

INVESTMENT OPPORTUNITY



226 HYATT STREET (HWY 105)

Gaffney, South Carolina

+/- 33,241 SF INDUSTRIAL FACILITY

\$1,495,000 (8.34% CAP RATE)

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Executive Summary 1

PROPERTY OVERVIEW

Property Specifications 2

Office Space Breakdown 3

Industrial Space Breakdown 4

Floor Plan 5

Property Survey 6

LOCATION OVERVIEW

Property Location 7

Drive-Time Information 8

Upstate South Carolina Information 9

CONFIDENTIALITY AGREEMENT

Confidentiality Agreement Form 13



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com



226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer for sale this excellent income producing industrial facility located at 226 Hyatt Street, Gaffney, SC in an Opportunity Zone. This property is perfect for investors looking for great quality real estate with steady income and in a growing industrial area. This one is just off of the booming I-85 corridor! This building is set up very well for manufacturing or as a functional office / warehouse environment and has excellent access to I-85 at Exit 90 (Hwy.105). The property has heavy power, 100% HVAC, good ceiling heights, 5 dock doors, large fenced laydown yard and many other amenities that make this property an excellent value at the listed price. This one won't last long at this price!

This property is leased to Hess America until March 31st, 2022. The estimated Cap Rate on this investment is 8.34% based on assumed income vs. any landlord expenses. Hess America is owned by the Nordean Group in Germany. They opened their North American facility here in Gaffney in 2007 and this building is an expansion for the company due to their growing business. You can learn more about Hess America by visiting their website at www.hessamerica.com.

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

Luke Lyons

864.838.1886

luke@lyonsindustrial.com



226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

PROPERTY SPECIFICATIONS

Address:	226 Hyatt St. Gaffney, SC 29341
County:	Cherokee
Tax Map ID:	082-00-00-008.002
Property Type:	Industrial
Zoning:	None
Effective Annual Property Tax (2019):	\$9,798.15
Power:	Gaffney Board of Public Works
Water:	Gaffney Board of Public Works
Sewer:	Gaffney Board of Public Works
Gas:	Piedmont Natural Gas
Property Land Size:	4.86 Acres
Additional Land Available:	5.30 Acres (Call for pricing)
Topography:	Level
Condition:	Good
Date of Construction:	1978
Walls:	Insulated Brick
Floor:	6" concrete floors (assumed)
Roof:	Insulated Material
Interior Loading Docks:	5 (8'x8') Steel Sectional Rollup
Levelers:	Manual Levelers at all Docks
Drive-In Doors:	1
Parking:	Paved parking lot in front of the building and around the dock
HVAC:	100%
Electrical (Office):	120/208V, 3-Phase
Electrical (Industrial):	277/480V, 400A, 3-Phase
Lighting:	LED in Office Area, Fluorescent in Warehouse Area
Other:	100% Sprinklered

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com



226 HYATT STREET

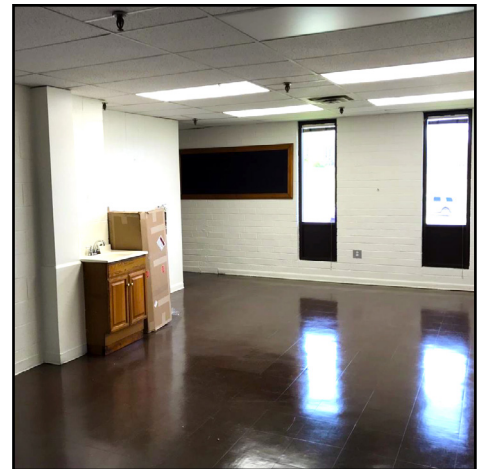
Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

OFFICE AREA BREAKDOWN (MAJOR ROOMS ONLY)

