

PURCHASE OPPORTUNITY



113 SOUTHWEST DRIVE

Spartanburg, South Carolina

±11,685 SF INDUSTRIAL FACILITY

SALE PRICE: \$525,000

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Executive Summary 1

PROPERTY OVERVIEW

Property Specifications 2

Property Photos 3

Floor Plan 5

LOCATION OVERVIEW

Property Location 6

Drive-Time Information 7

MARKET INFORMATION

Spartanburg County Information 8

Upstate South Carolina Information 12



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer this fantastic investment opportunity in the heart of Spartanburg, South Carolina. This ±11,685 industrial facility sits on .8 acres. The property is currently occupied by USA Carbide Tooling, Inc., a well-established, family-owned manufacturing company that will consider a one year lease back with the purchaser after closing.

This property is very well-located less than a mile from I-85 and I-26. Additionally, the site is only 14 miles to GSP International Airport, and 17 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!



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

PROPERTY SPECIFICATIONS

Address:	113 Southwest Drive, Spartanburg, SC 29303
County:	Spartanburg
Tax Map ID:	6-12-13-061.01
Property Type:	Industrial
Zoning:	None; must abide by Spartanburg County Unified Land Management Ordinance (ULMO)
Building Size:	±11,685 SF
Office Space:	±1,700 SF of office space and break room
Property Land Size:	.8 acres
Water:	SJWD
Sewer:	Septic
Gas:	Piedmont Natural Gas
Power:	Duke Energy
Loading Docks:	One 8' x 10' dock door
Drive-In Doors:	One 8' x 10' drive-in door with concrete ramp
Ceiling Height:	16' to the beam and 18' to the ceiling at midspan; 12'1" to the beam and 13'11" to the ceiling at the eaves
Parking:	16 spots in front of building for employees and customers.
Truck Court:	Rear truck court with fenced-in area for secure vehicle/equipment storage

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

PROPERTY PHOTOS



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

PROPERTY PHOTOS (CONT.)



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

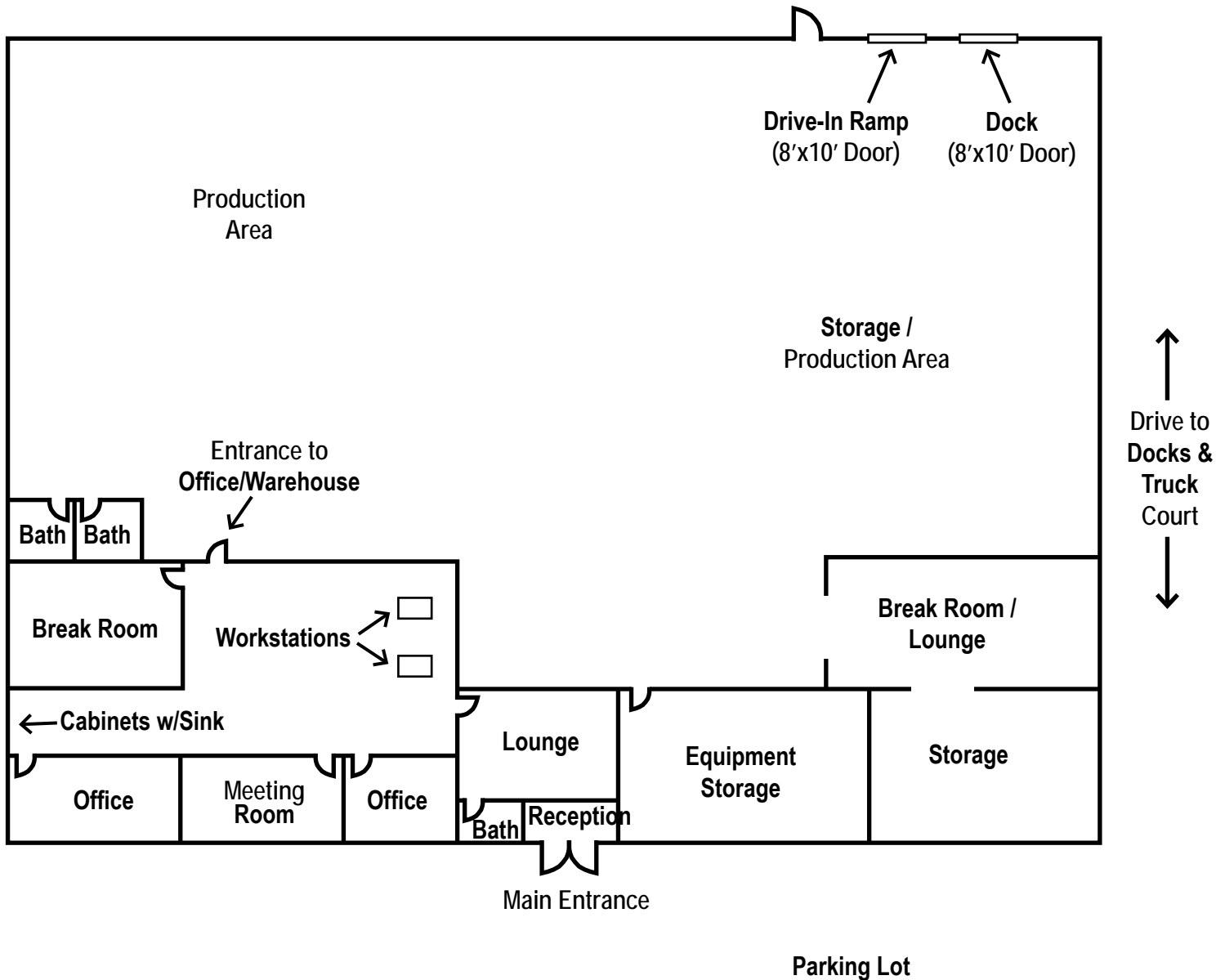
LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

