



FOR LEASE

108 PENNSYLVANIA AVE

Greer, South Carolina

±10,000 - 105,000 SF INDUSTRIAL FACILITY

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

CORFAC INTERNATIONAL



### EXECUTIVE SUMMARY

- ±10,000 - 105,000 SF of an Industrial Facility located within walking distance from downtown Greer
- Includes an FDA-compliant food grade area ideal for food processing, packaging, or storage operations
- Located along the exploding I-85 corridor between Greenville/Spartanburg and Charlotte.
- Easy access to major roadways and destinations including I-85, Clemson University, the Inland Port of Greer, and the Greenville-Spartanburg International Airport
- Perfect retail, commercial, industrial, or office space located in the heart of Greer, SC.
- Owner willing to make significant improvements based on Tenant Improvement Requirements

### SNAPSHOT

|                      |   |
|----------------------|---|
| <b>Address:</b>      | <b>108 Pennsylvania Avenue<br/>Greer, SC 29650</b>  |
| <b>Tax ID:</b>       | <b>G024000602000, G024000602100,<br/>G024000602200, G024000602300,<br/>G024000602700, G024000602500</b> |
| <b>County:</b>       | <b>Greenville County</b>  |
| <b>Size:</b>         | <b>± 105,000 SF</b>   |
| <b>Lease Rate:</b>   | <b>\$5.25/SF NNN</b>  |
| <b>NNN Expenses:</b> | <b>\$0.65/SF</b>  |

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# PROPERTY SPECS

|                 |   |
|-----------------|---|
| Address:        | 108 Pennsylvania Avenue<br>Greer, SC 29650  |
| County:         | Greenville (City of Greer)  |
| Tax Map ID:     | G024000602000, G024000602100, G024000602200,<br>G024000602300, G024000602700, G024000602500 |
| Property Type:  | Industrial Facility   |
| Size:           | ±105,000 SF   |
| Zoned:          | Commercial  |
| Clear Heights:  | 13' - 16'   |
| Dock Positions: | 6   |
| Electricity:    | Duke Power  |
| Water:          | Greer CPW   |
| Sewer:          | Greer CPW   |



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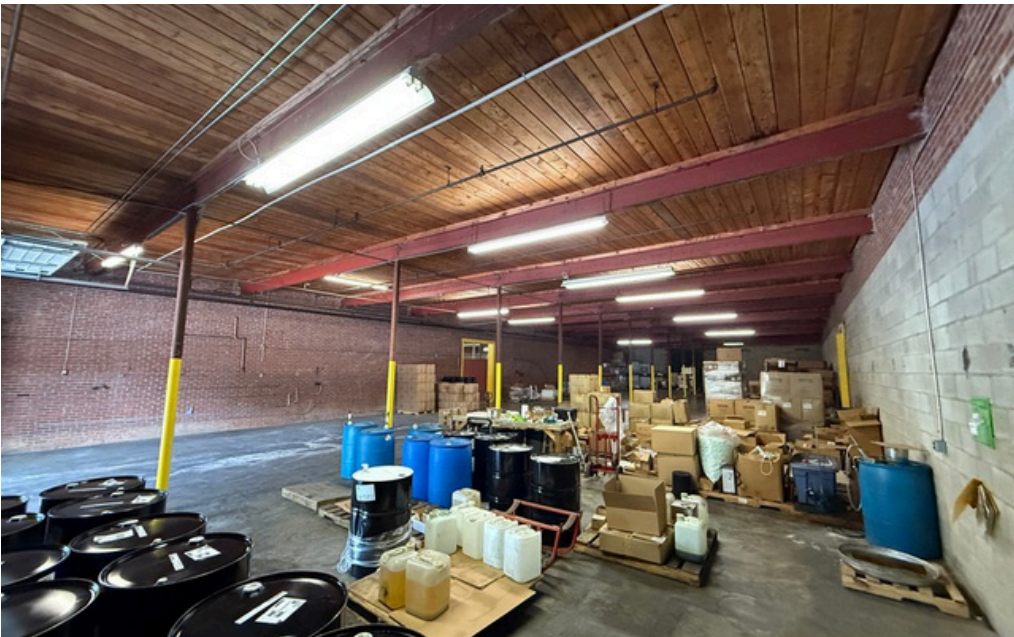
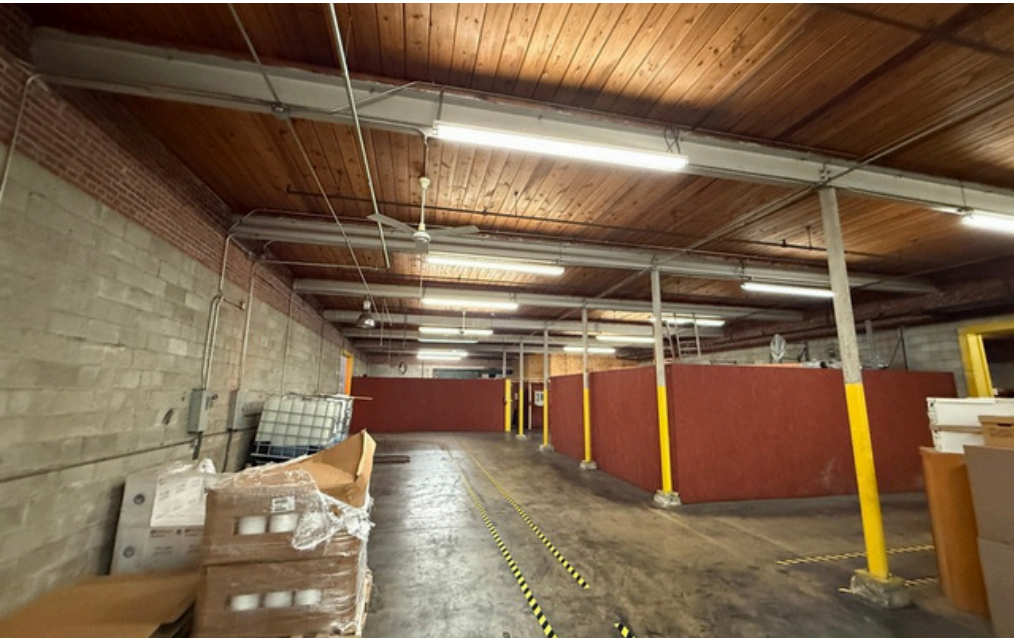