Space	Dimensions	Approx. Size
Manager's Office	10'8"x13'	143 SF
Reception Area	10' 8" x 13' 9"	154 SF
Office A	12' x 11' 6"	138 SF
Office B	13' x 16' 4"	208 SF
Hallway (Office)	4' 4" x 18' 8"	76 SF
Hallway (to Manufacturing)	4' 1" x 12' 7"	52 SF
Lobby / Waiting Area	10' x 15' 3"	150 SF
Customer Restrooms (Men)	5' 6" x 7' 5"	41 SF
Customer Restrooms (Women)	5' 6" x 7' 5"	41 SF
Conference Room	14' 6" x 10' 9"	160 SF
Hallway (Conference)	12' 9" x 3' 9"	52 SF
Office Storage	12' 9" x 12' 1"	156 SF
Employee Restrooms (Men)	17' x 11' 6"	195 SF
Employee Restrooms (Hallway)	4' 2" x 10' 2"	40 SF
Employee Restrooms (Women)	9' x 6'	54 SF
Closet	3' 4" x 7'	25 SF
Total Office Area		1,685 SF



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

.hess

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

INDUSTRIAL AREA BREAKDOWN

Space	Dimensions	Approx. Size
Manufacturing	200' x 150'	30,000 SF
Dock Area 1	30' x 24'	720 SF
Storage Area	17'8" x 7' 8"	140 SF
Dock Area 2	29'2" x 24'3"	696 SF
Total Industrial Area		31,556 SF

Columns

Industrial / Manufacturing	3 Rows, 8 Columns (50' x 25' spacing) – 24 Total
Dock Area 1 & 2	None

Ceiling Heights

Office Area	8'
Industrial Area	13' 8" eave to 19' 8"
Dock Area 1	12'
Dock Area 2	12'



Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com



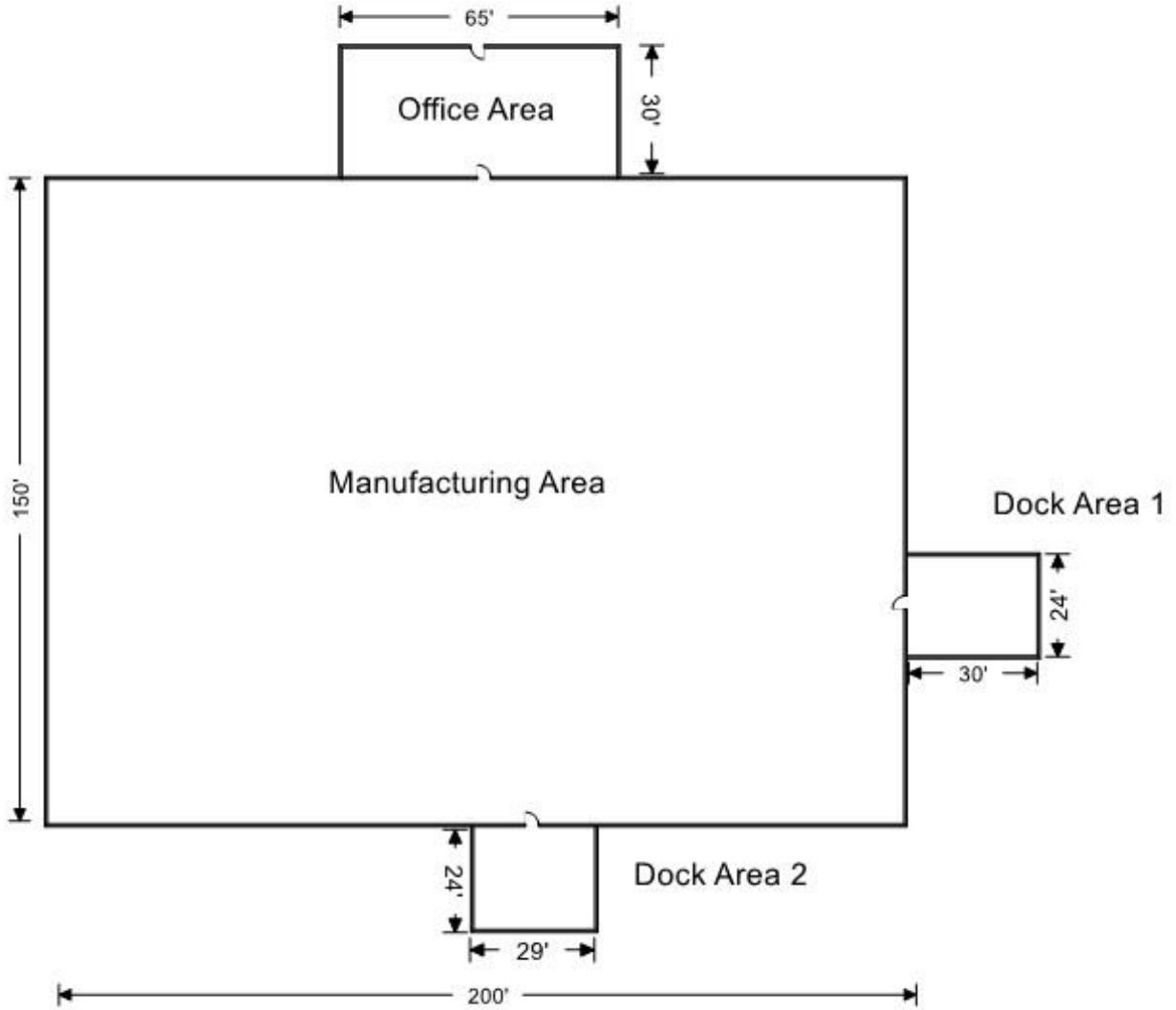
226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