FLOOR PLAN



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

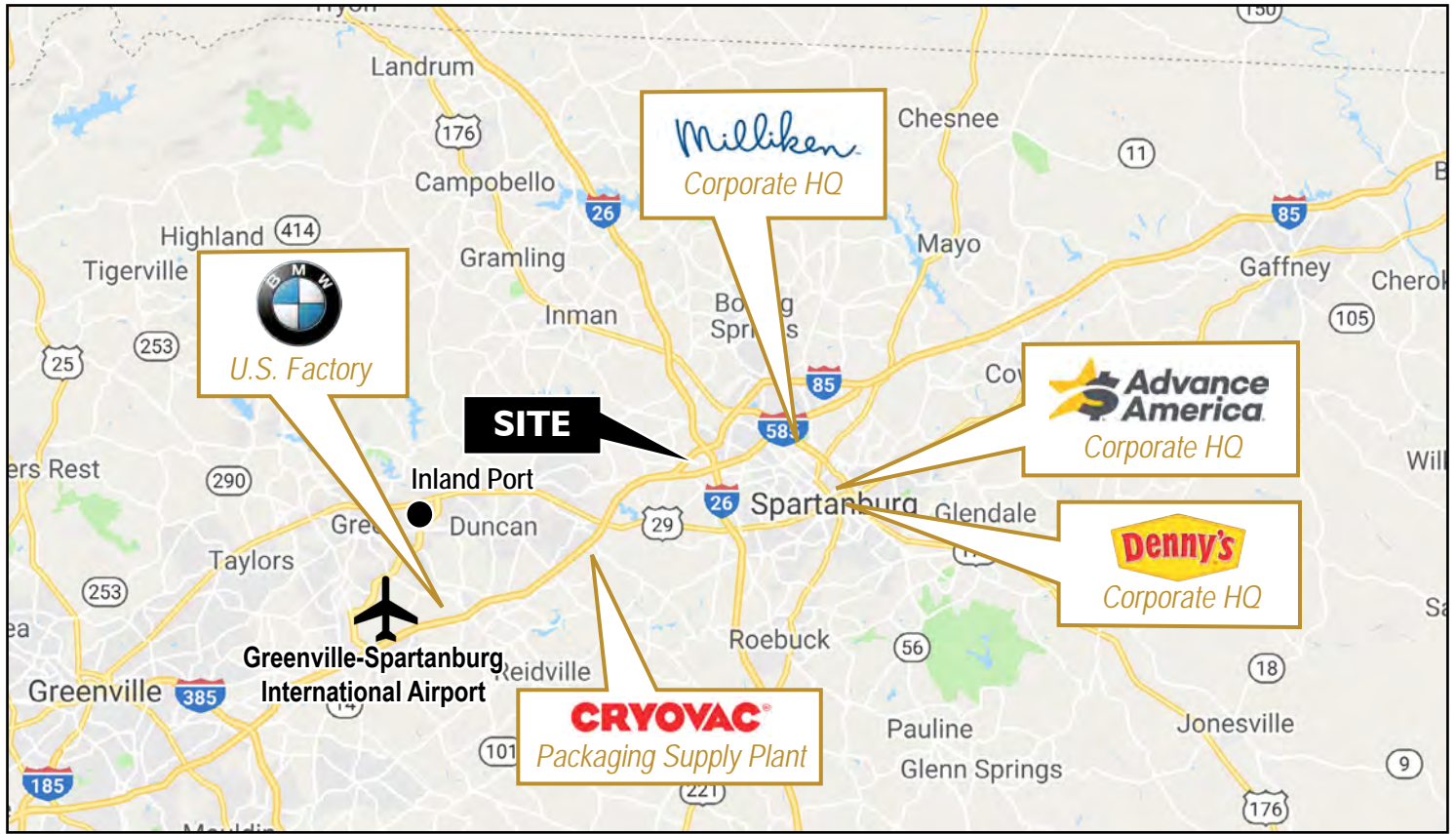
luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

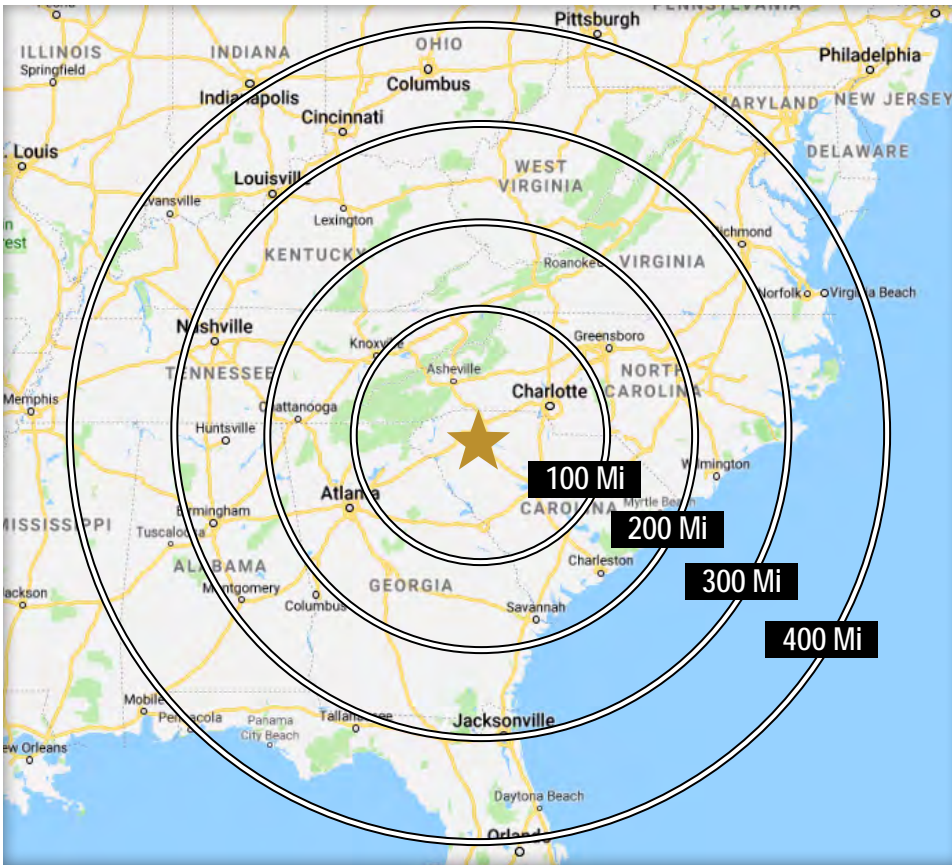
luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

