

Image is a conceptual representation of work in progress.

for sale or lease

INDUSTRIAL MANUFACTURING FACILITY

HEAVY POWER + TEXTILE TAX CREDITS SECURED

AVAILABLE FOR OCCUPANCY Q2 2026



425 FOSTER STREET . COWPENS . SC 29330


PINTAIL



PROPERTY OVERVIEW

425 Foster Street, Cowpens, SC 29330

425 Foster Street presents a ±78,000 SF manufacturing and industrial opportunity in Cowpens, South Carolina, strategically located just 1.5 miles from I-85. Situated on 5.03 acres, the facility offers heavy on-site power, dock and drive-in loading, ±15,725 SF of existing office build-out, and secured South Carolina textile mill tax credits that may be transferable to a user. With strong regional workforce depth, proven manufacturing heritage, and immediate interstate access, this property is well-positioned for an owner-user or tenant seeking scalable industrial capacity in the Upstate market.

- AVAILABLE FOR OCCUPANCY IN Q2
- TEXTILE MILL TAX CREDITS SECURED AND POTENTIALLY TRANSFERABLE TO USER
- 1.5 MILES, 4 MINUTES FROM I-85

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

PROPERTY DETAILS

County: Spartanburg
Parcel ID: 3-10-00-037.00
Building Size: ±78,000 SF (±15,725 existing office build-out)
(divisible down to 30,000 SF)
Lot Size: ±5.03 AC

BUILDING SPECIFICS

Dock Doors: 6
Drive-in Doors: 1
Clear Heights: Various, 11'6"-30'
LED Highbays Installed
Heavy Power on Site

- 750kva 480V transformer
 - Twin 1200a 480V services
- 250kva 208V transformer
 - 1600a 208V service
 - 1200a 208V service
- Pole mount 65kva 480V transformer
 - 400a 480V service

Sprinklered

- Wet System
- Ordinary Hazard

SALE PRICE: \$4,375,000

LEASE RATE: \$4.95 PSF, NNN



BUILDING LAYOUT



EXCESS OFFICE
MAY BE DEMO'D FOR
ADDITIONAL WAREHOUSE/
MANUFACTURING SPACE



LOCATION MAP

NOTES:

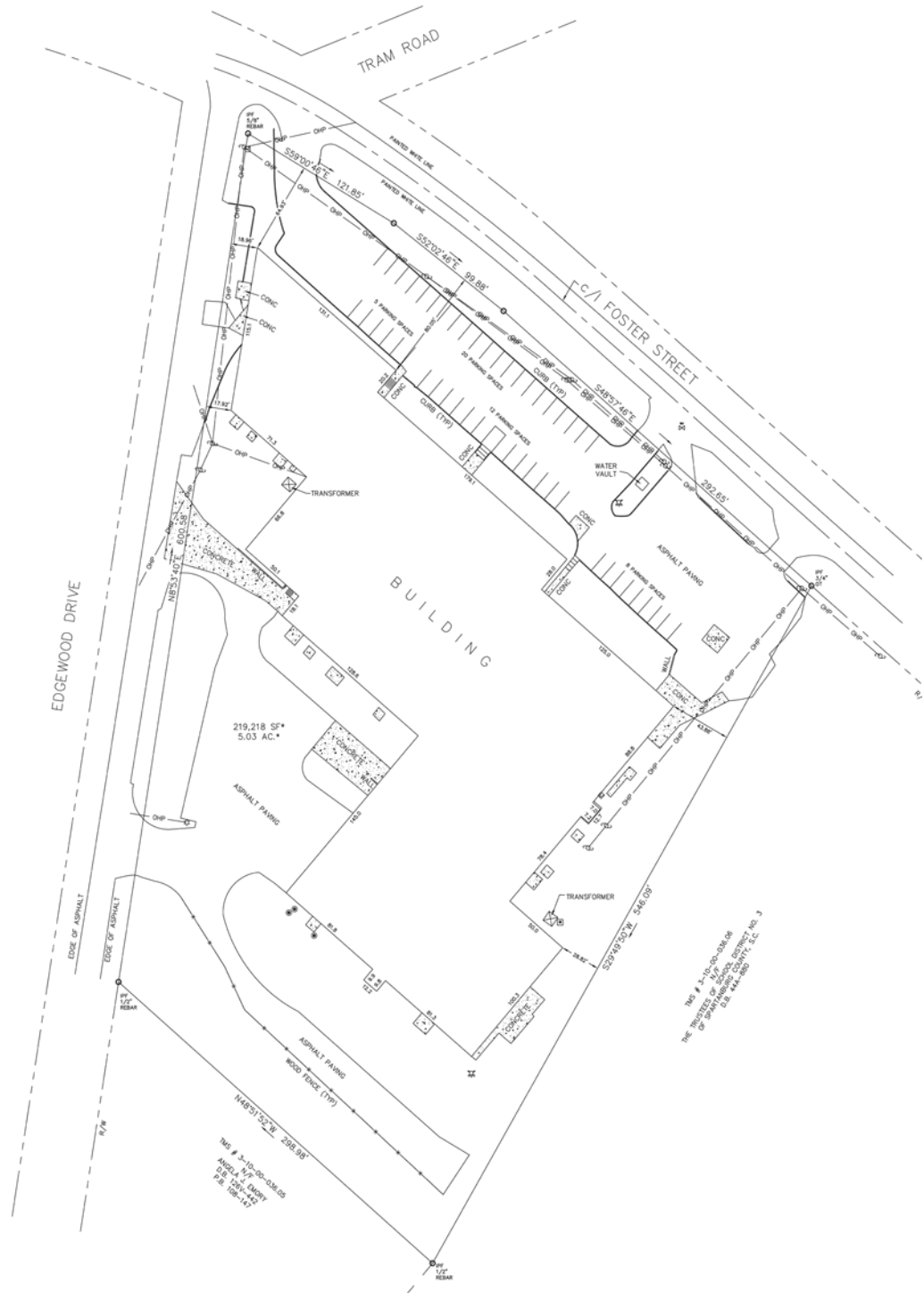
- 1) REFERENCE:
 - TAX MAP # 3-10-00-037.00
 - D.B. 88-243
- 2) ALL PROPERTY CORNERS ARE IPS 1/2" REBAR UNLESS NOTED OTHERWISE.
- 3) THIS DRAWING INCLUDES ALL LAND RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR NOT OF RECORD.
- 4) PURSUANT TO THE PROVISIONS OF SOUTH CAROLINA CODE OF LAWS, SECTION 40-22-270(S), THIS PLAN, SPECIFICATION, OR DEED SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL, SIGNATURE, AND DATE, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
- 5) THIS PLAN, SPECIFICATION, OR PLAT IS INTENDED ONLY FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.
- 6) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

LEGEND	
⊕	PP POWER POLE
⊙	LP LIGHT POLE
⊕	PV POST INDICATOR VALVE
⊕	SSCO SANITARY SEWER CLEANOUT
⊕	FH FIRE HYDRANT
⊕	WV WATER VALVE
⊕	TP TELEPHONE PEDESTAL
⊕	GM GAS METER
— OM —	OVERHEAD POWER LINE