FLOOR PLAN



Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@lyonsindustrial.com



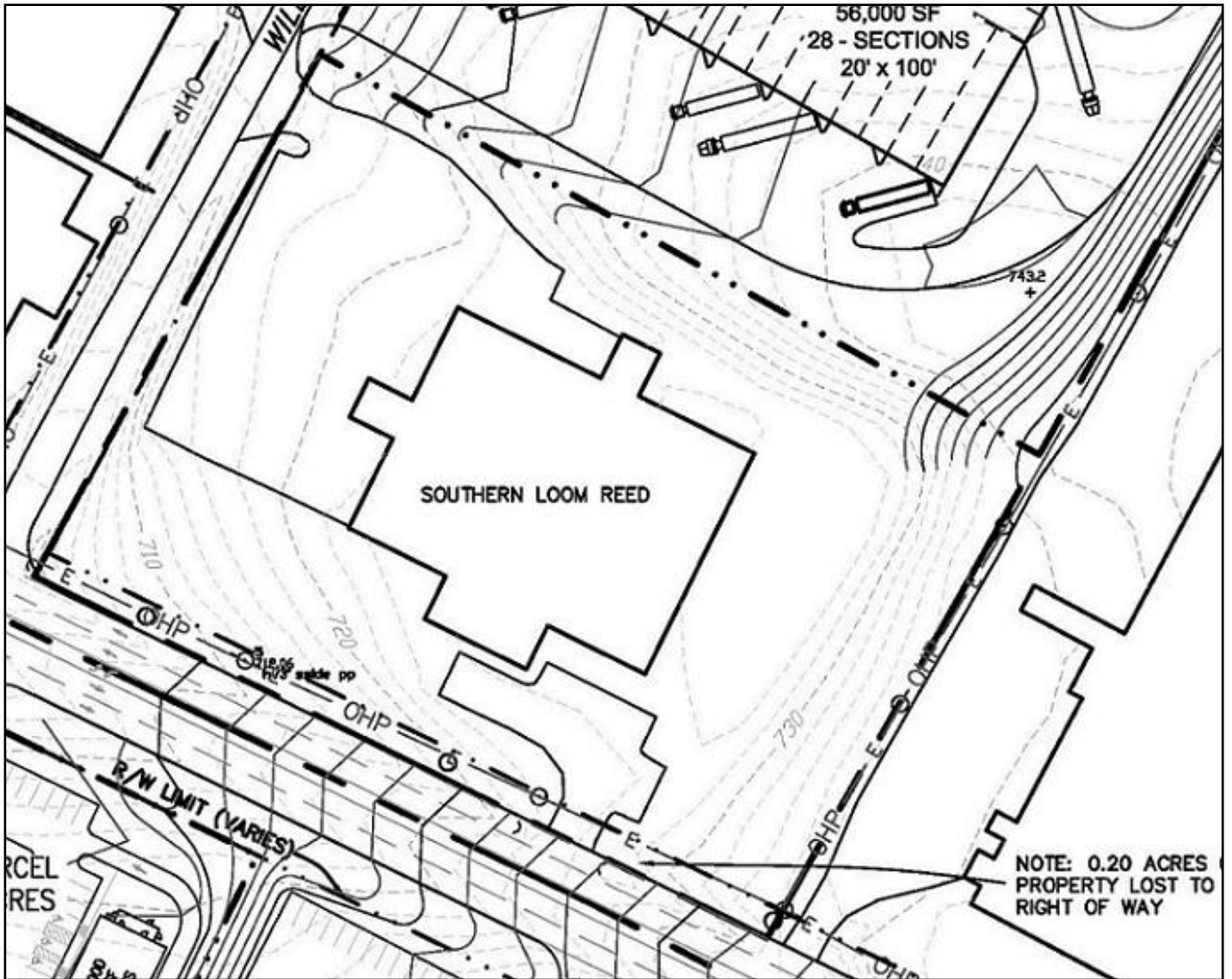
226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