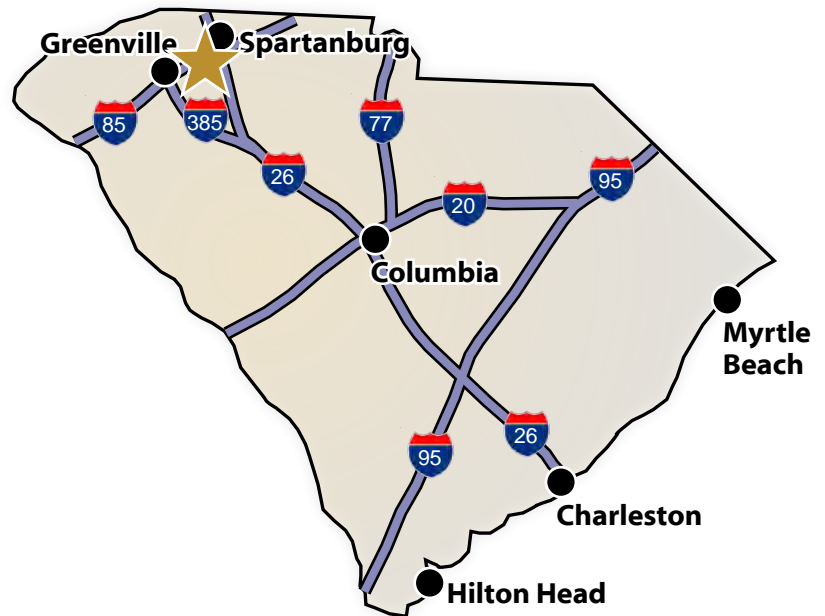


DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	1 Hr 17 Min
Atlanta, GA	2 hr 25 Min
Raleigh, NC	3 Hr 41 Min
Richmond, VA	5 hr 11 Min
Nashville, TN	5 Hr 13 min
Jacksonville, FL	5 Hr 14 Min
Louisville, KY	6 Hr 4 Min
Cincinnati, OH	6 hr 13 Min
Washington, DC	7 Hr 6 Min
Mobile, AL	7 Hr 2 Min
Orlando, FL	7 Hr 6 Min
Indianapolis, IN	7 Hr 39 Min
Columbus, OH	7 Hr 42 Min

DRIVE TIMES FROM THE SITE (South Carolina)

I-85	1 Min	Spartanburg	13 Min
I-85	2 Min	Greenville	25 Min
I-385	18 Min	Columbia	1 Hr 25 Min
I-20	1 Hr 15 Min	Charleston	2 Hr 58 Min
I-77	1 Hr 17 Min	Hilton Head	3 Hr 36 Min
I-95	2 Hr 4 Min	Myrtle Beach	3 Hr 48 Min