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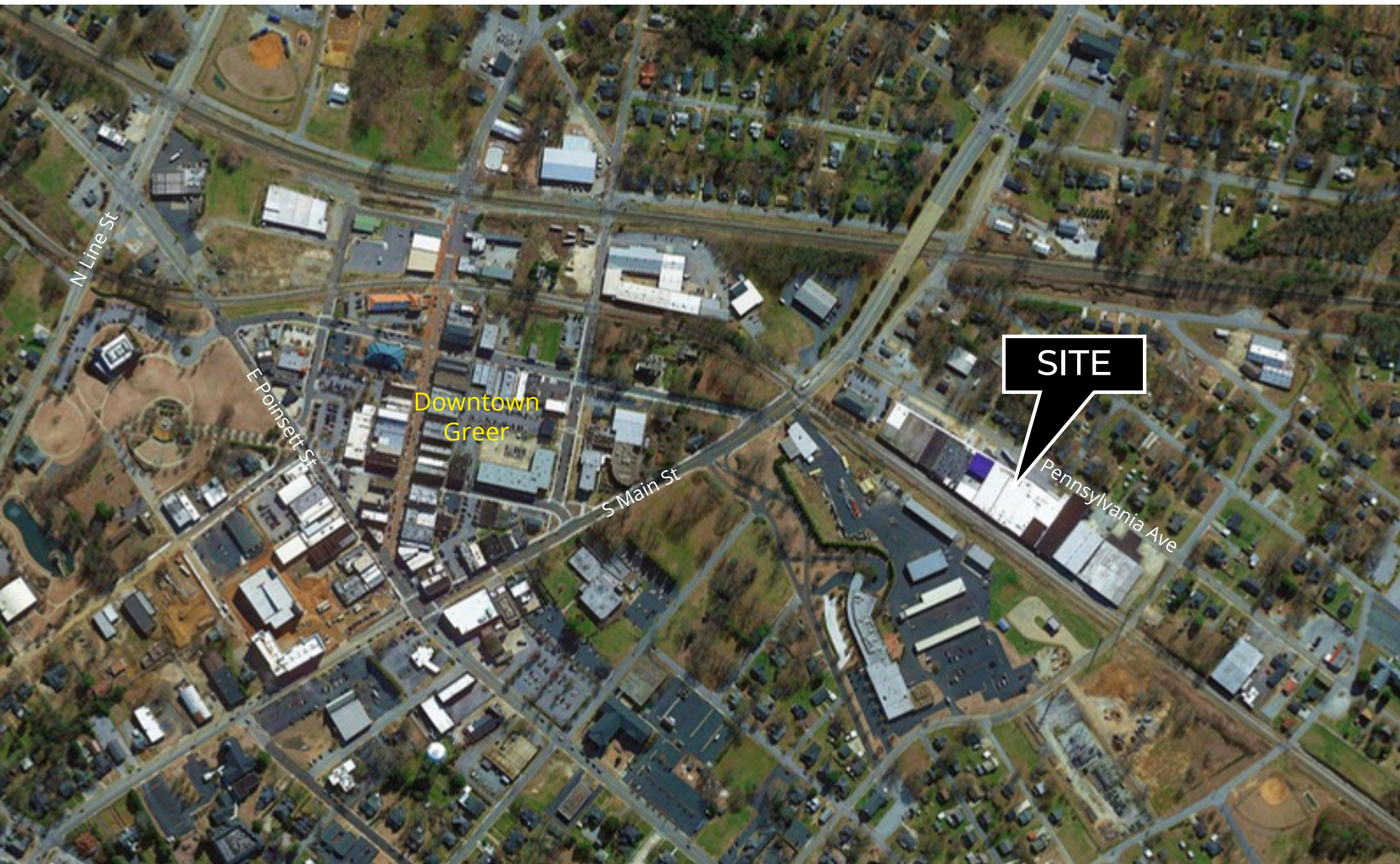
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