

SUBLEASE OPPORTUNITY



200 HERALD JOURNAL BLVD

Spartanburg, South Carolina

± 42,679 RSF INDUSTRIAL SPACE AVAILABLE



200 HERALD JOURNAL BLVD

Spartanburg, SC

FOR SUBLEASE: \$3.25/SF NNN

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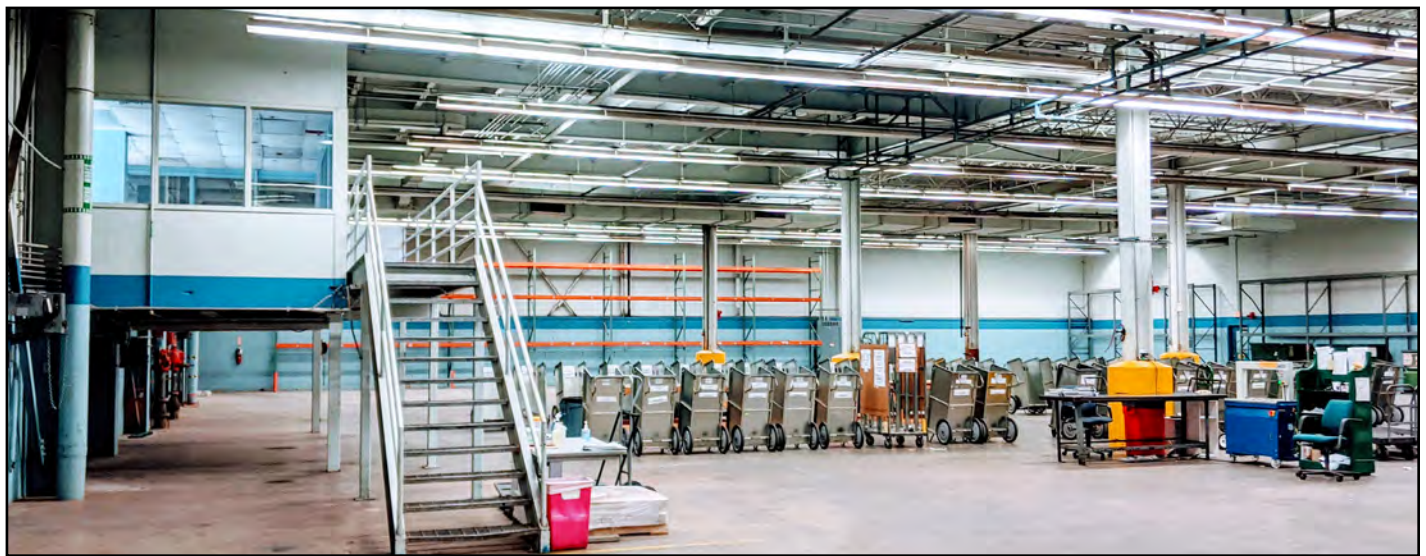
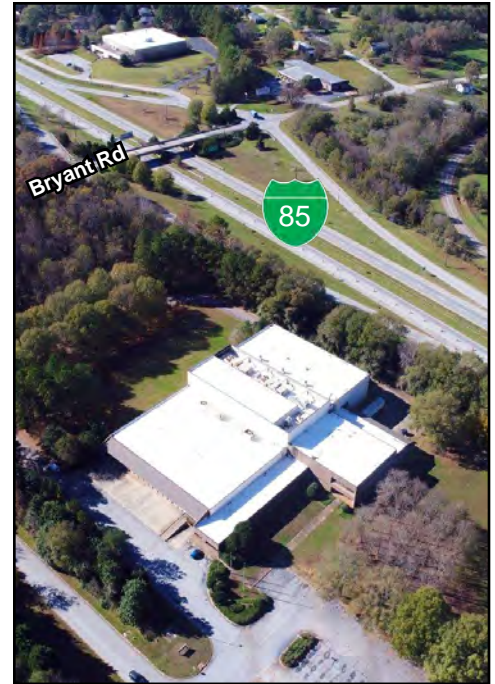
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LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

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Spartanburg, SC

FOR SUBLEASE: \$3.25/SF NNN

EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer ±42,679 RSF of industrial space for sublease on 16.7 acres of land fronting I-85 Business on Herald Journal Blvd in Spartanburg, SC. The site is only 1.0 mile from I-85 at exit 77 where I-85 and I-85 Business intersect and only 21 miles to GSP International Airport and 22 miles to the Inland Port. The neighboring buildings in this park are occupied by Radici USA and Auria Solutions. Nearby companies include Quad Packaging, Cooper Standard Automotive, Dare Foods, Cintas, and others.