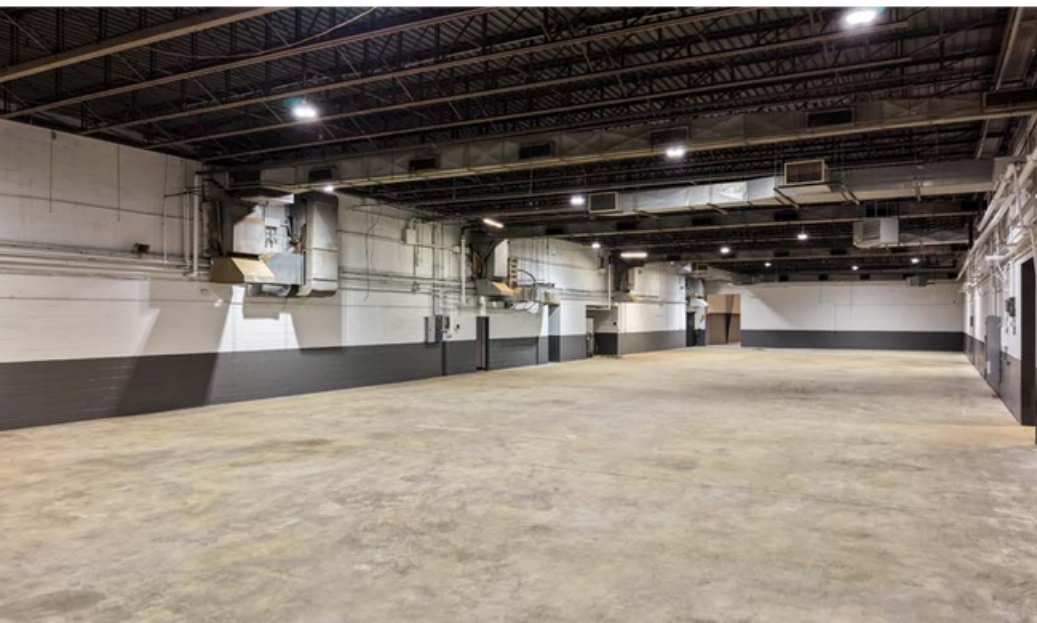
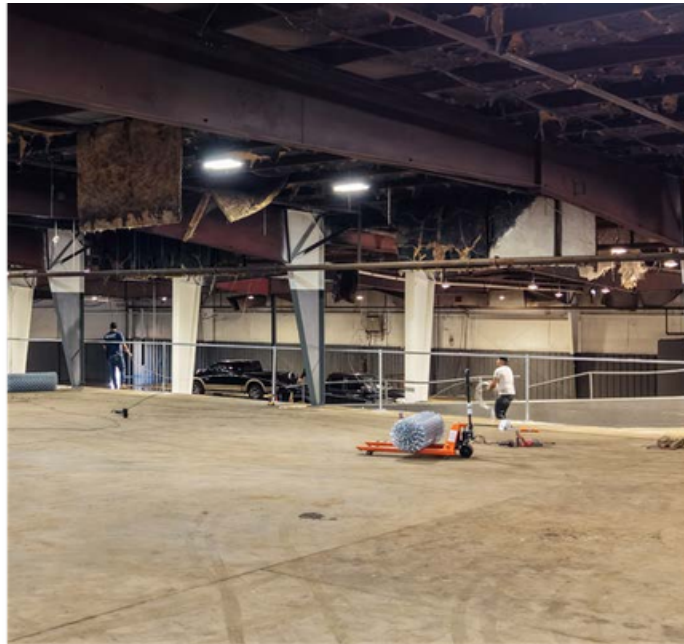


J. A. McCULLOUGH, IV
RLS 15179
DRAWING NO. 2024-177

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



INTERIOR *manufacturing + warehouse spaces*



CONVENIENTLY *located*

area demographics

	3 MI.	5 MI.	10 MI.
Total Population	8,707	21,248	138,870
Labor Force (16+)	3,539	9,232	62,985
Unemployment Rate (16+)	5.1%	4.4%	5.4%
Labor Force Participation Rate (16+)	52.3%	53.6%	55.7%
Median HHI	\$60,913	\$65,369	\$59,137
High School Graduate	38.6%	32.9%	33.5%
Some College/Associates Degree	30.1%	29.1%	38.4%
Bachelor's/Graduate/PhD	17.7%	26.0%	26.8%