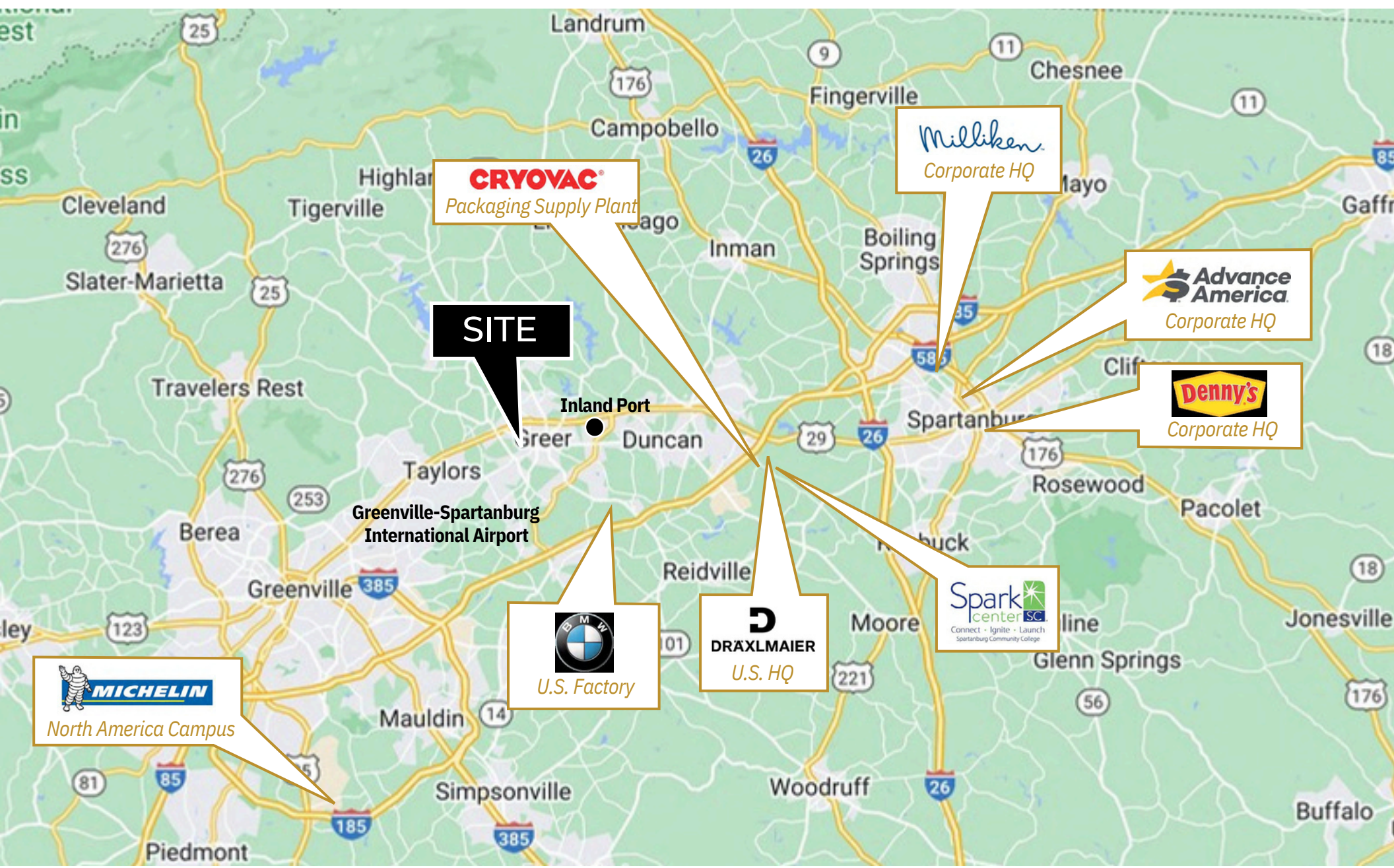
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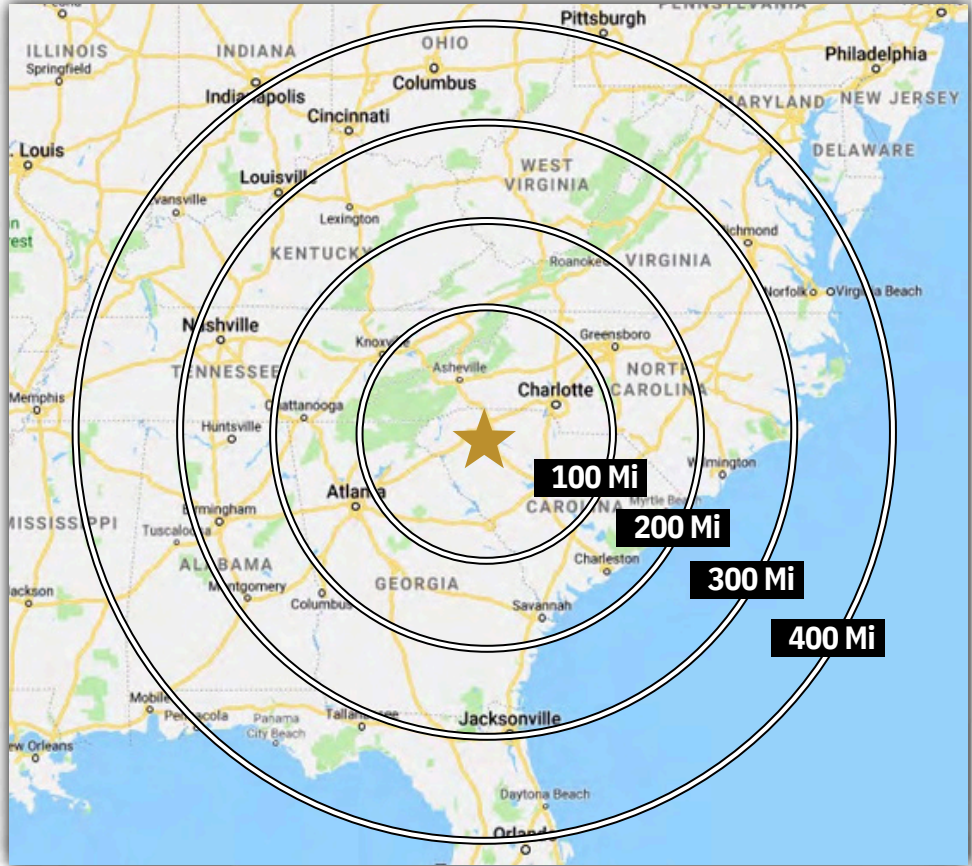
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