PROPERTY SURVEY



Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@lyonsindustrial.com



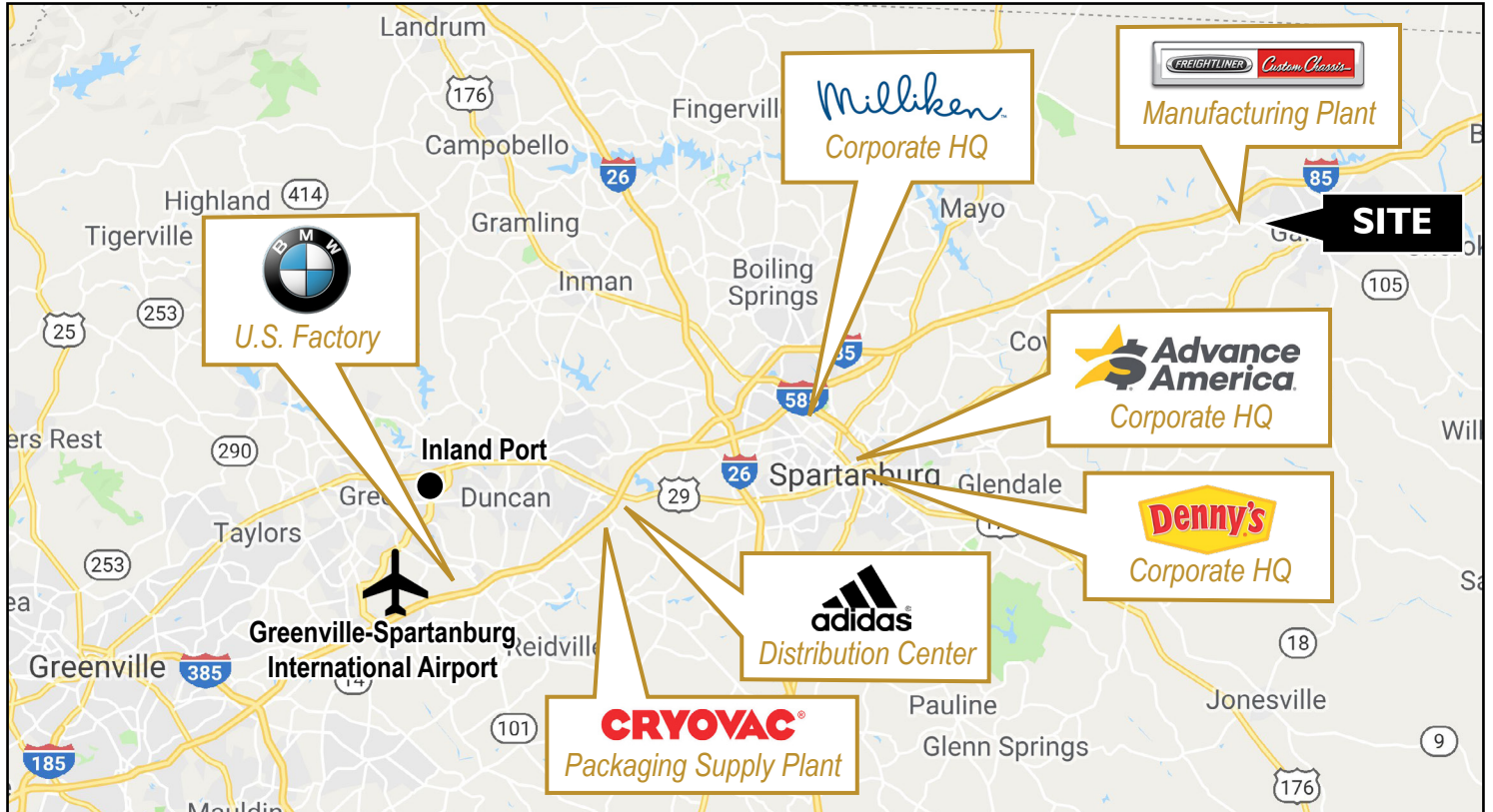
226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