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

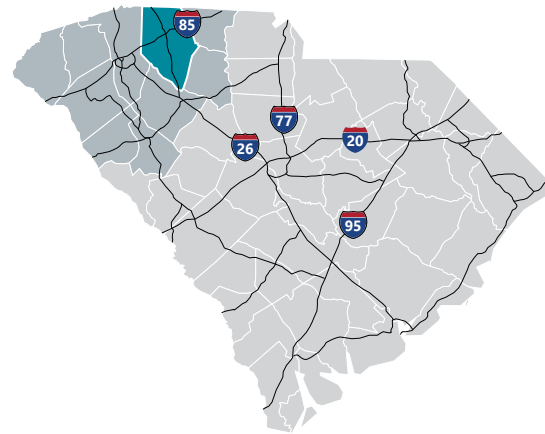
FOR SALE: \$525,000

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

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

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%

High School Diploma or Higher



Bachelor's Degree or Higher



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

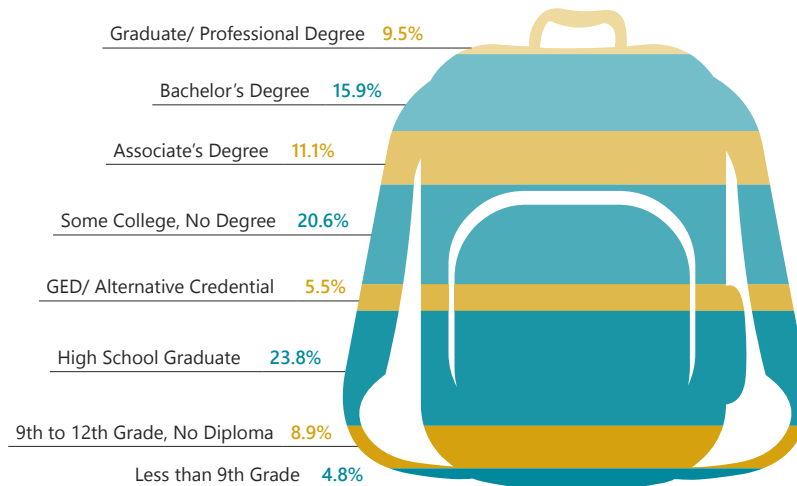
Median Household Income

	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+



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

SPARTANBURG COUNTY INFO (CONT.)



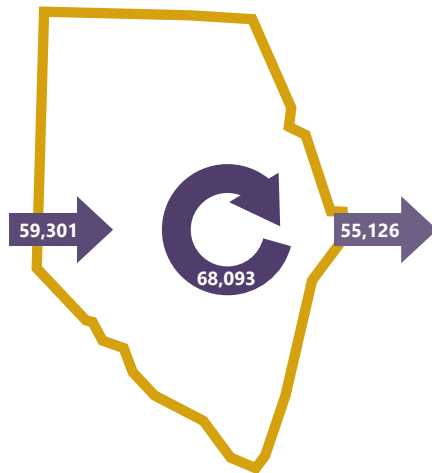
2017 Commuting Patterns

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%

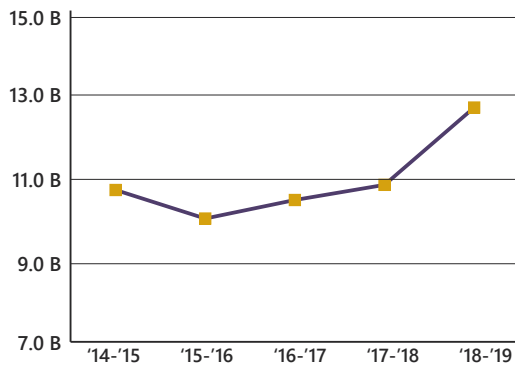
2019 Employment by Industry

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



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com



113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

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
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).

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com



113 SOUTHWEST DRIVE

Spartanburg, SC

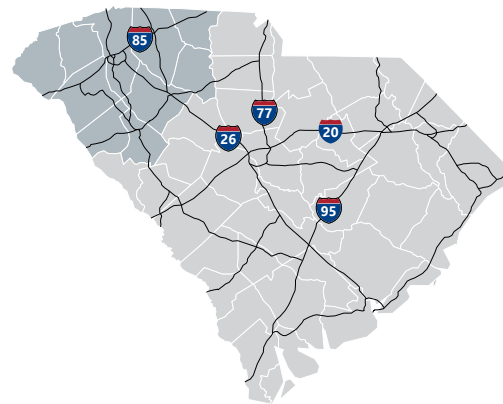
FOR SALE: \$525,000

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 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

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com



113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

UPSTATE SOUTH CAROLINA INFO (CONT.)