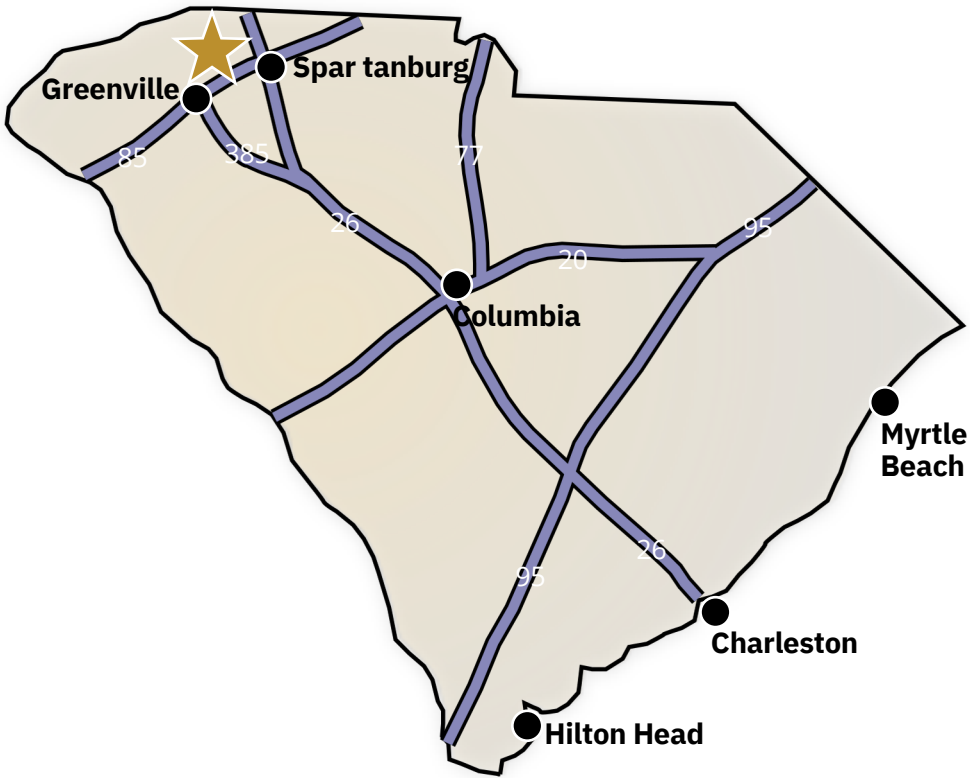
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### DRIVE TIMES IN SOUTH CAROLINA

