%
10 to 14	6.9%	6.3%	6.4%
15 to 24	13.8%	11.7%	11.5%
25 to 34	11.5%	13.2%	11.3%
35 to 44	13.9%	12.2%	12.9%
45 to 54	14.2%	13.6%	12.9%
55 to 64	12.8%	13.5%	13.6%
65+	13.4%	17.3%	19.6%
Median Age	38.3	40.2	41.8

39.0% of the 2019 population is of prime working age

### Population by Race & Ethnicity

	2010	2019	2024
White	75.0%	74.7%	74.3%
Black	20.4%	19.7%	19.3%
American Indian/ Alaska Native	0.4%	0.4%	0.4%
Asian	0.6%	0.7%	0.8%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	2.2%	2.6%	3.0%
Two or More Races	1.4%	1.8%	2.1%
Hispanic Origin (Any Race)	3.7%	4.4%	5.0%

High School Diploma or Higher



Bachelor's Degree or Higher



### Households & Families

	2010	2019	2024
Total Households	21,519	22,331	22,778
Total Families	14,941	15,284	15,517
Average HH Size	3.0	3.1	3.1
Renter Occupied*	31.1%	28.9%	28.7%
Owner Occupied*	68.9%	71.1%	71.3%

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

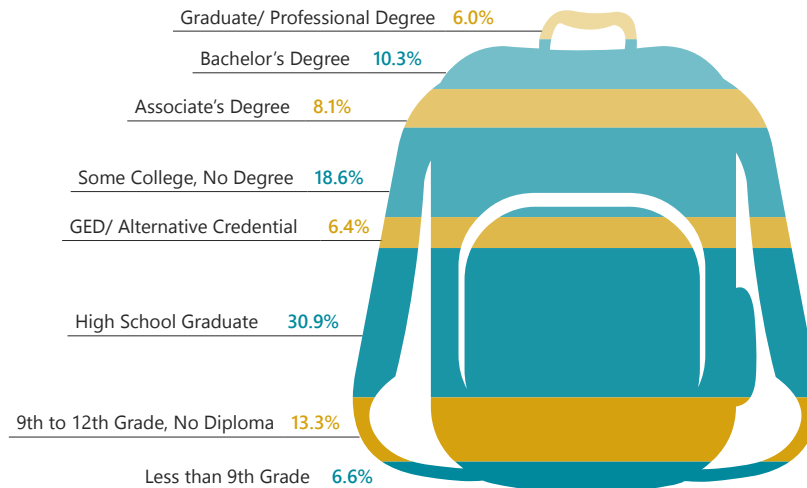
### Median Household Income

	2019	2024
Cherokee County	\$32,987	\$35,523
South Carolina	\$51,389	\$57,210
United States	\$60,548	\$69,180

### Per Capita Income

	2019	2024
Cherokee County	\$19,033	\$20,394
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

# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

FOR SALE: \$575,000

## CHEROKEE COUNTY INFO (CONT.)



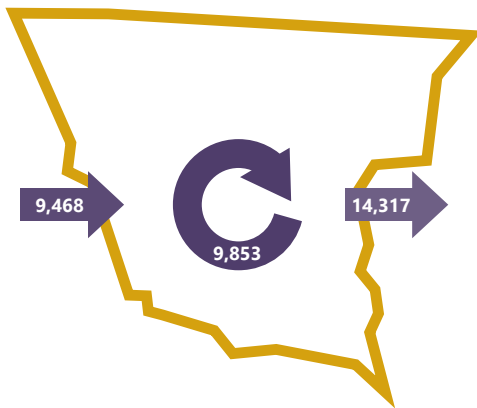
### 2017 Commuting Patterns

#### Travel Distance to Work

Less than 10 miles	37.8%
10-24 miles	24.6%
25-50 miles	19.7%
50 miles or more	17.8%

62.4% of workers travel less than 25 miles

#### Worker Inflow/Outflow



Live and Work in Cherokee County	9,853
Commute into Cherokee County	9,468
Commute Out of Cherokee County	14,317