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

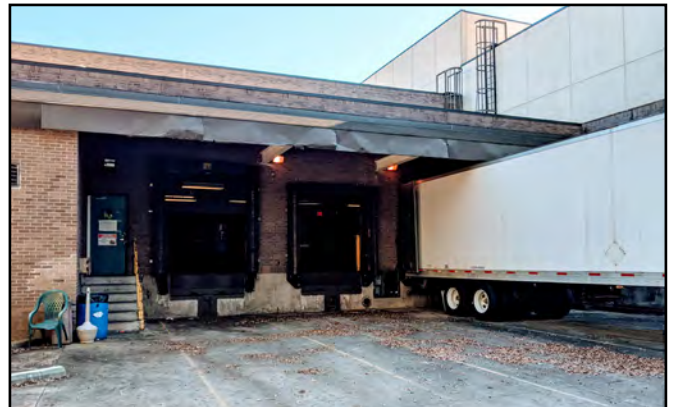
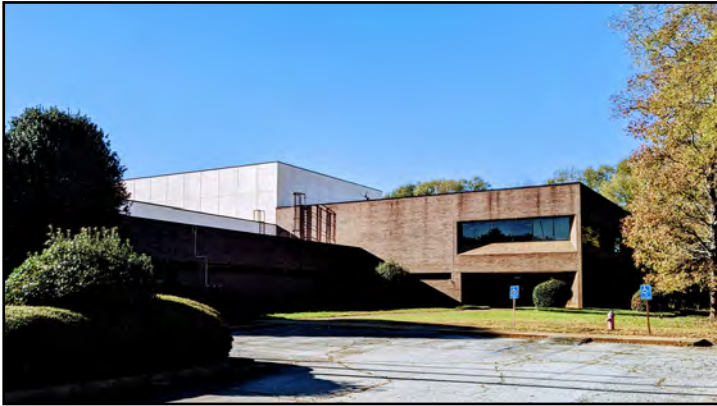
Address:	200 Herald Journal Blvd, Spartanburg, SC 29303
County:	Spartanburg
Tax Map ID:	7-04-00-058.12
Property Type:	Industrial
Zoning:	None; must abide by Spartanburg County Unified Land Management Ordinance (ULMO)
Building Size:	±55,119 SF
Rentable Space:	±42,679 SF
Property Land Size:	16.7 acres
Water:	Spartanburg Water
Sewer:	Spartanburg Water
Gas:	Piedmont Natural Gas
Power:	Duke Energy
Loading Docks:	3 docks with pit levelers
Drive-In Doors:	1 drive-in door
Office Space:	±6,408 SF on first and second floors (combined)
Ceiling Height:	±30' in the 11,587 SF bay; ±18 to 20' in the 18,158 SF bay
Sprinkler System:	Wet

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PROPERTY PHOTOS



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PROPERTY PHOTOS (CONT.)