|       |             |              |             |
|-------|-------------|--------------|-------------|
| I-26  | 27 Min      | Greenville   | 16 Min      |
| I-85  | 11 Min      | Spartanburg  | 38 Min      |
| I-385 | 17 Min      | Columbia     | 1 Hr 49 Min |
| I-20  | 1 Hr 34 Min | Charleston   | 3 Hr 27 Min |
| I-77  | 1 Hr 51 Min | Hilton Head  | 4 Hr 5 Min  |
| I-95  | 2 Hr 30 Min | Myrtle Beach | 4 Hr 23 Min |



### DRIVE TIMES TO U.S. MAJOR CITIES

|                  |             |                  |             |
|------------------|-------------|------------------|-------------|
| Charlotte, NC    | 1 Hr 43 Min | Cincinnati, OH   | 6 Hr 25 Min |
| Atlanta, GA      | 2 Hr 59 Min | Washington DC    | 7 Hr 21 Min |
| Raleigh, NC      | 4 Hr 6 Min  | Mobile, AL       | 7 Hr 40 Min |
| Nashville, TN    | 5 Hr 26 Min | Orlando, FL      | 7 Hr 36 Min |
| Richmond, VA     | 5 Hr 34 Min | Columbus, OH     | 7 Hr 51 Min |
| Jacksonville, FL | 5 Hr 39 Min | Indianapolis, IN | 8 Hr 2 Min  |
| Louisville, KY   | 6 Hr 21 Min | Pittsburgh, PA   | 8 Hr 20 Min |

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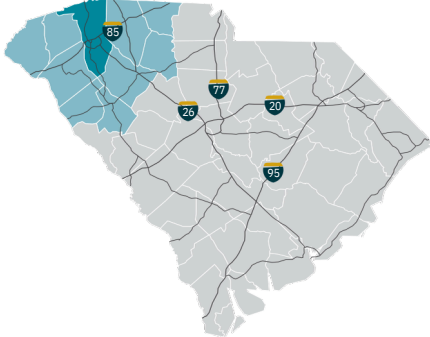
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# GREENVILLE COUNTY INFO