key distances

40 miles to Greenville

64 miles to Charlotte

182 miles to Atlanta

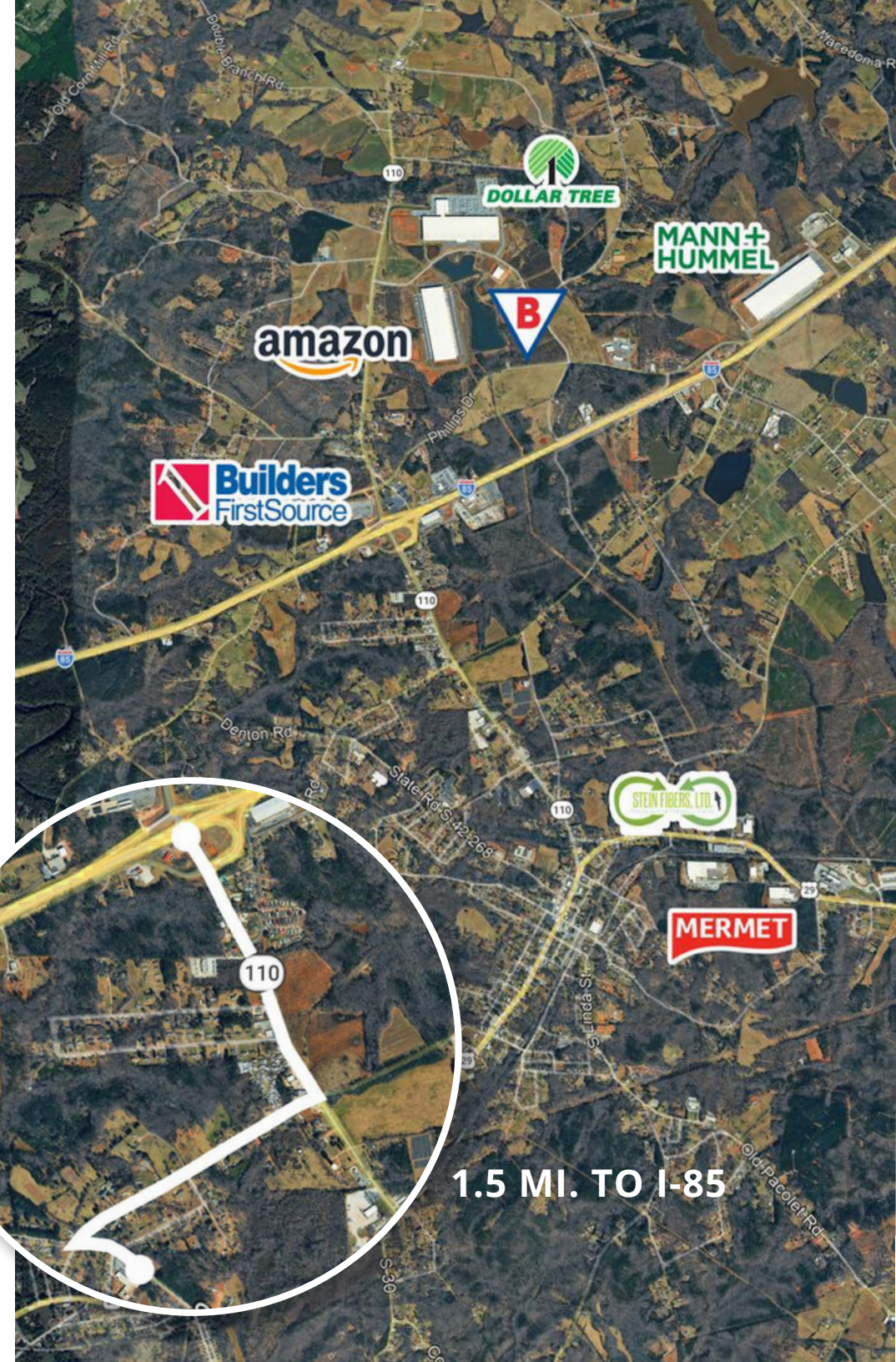
28 miles to GSP

27 miles to Inland Port Greer

1.5 miles to I-85



1.5 MI. TO I-85



UPSTATE SC *industrial market*

STRATEGIC UPSTATE LOCATION

425 Foster Street is located in Spartanburg County just minutes from the Cherokee County line, placing it within the heart of the Upstate South Carolina industrial corridor. This dual-county positioning expands workforce reach while providing access to an industrial base in one of the Southeast's most active manufacturing regions.