### Where Do Cherokee County Workers Live?

Cherokee County	51.0%
Spartanburg County	14.4%
Cleveland County, NC	6.2%
Greenville County	3.2%
Union County	2.6%
Rutherford County, NC	2.5%
York County	2.5%
Gaston County, NC	1.7%
Anderson County	1.2%
Richland County	1.0%

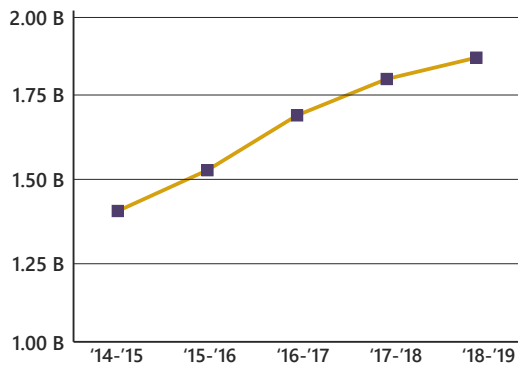
### 2019 Employment by Industry

Agriculture/Mining	0.5%	130
Construction	6.1%	1,475
Manufacturing	24.9%	6,043
Wholesale Trade	3.4%	834
Retail Trade	12.2%	2,943
Transportation/Utilities	8.3%	2,012
Information	0.7%	175
Finance/Insurance/Real Estate	3.0%	724
Services	37.7%	9,134
Public Administration	3.1%	760
Total	100%	24,230

### 2019 Civilian Population in Labor Force (16+)

Employed	93.6%
Unemployed	6.4%

### 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

**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT

# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

FOR SALE: \$575,000

## CHEROKEE COUNTY INFO (CONT.)

### Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Nestlé USA	1,000	Frozen prepared foods
Milliken & Company	989	Broadwoven fabrics, fabric dyeing and finishing
Freightliner Custom Chassis Corp	909	Motor home chassis
Hamrick Mills	890	Print cloth, shade cloth & sheeting
The Timken Company	400	Ball and roller bearings

### Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Cherokee County School District	1,580	Public Education, K-12
Dollar Tree Distribution	450	Logistics
UPS	400	Logistics
Cherokee Medical Center	300	Health Services
Limestone College	269	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>Spartanburg Downtown Memorial Airport</p>	<p>Inland Port Greer</p> <ul style="list-style-type: none"> <li>- 40 miles from the City of Gaffney</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>- 202 miles from the City of Gaffney</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> </ul> <p>Highways</p> <ul style="list-style-type: none"> <li>- US-29</li> <li>- US-150</li> <li>- US-221</li> <li>- SC-11</li> <li>- SC-18</li> <li>- SC-105</li> </ul>	<p>Rail Providers</p> <ul style="list-style-type: none"> <li>- CSX</li> <li>- Norfolk-Southern</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.cherokeecountysc.gov](http://www.cherokeecountysc.gov)  
[www.cherokeechamber.org](http://www.cherokeechamber.org)

[www.upstatealliance.com](http://www.upstatealliance.com)  
[www.upstateforever.org](http://www.upstateforever.org)

[www.southcarolinaparks.com](http://www.southcarolinaparks.com)  
[www.sciway.net](http://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, Cherokee County Development Board, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

**Bobby Lyons, SIOR, CCIM**

864.590.3476

[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**

864.838.1886

[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)



# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

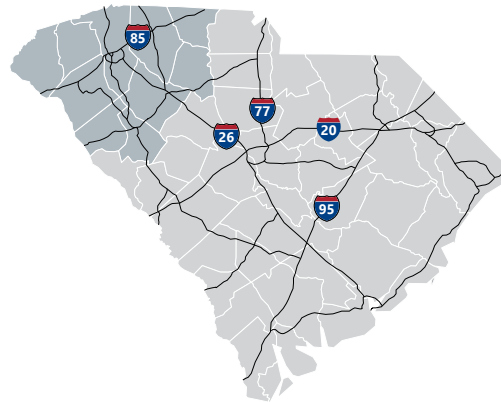
FOR SALE: \$575,000

## 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

**Bobby Lyons, SIOR, CCIM**

864.590.3476

[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**

864.838.1886

[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)





# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

FOR SALE: \$575,000

## 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

### 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

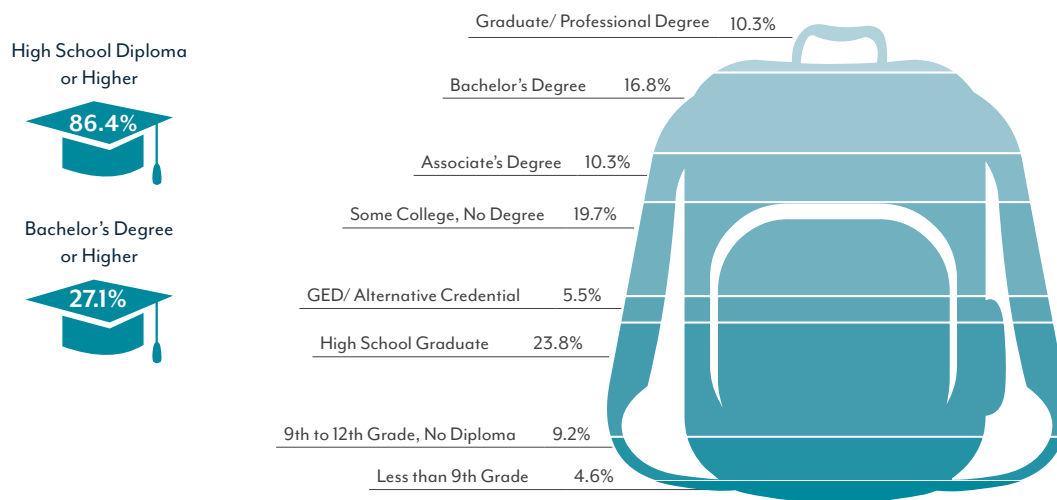
### Population by Race & Ethnicity

	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%

### 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

# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

FOR SALE: \$575,000

## UPSTATE SOUTH CAROLINA INFO (CONT.)



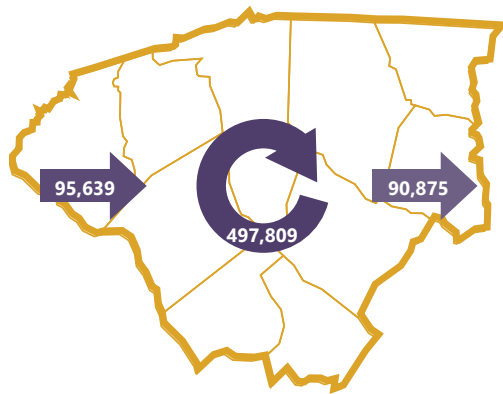
### 2017 Commuting Patterns

#### 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%

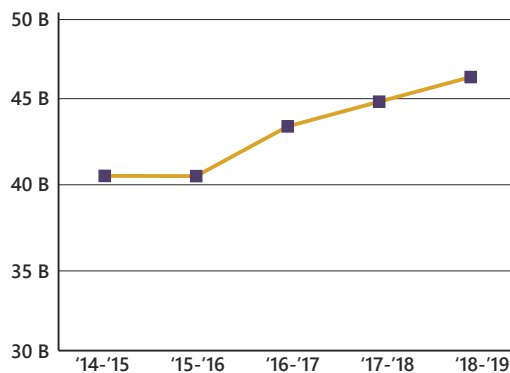
### 2019 Employment by Industry

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

# 2566 OLD GEORGIA HIGHWAY

Gaffney, SC

FOR SALE: \$575,000




## 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).

**Bobby Lyons, SIOR, CCIM**

864.590.3476

[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

**Luke Lyons**

864.838.1886

[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