Finding an abundance of streams and rivers, textile manufacturers began operating in Upstate South Carolina in the 1820s. From those early days, Greenville County has gradually transformed from the textile capital of the world into an office, engineering and advanced manufacturing center of excellence. As South Carolina's most populous county, Greenville is situated in the northwestern corner of the state and is part of one of the nation's fastest growing areas, "The I-85 Mega-Growth Corridor." Located on I-85 between Charlotte, NC and Atlanta, GA, Greenville is just 200 miles via I-26 to the Atlantic Ocean and the Port of Charleston. To the northwest and just 30 minutes away are the Blue Ridge mountains. Access to the rest of the U.S. is made easy by the Greenville-Spartanburg International Airport, recognized as one of the most user friendly ones. With a unique blend of southern traditions and international influences, gentle rolling hills and beautiful, majestic mountains, Greenville is just the right mix for a great place to live, work and play



### TOTAL POPULATION

|                   | 2010      | 2023      | 2028      | Growth Rate* |
|-------------------|-----------|-----------|-----------|--------------|
| Greenville County | 451,225   | 552,910   | 578,009   | 0.89%        |
| Upstate SC        | 1,362,073 | 1,568,057 | 1,615,810 | 0.60%        |
| South Carolina    | 4,625,364 | 5,311,184 | 5,473,930 | 0.61%        |

\*Projected annual growth rate 2023-2028

### POPULATION BY AGE

|                   | 2010        | 2023        | 2028        |
|-------------------|-------------|-------------|-------------|
| Under 5           | 6.9%        | 5.9%        | 5.9%        |
| 5 to 9            | 6.6%        | 6.4%        | 6.1%        |
| 10 to 14          | 6.7%        | 6.6%        | 6.6%        |
| 15 to 24          | 13.5%       | 12.0%       | 12.1%       |
| 25 to 34          | 13.4%       | 13.0%       | 12.2%       |
| 35 to 44          | 14.0%       | 13.5%       | 13.5%       |
| 45 to 54          | 14.4%       | 12.5%       | 12.4%       |
| 55 to 64          | 11.8%       | 12.7%       | 11.9%       |
| 65+               | 12.8%       | 17.5%       | 19.4%       |
| <b>MEDIAN AGE</b> | <b>37.1</b> | <b>39.5</b> | <b>40.2</b> |

39% of the 2023 population is prime working age

### HOUSEHOLDS & FAMILIES

|                        | 2010    | 2023    | 2028    |
|------------------------|---------|---------|---------|
| Total Households       | 176,531 | 221,108 | 232,835 |
| Total Families         | 119,362 | 144,112 | 151,186 |
| Average Household Size | 2.49    | 2.45    | 2.44    |
| Owner Occupied         | 60.9%   | 64.3%   | 65.0%   |
| Renter Occupied        | 29.4%   | 28.1%   | 27.7%   |
| Vacant                 | 9.7%    | 7.7%    | 7.2%    |

### MEDIAN HOUSEHOLD INCOME

|                   | 2023     | 2028     |
|-------------------|----------|----------|
| Greenville County | \$69,155 | \$77,990 |
| South Carolina    | \$60,025 | \$67,198 |
| United States     | \$72,603 | \$82,410 |

### POPULATION by Race & Ethnicity

|                                 | 2010  | 2023  | 2028  |
|---------------------------------|-------|-------|-------|
| White                           | 73.8% | 66.6% | 65.6% |
| Black                           | 18.1% | 16.3% | 15.7% |
| American Indian / Alaska Native | 0.3%  | 0.5%  | 0.5%  |
| Asian                           | 2.0%  | 2.7%  | 3.0%  |
| Hawaiian / Pacific Islander     | 0.1%  | 0.1%  | 0.1%  |
| Some Other Race                 | 3.9%  | 6.4%  | 7.1%  |
| Two or More Races               | 1.9%  | 7.4%  | 8.1%  |
| Hispanic Origin (any race)      | 8.1%  | 11.9% | 13.1% |

### PER CAPITA INCOME

|                   | 2023     | 2028     |
|-------------------|----------|----------|
| Greenville County | \$40,561 | \$46,082 |
| South Carolina    | \$35,757 | \$40,747 |
| United States     | \$41,310 | \$47,525 |

### 2023 EDUCATIONAL ATTAINMENT, AGE 25+

- 14.9% Graduate / Professional Degree
- 26.3% Bachelor's Degree
- 10.4% Associate Degree
- 16.5% Some College, No Degree
- 19.2% GED / Alternative Credential
- 4.2% High School Diploma
- 5.9% 9th-12th Grade, No Diploma
- 2.6% Less than 9th Grade



91.5%  
high school diploma or higher

41.2%  
bachelor's degree or higher

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# GREENVILLE COUNTY INFO (CONT.)