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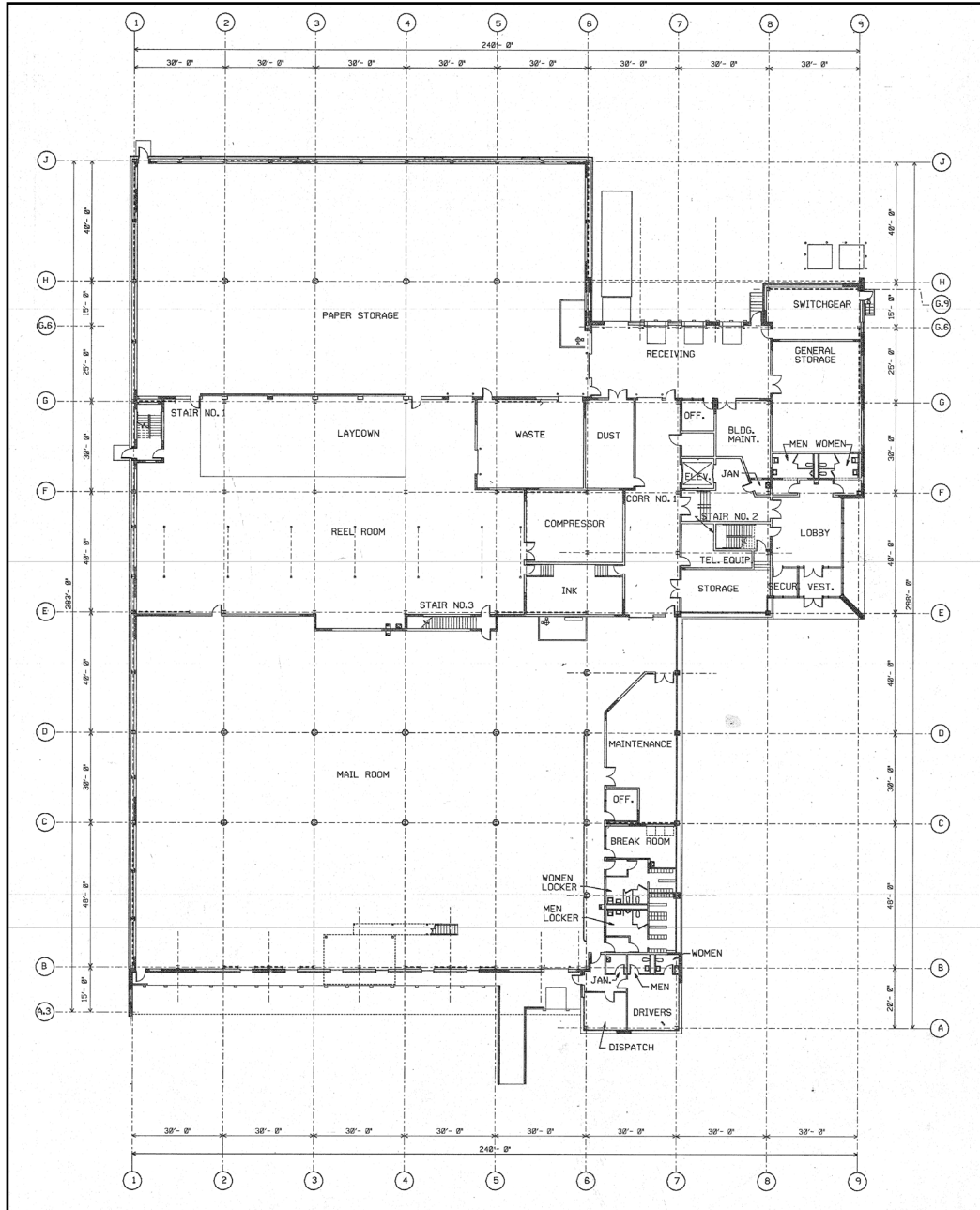
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FLOOR PLAN