PROPERTY LOCATION



Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@lyonsindustrial.com

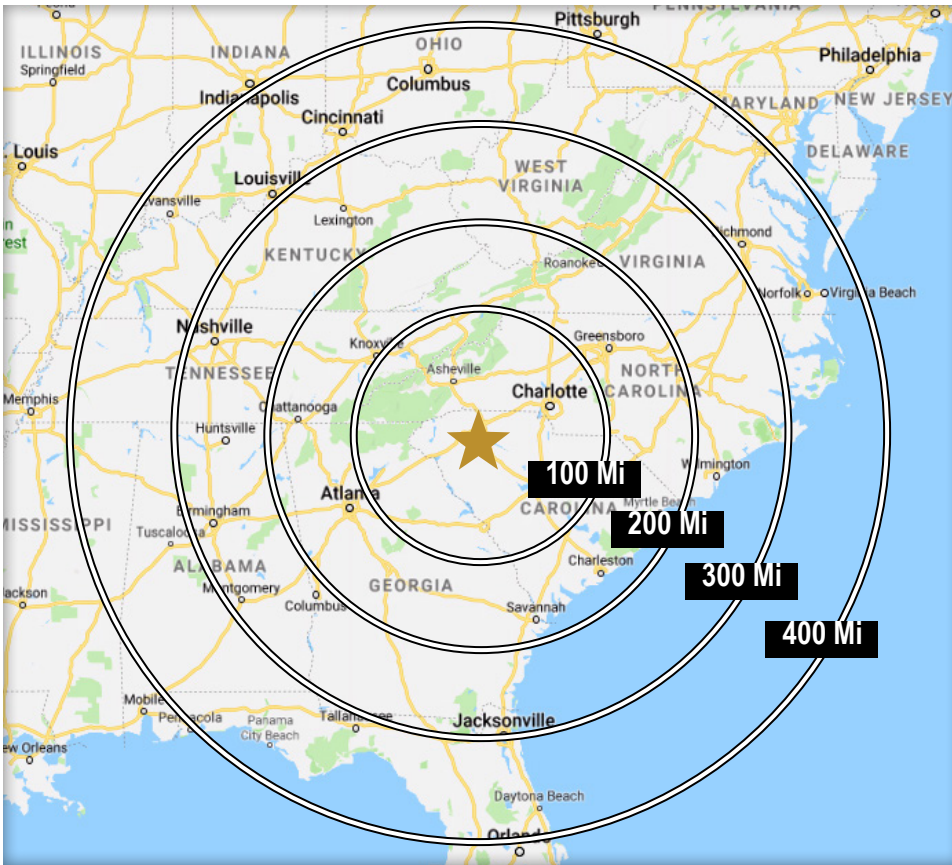


226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

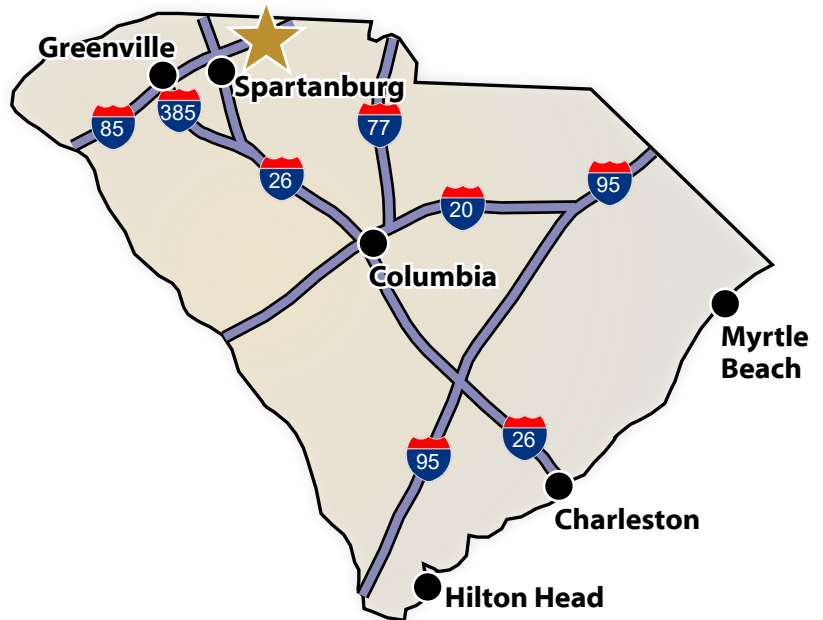


DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	1 Hr
Atlanta, GA	2 hr 48 Min
Raleigh, NC	3 Hr 14 Min
Richmond, VA	4 hr 54 Min
Nashville, TN	5 Hr 29 min
Jacksonville, FL	5 Hr 31 Min
Louisville, KY	6 Hr 26 Min
Cincinnati, OH	6 hr 30 Min
Washington, DC	7 Hr 5 Min
Mobile, AL	7 Hr 14 Min
Columbus, OH	7 Hr 18 Min
Orlando, FL	7 Hr 28 Min
Indianapolis, IN	8 Hr 4 Min

DRIVE TIMES FROM THE SITE (South Carolina)

I-26	22 Min	Spartanburg	27 Min
I-85	3 Min	Greenville	46 Min
I-385	38 Min	Columbia	1 Hr 45 Min
I-20	1 Hr 31 Min	Charleston	3 Hr 16 Min
I-77	1 Hr	Hilton Head	3 Hr 50 Min
I-95	2 Hr 36 Min	Myrtle Beach	4 Hr 4 Min



Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@lyonsindustrial.com



226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

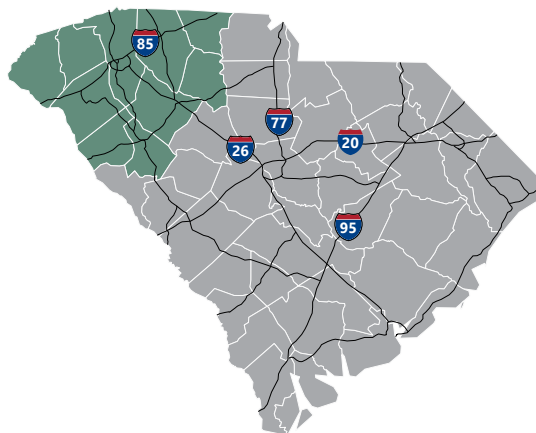
UPSTATE SOUTH CAROLINA INFO



Upstate 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	2018	2023	Growth Rate ¹
Upstate Region	1,362,073	1,482,416	1,563,925	1.08%
South Carolina	4,625,364	5,108,693	5,437,217	1.25%
United States	308,745,538	330,088,686	343,954,683	1.25%