EXCEPTIONAL TRANSPORTATION + MARKET ACCESS

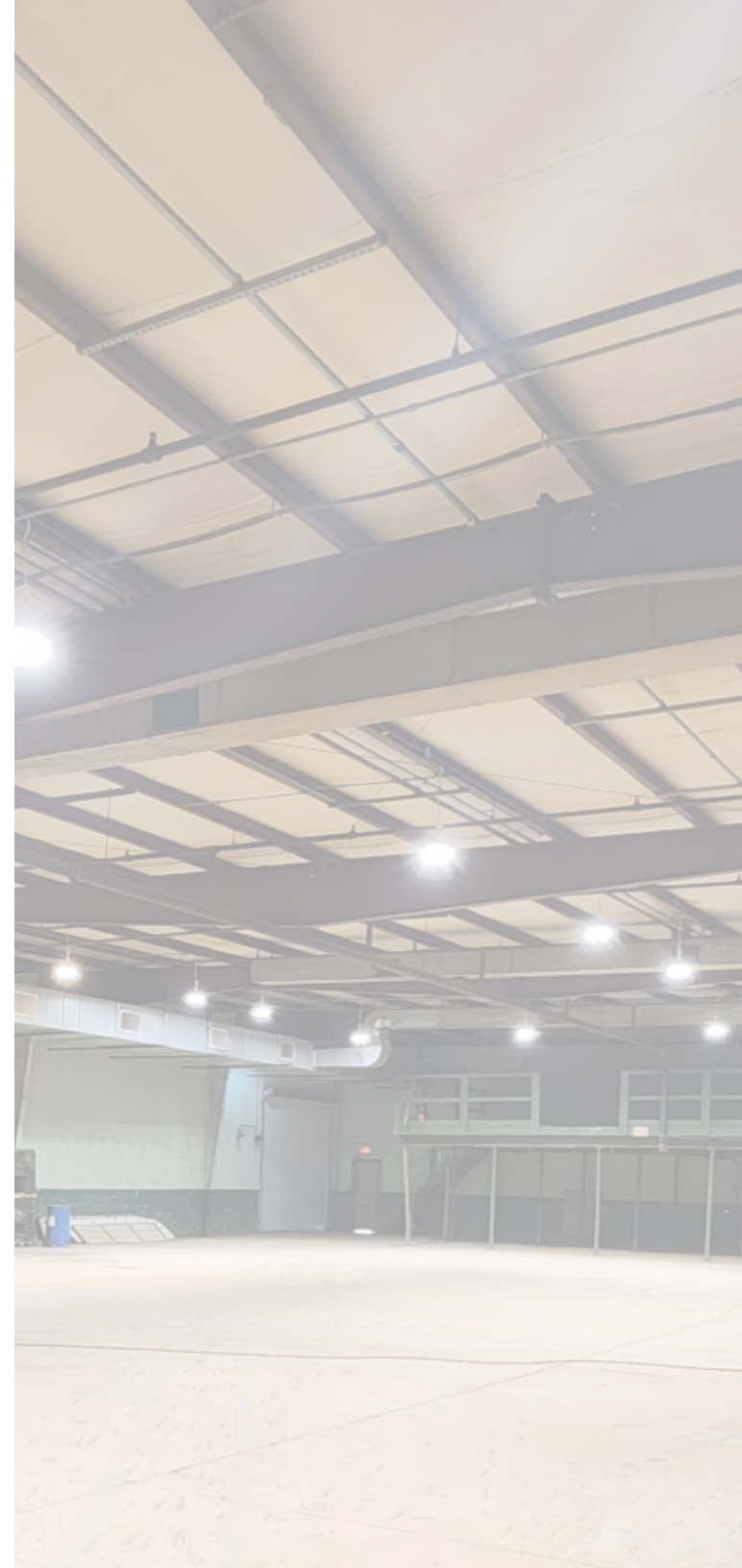
The property benefits from nearly direct connectivity to I-85, with I-26, I-385, and I-185, linking operations directly to major Southeastern markets including Charlotte and Atlanta. With proximity to Greenville-Spartanburg International Airport (GSP), Charlotte Douglas International Airport (CLT), and the SC Inland Port in Greer, the site supports efficient multi-modal distribution and sits within a one-day truck drive of over 70% of the U.S. population.

SKILLED WORKFORCE + TRAINING PIPELINE

Spartanburg and Cherokee Counties draw from a deep Upstate labor pool with expertise in automotive, advanced manufacturing, aerospace, and logistics. Partnerships with Spartanburg Community College, Greenville Technical College, and regional workforce programs ensure continued alignment between employer needs and talent development.

PRO-BUSINESS ENVIRONMENT + INVESTMENT GROWTH

The region offers competitive operating costs, economic development incentives, and strong public-private investment support. With over \$1 billion in recent industrial investment across the broader market, the Upstate continues to attract companies seeking scalable, cost-effective alternatives to larger metro markets.





For more information on 425 Foster Street in Cowpens, South Carolina, please contact:



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