Population by Age

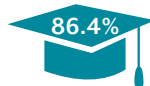
	2010	2019	2024
Under 5	6.5%	5.9%	5.8%
5 to 9	6.4%	6.2%	6.0%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.8%	12.5%
25 to 34	12.1%	12.9%	11.9%
35 to 44	13.3%	12.2%	12.7%
45 to 54	14.4%	12.9%	12.2%
55 to 64	12.4%	13.4%	13.0%
65+	14.0%	17.5%	19.6%
Median Age			

38.0% of the population is prime working age

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%

High School Diploma or Higher



Bachelor's Degree or Higher



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

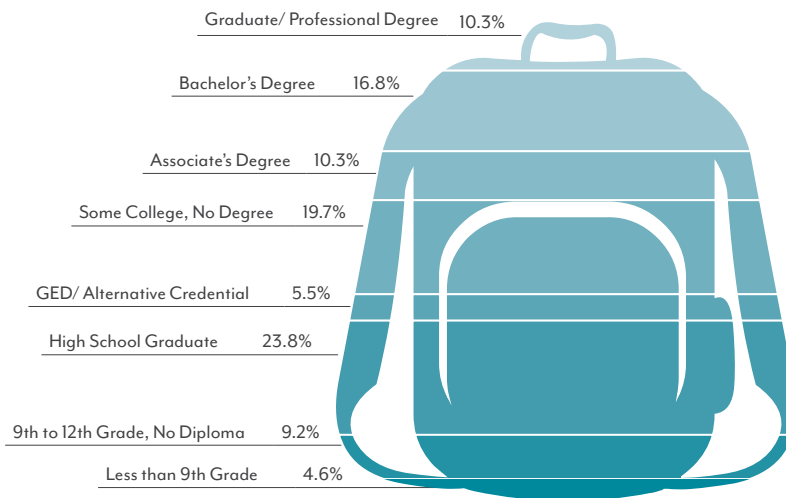
Median Household Income

	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+



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000

UPSTATE SOUTH CAROLINA INFO (CONT.)



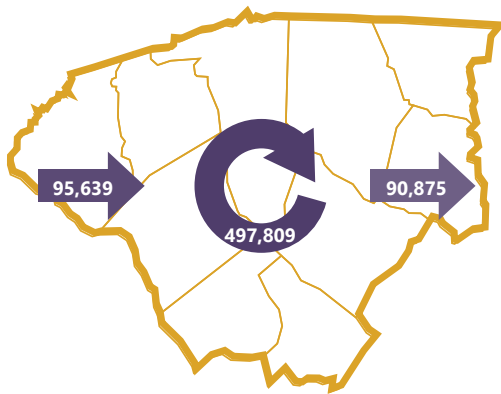
2017 Commuting Patterns

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%

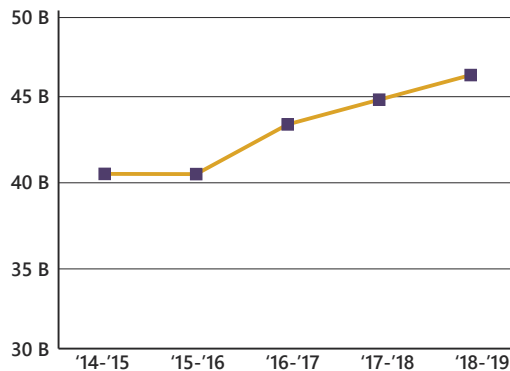
73.2% of workers travel less than 25 miles

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

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



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com



113 SOUTHWEST DRIVE

Spartanburg, SC

FOR SALE: \$525,000





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"> - 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)

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