1st Floor Master Plan

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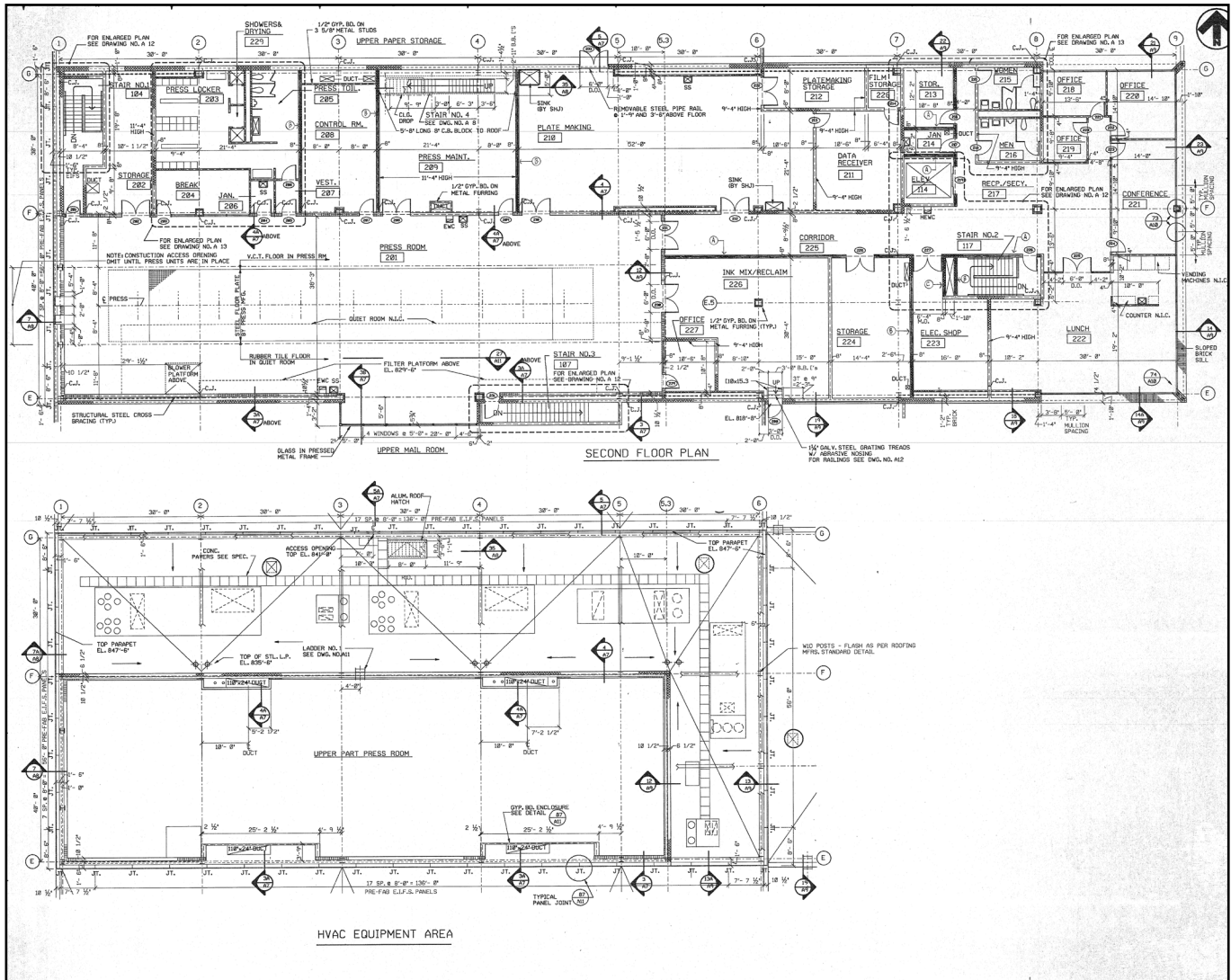


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FLOOR PLAN



2nd Floor Plan and HVAC

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SPACE SIZES

Building 200 less press area	Dimensions		Square Footage
	in Feet +/-		
Mailroom	154.8	117.3	18,158
Maintenance shop	23.0	38.3	881
Office	9.9	10.3	102
Breakroom	23.0	10.3	237
Dock office	14.2	12.4	176
Driver's room	17.1	18.4	315
Mezzanie office	22.0	15.0	330
Hall	71.4	18.2	1,299
Lobby	23.4	23.4	548
Shipping and receiving dock area	59.3	24.3	1,441
Shipping and receiving office	10.8	10.2	110
Supply area #1	18.1	18.7	338
Supply area #2	29.5	36.7	1,083
Paper warehouse	149.7	77.4	11,587
Total lower floor of building 200			36,605
Lunch room	39.8	29.1	1,158
Executive office	24.3	13.2	321
Corner office	14.5	14.5	210
Office	13.5	9.3	126
First aid room	9.2	9.8	90
Upper lobby	19.4	33.4	648
Hall for office access	24.6	8.7	214
Tech/Maintenance	16.0	19.7	315
Office including inner office	30.1	16.4	494
Total upper floor of buidling less plateroom			3,576
Plate room	82.1	27.8	2,282
Added hall to pressroom doors	24.9	8.7	217
Total plateroom and hall			2,499
Grand total lease space available			42,679