¹ Projected Annual Growth Rate 2018-2023

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com



226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

UPSTATE SOUTH CAROLINA INFO (CONT.)

Population by Age

	2010	2018	2023
Under 5	6.5%	5.9%	5.8%
5 to 9	6.4%	6.2%	6.0%
10 to 14	6.6%	6.2%	6.4%
15 to 24	14.2%	13.0%	12.6%
25 to 34	12.1%	12.8%	12.0%
35 to 44	13.3%	12.2%	12.5%
45 to 54	14.4%	13.1%	12.3%
55 to 64	12.4%	13.4%	13.1%
65+	14.1%	17.1%	19.3%

38.1% of the 2018 population is prime working age

Households & Families

	2010	2018	2023
Total Households	532,065	576,869	607,901
Total Families	363,466	387,711	406,033
Average HH Size	2.5	2.5	2.5
Renter Occupied*	30.5%	33.6%	33.2%
Owner Occupied*	69.5%	66.4%	66.8%

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

Median Household Income

	2018	2023
Upstate Region	\$48,817	\$54,509
South Carolina	\$50,748	\$56,462
United States	\$58,100	\$65,727

Population by Race & Ethnicity

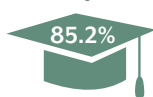
	2010	2018	2023
White	75.5%	75.0%	74.2%
Black	18.3%	17.7%	17.4%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	1.4%	1.7%	2.0%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	2.8%	3.2%	3.6%
Two or More Races	1.6%	2.0%	2.4%
Hispanic Origin (Any Race)	5.5%	6.4%	7.2%