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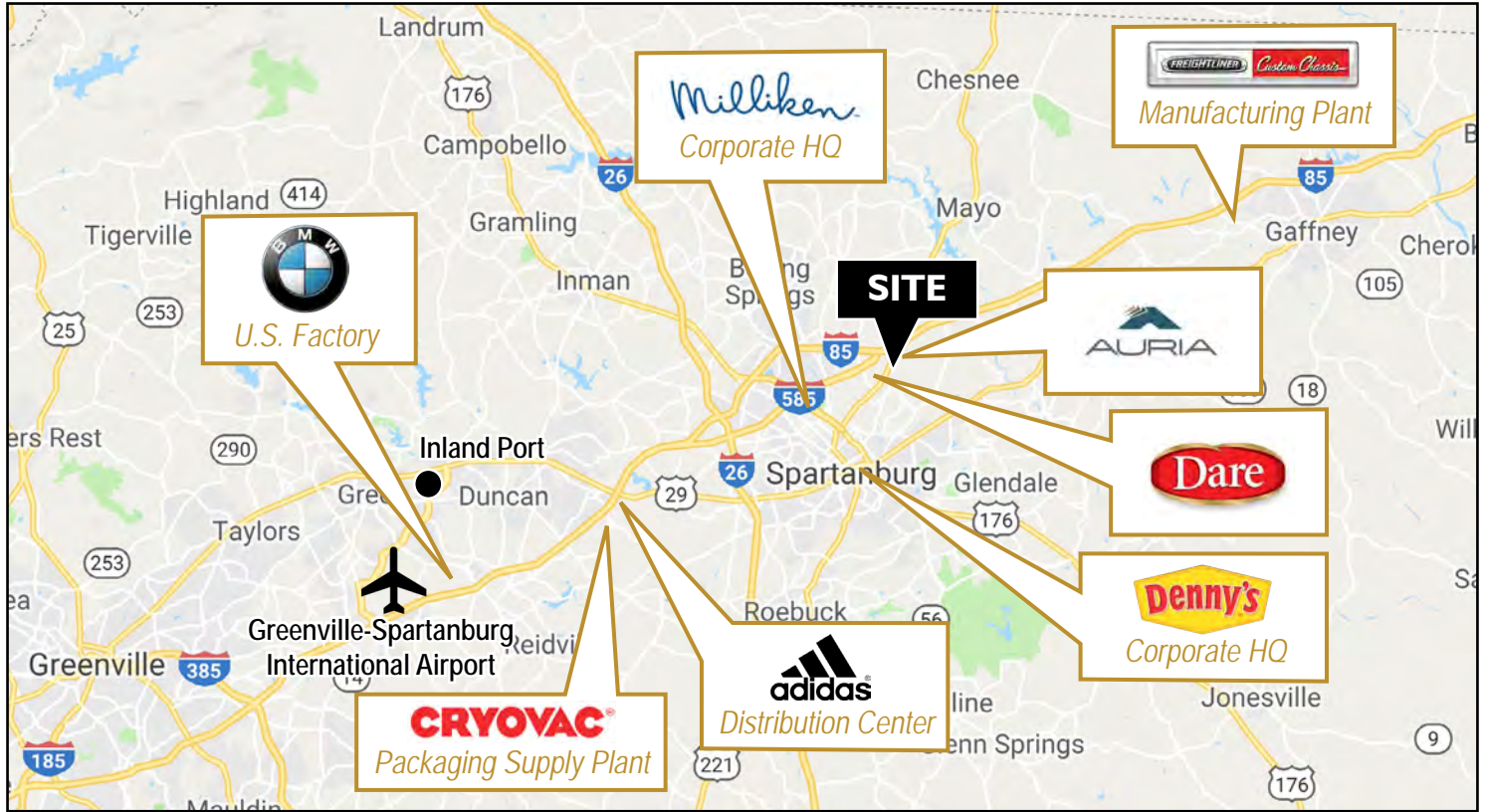
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PROPERTY LOCATION



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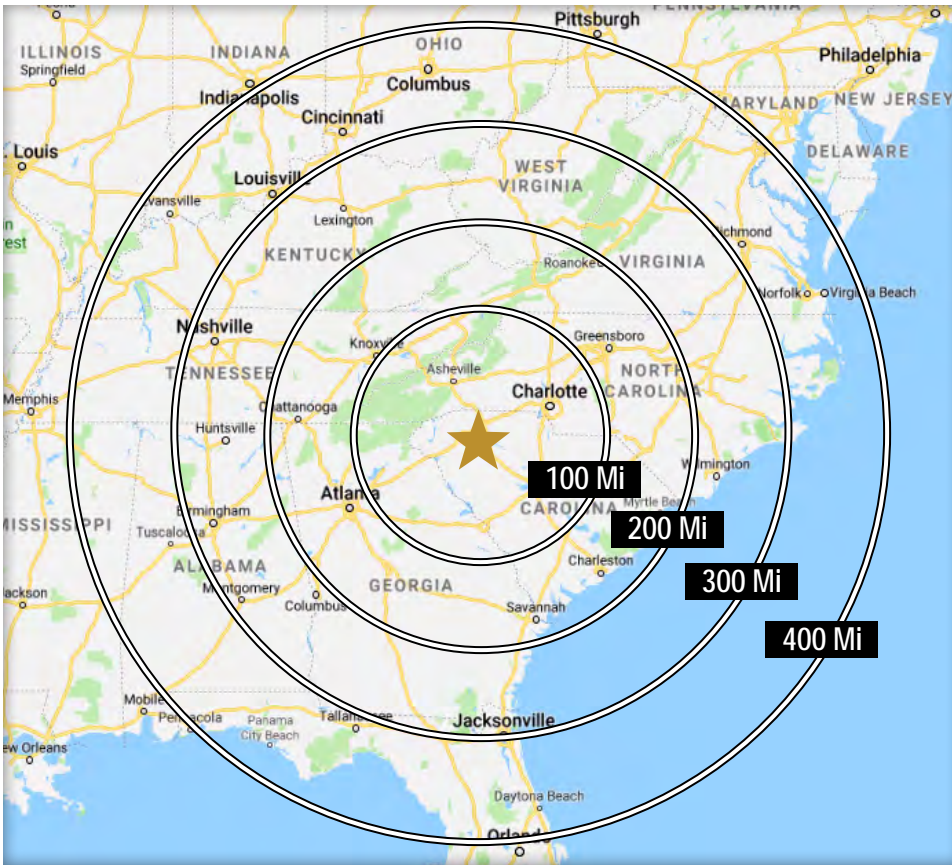
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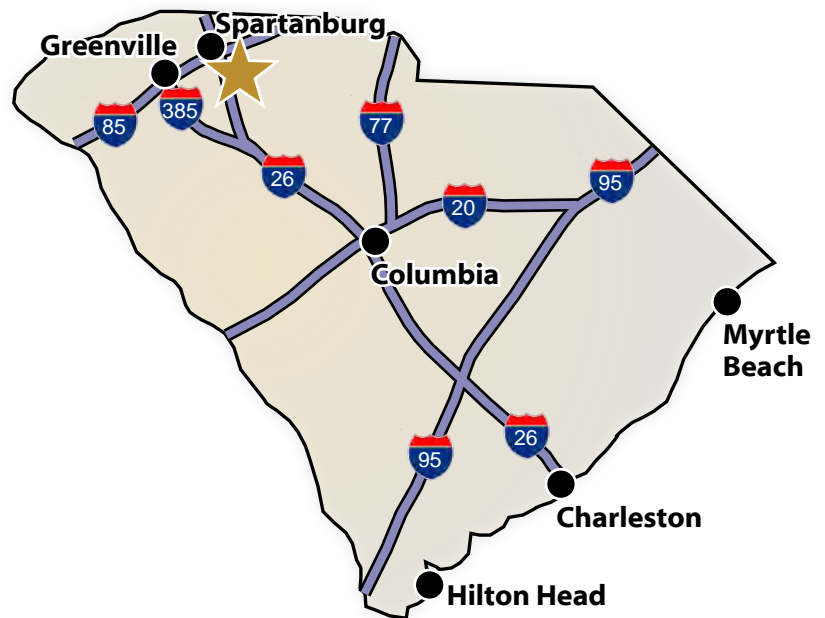


DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	1 Hr 12 Min
Atlanta, GA	2 hr 38 Min
Raleigh, NC	3 Hr 32 Min
Richmond, VA	5 hr 20 Min
Nashville, TN	5 Hr 24 min
Jacksonville, FL	5 Hr 28 Min
Louisville, KY	6 Hr 25 Min
Cincinnati, OH	6 hr 26 Min
Washington, DC	7 Hr 13 Min
Mobile, AL	7 Hr 33 Min
Orlando, FL	7 Hr 36 Min
Columbus, OH	7 Hr 46 Min
Indianapolis, IN	8 Hr 1 Min

DRIVE TIMES FROM THE SITE (South Carolina)

I-85	2 Min	Spartanburg	12 Min
I-26	6 Min	Greenville	32 Min
I-385	24 Min	Columbia	1 Hr 32 Min
I-77	1 Hr 14 Min	Charleston	3 Hr 9 Min
I-20	1 Hr 22 Min	Hilton Head	3 Hr 45 Min
I-95	2 Hr 14 Min	Myrtle Beach	3 Hr 57 Min



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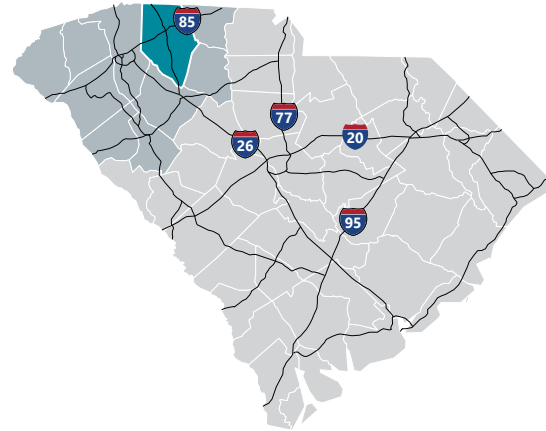
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SPARTANBURG COUNTY INFO



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 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

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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%

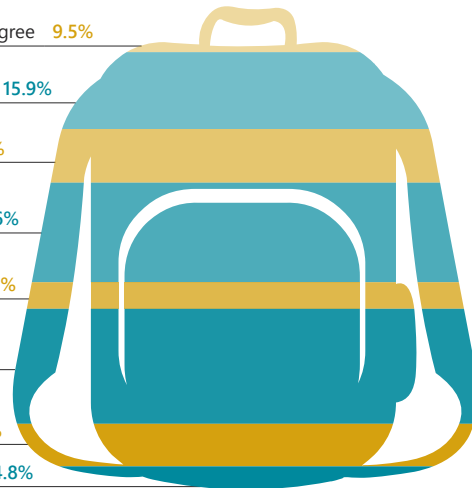
Some College, No Degree 20.6%

GED/ Alternative Credential 5.5%

High School Graduate 23.8%

9th to 12th Grade, No Diploma 8.9%

Less than 9th Grade 4.8%



SPARTANBURG COUNTY INFO (CONT.)