Per Capita Income

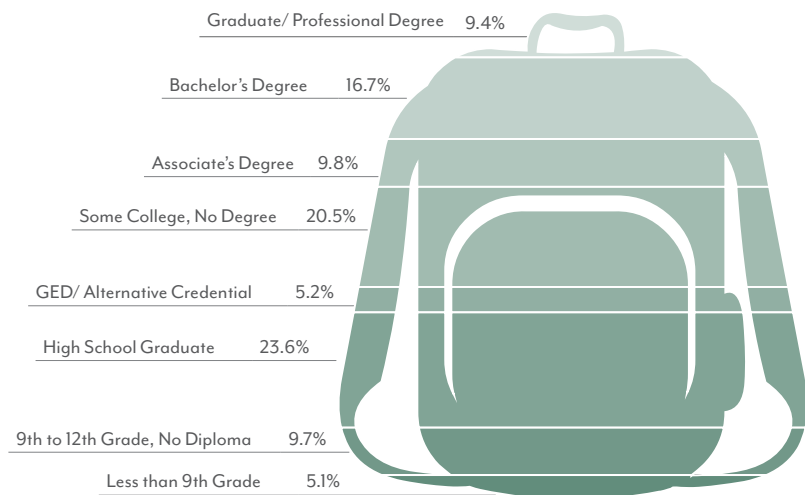
	2018	2023
Upstate Region	\$26,714	\$30,457
South Carolina	\$27,697	\$31,565
United States	\$31,950	\$36,530

2018 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@lyonsindustrial.com



226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

UPSTATE SOUTH CAROLINA INFO (CONT.)



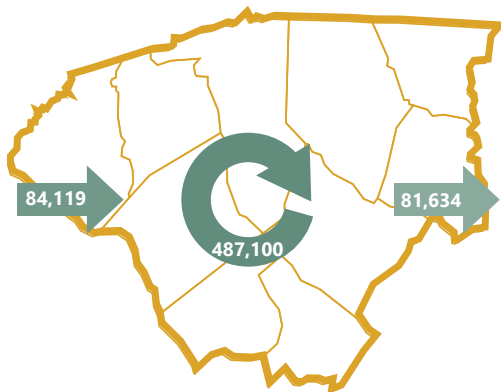
Commuting Patterns

Travel Distance to Work

Less than 10 miles	46.0%
10-24 miles	28.6%
25-50 miles	11.9%
50 miles or more	13.5%

74.6% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in the Upstate Region	487,100
Commute into the Upstate Region	84,119
Commute Out of the Upstate Region	81,634

Where Do Upstate Workers Live?

Greenville County	38.0%
Spartanburg County	18.6%
Anderson County	9.4%
Pickens County	5.2%
Greenwood County	3.7%
Oconee County	3.3%
Laurens County	3.0%
Richland County	2.7%
Cherokee County	2.4%
Lexington County	1.5%

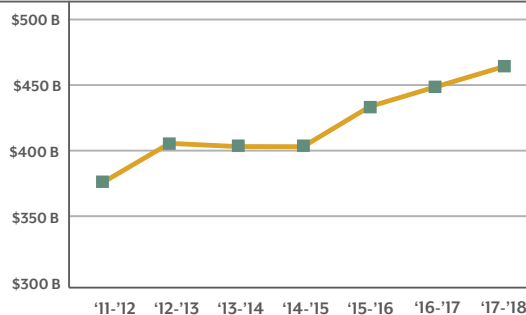
2018 Employment by Industry

Agriculture/Mining	0.7%	46,732
Construction	6.4%	42,727
Manufacturing	19.4%	129,516
Wholesale Trade	3.0%	20,028
Retail Trade	11.6%	77,442
Transportation/Utilities	4.7%	31,378
Information	1.3%	8,679
Finance/Insurance/Real Estate	4.5%	30,042
Services	45.7%	305,096
Public Administration	2.7%	18,025
Total	100%	667,607

2017 Civilian Population in Labor Force (16+)

Employed	96.0%
Unemployed	4.0%

Gross Retail Sales by Fiscal Year



2018 Business Establishments by Industry



Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@lyonsindustrial.com



226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY





UPSTATE SOUTH CAROLINA INFO (CONT.)

Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
BMW Manufacturing Corporation	8,800	Automobile manufacturing
Michelin North America	5,073	Tire manufacturing
General Electric Company	4,220	Turbines and turbine generator sets
ZF Transmissions	2,700	Automotive transmissions
Robert Bosch	2,400	Automotive components

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Greenville Health System	16,893	Healthcare
Greenville County Schools	10,095	Public Education
Spartanburg Regional Healthcare System	6,100	Healthcare
Clemson University	5,222	Higher Education
Bon Secours St. Francis Health System	4,355	Healthcare

 <p>Airport Access</p> <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>Other regional airports</p>	 <p>Port Access</p> <p>Inland Port Greer</p> <ul style="list-style-type: none"> - 124,817 Rail Lifts in 2017 - 20.4% growth from 2016 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 2.2 M TEUs handled in 2017 - 9.0% growth from 2016 	 <p>Interstate Access</p> <p>Interstates</p> <ul style="list-style-type: none"> - I-26 - I-85 - I-385 - I-585 	 <p>Rail Access</p> <p>Rail Providers</p> <ul style="list-style-type: none"> - CSX - Norfolk - Southern - Greenville & Western - Pickens - Carolina Piedmont
--	---	---	---

Additional Resources

Abbeville County Development Board
www.investabbevillecounty.com

Alliance Pickens
www.alliancepickens.com

Anderson County Economic Development
econdev.andersoncountysc.org

Cherokee County Development Board
www.cherokeeconomydevelopmentboard.com

Laurens County Development Board
www.growlaurenscounty.com

Greenville Area Development Corporation
www.gogadc.com

Greenwood Partnership Alliance
www.partnershipalliance.com

Oconee Economic Alliance
www.investoconeesc.com

Spartanburg Economic Futures Group
www.economicfuturesgroup.com

Union County Development Board
www.uniondevelopmentboard.com



Upstate SC Alliance
 124 Verdae Blvd #202, Greenville, SC 29607
 864.283.2300
www.upstatescalliance.com



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

Sources: ESRI Business Analyst (2018 and 2023 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

Luke Lyons
 864.838.1886
luke@lyonsindustrial.com



226 HYATT STREET

Gaffney, SC

Located in an Opportunity Zone!

INVESTMENT OPPORTUNITY

CONFIDENTIALITY AGREEMENT

To have the full lease agreement sent to you, please fill out this Confidentiality Agreement and email it back to us at info@lyonsindustrial.com. At that time, we will send you the full lease agreement. Thank you!

You have requested that various materials, documents, information and other matters regarding the Property ("Property Information") be delivered and disclosed by us to you. As a condition to, and in consideration of, the delivery and disclosure of the Property Information to you by us, we agree as follows:

1. Confidentiality. You agree to use the Property Information only for the purpose of evaluating your desire to make an offer to purchase a portion of the Property, and not for any other purpose whatsoever. We agree that all of the Property Information is confidential and that you shall not disclose any of the Property Information in any manner whatsoever to any person or entity, except to the extent that the Property Information is (a) generally publicly available through means other than delivery or disclosure by us or our affiliates, or (b) required to be disclosed by law. Promptly after request, you shall return all Property Information and all copies thereof to us.

2. Disclaimer and Waiver. You acknowledge that neither we, nor any of our representatives make or have made any representation or warranties regarding the accuracy or completeness of the Property Information. The Property Information we will furnish you will be used solely by you for evaluating a possible transaction exclusively for your account, as principal in the transaction and not as a broker or agent for any other person.

3. Completeness and Accuracy of Information. This confidential Property Information does not purport to be all inclusive or to contain all the information a prospective purchaser may desire. Neither Owner, SLR Holdings Inc., nor any of their officers, employees, or agents, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this offering memorandum or any of its contents, and no legal liability is assumed or shall be implied with respect thereto.

THE OWNER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

By: _____

Its: _____

Printed Name: _____

Date: _____

Bobby Lyons, SIOR, CCIM

864.590.3476

bobby@lyonsindustrial.com

Luke Lyons

864.838.1886

luke@lyonsindustrial.com