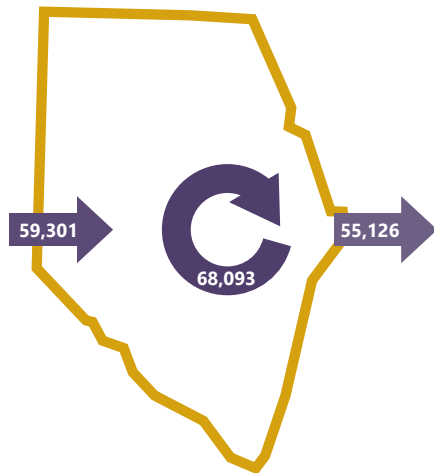
2017 Commuting Patterns

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%

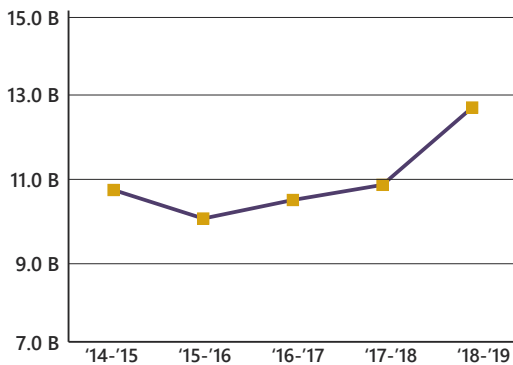
2019 Employment by Industry

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, SC

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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"> - 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
 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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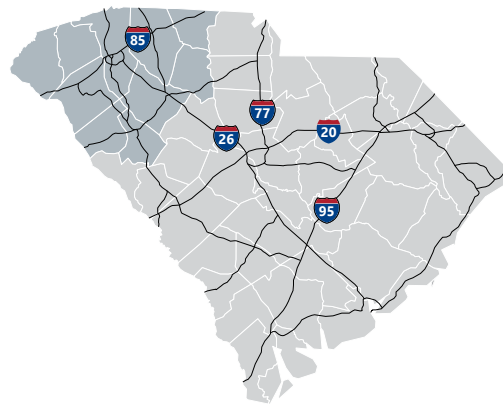


UPSTATE SOUTH CAROLINA INFO



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

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

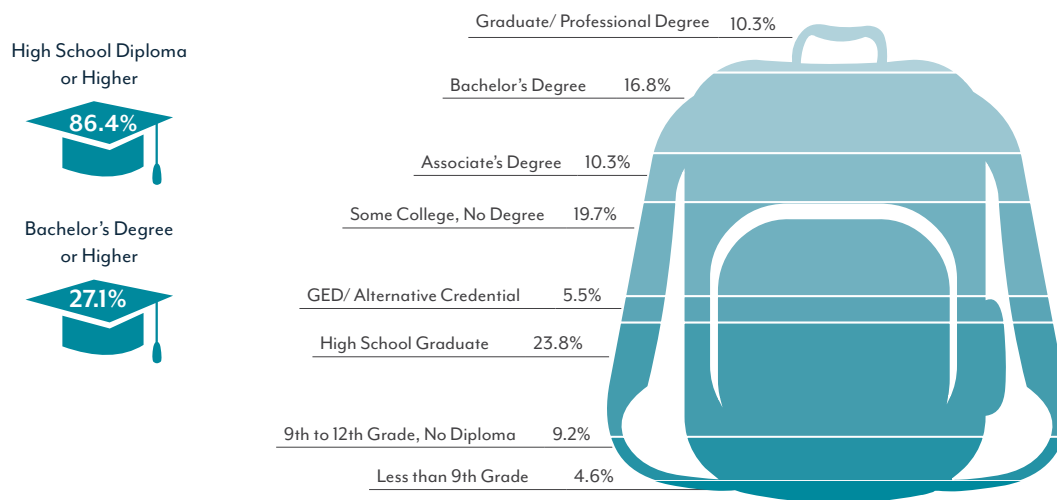
Population by Race & Ethnicity

	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+



UPSTATE SOUTH CAROLINA INFO (CONT.)



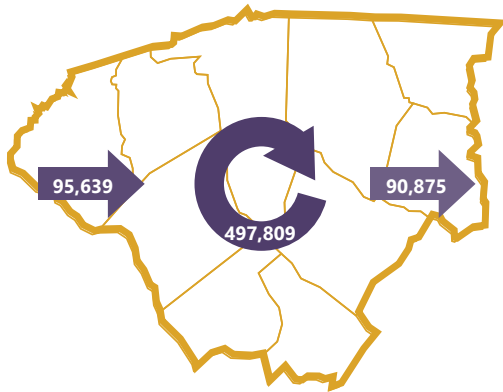
2017 Commuting Patterns

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%

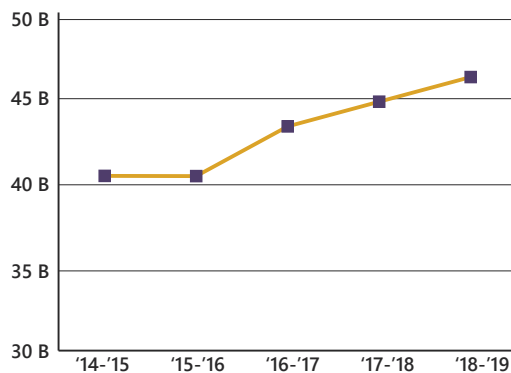
2019 Employment by Industry

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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Spartanburg, SC

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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



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)

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