## 2020 COMMUTING PATTERNS

### TRAVEL DISTANCE TO WORK

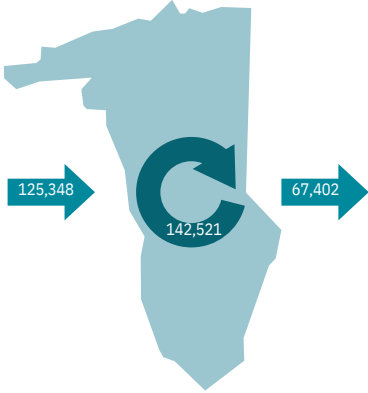
|                    |       |
|--------------------|-------|
| Less than 10 miles | 55.7% |
| 10-24 miles        | 26.9% |
| 25-50 miles        | 6.4%  |
| 50 miles or more   | 11.0% |

**82.6%**  
of workers travel less than 25 miles

## WHERE DO WORKERS LIVE?

|                    |       |
|--------------------|-------|
| Greenville County  | 53.2% |
| Spartanburg County | 10.2% |
| Anderson County    | 8.4%  |
| Pickens County     | 6.1%  |
| Laurens County     | 3.1%  |
| Richland County    | 1.8%  |
| Oconee County      | 1.7%  |
| Lexington County   | 1.3%  |
| Charleston County  | 1.2%  |
| York County        | 1.0%  |

## WORKER INFLOW & OUTFLOW



|                                    |         |
|------------------------------------|---------|
| Live and work in Greenville County | 142,521 |
| Commute into Greenville County     | 125,348 |
| Commute out of Greenville County   | 67,402  |

## 2023 EMPLOYMENT

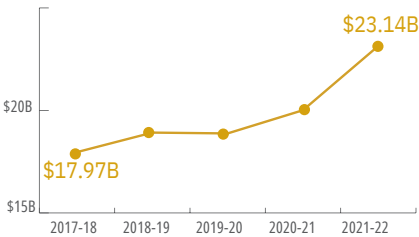
| by Industry                       |       |                |
|-----------------------------------|-------|----------------|
| Agriculture / Mining              | 0.4%  | 1,011          |
| Construction                      | 6.5%  | 17,354         |
| Manufacturing                     | 16.5% | 43,953         |
| Wholesale Trade                   | 2.3%  | 6,177          |
| Retail Trade                      | 9.7%  | 25,743         |
| Transportation / Utilities        | 4.7%  | 12,462         |
| Information                       | 2.0%  | 5,240          |
| Finance / Insurance / Real Estate | 6.6%  | 17,516         |
| Services                          | 48.8% | 129,635        |
| Public Administration             | 2.6%  | 6,809          |
| <b>TOTAL</b>                      |       | <b>265,900</b> |

## 2023 CIVILIAN POPULATION

| by Labor Force (16+) |  |         |
|----------------------|--|---------|
| Labor Force          |  | 272,039 |
| Unemployed           |  | 3.5%    |

## GROSS RETAIL SALES

by Fiscal Year  
\$25B



## 2023 BUSINESS ESTABLISHMENTS

| by Industry                        | Count |
|------------------------------------|-------|
| Manufacturing                      | 817   |
| Leisure and Hospitality            | 1,902 |
| Retail                             | 2,509 |
| Professional and Business Services | 2,840 |
| Transportation and Warehousing     | 310   |

## TOP 10 MAJOR EMPLOYERS

| COMPANY                                | PRIMARY PRODUCT(S) / INDUSTRY                     | EMPLOYEES   |
|--|---|-------------|
| Prisma Health                          | Healthcare  | 10,000+     |
| Greenville County Schools*             | Primary Education, K-12                           | 10,000+     |
| Michelin North America*                | Headquarters / R&D / Manufacturing (Radial Tires) | 2,501-5,000 |
| Bon Secours St. Francis Health System* | Healthcare  | 2,501-5,000 |
| Spectrum Communications                | Utility Provider                                  | 2,501-5,000 |
| Greenville County Government           | Local Government                                  | 2,501-5,000 |
| GE Power                               | Turbines  | 1,001-2,500 |
| TD Bank                                | Financial Services                                | 1,001-2,500 |
| Fluor Corporation                      | Engineering / Construction Services               | 1,001-2,500 |
| Verizon Wireless                       | Call Center                                       | 1,001-2,500 |

\*Multiple Locations

### AIRPORT

**GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT**

- 50 non-stop daily departures
- 17 major cities & 20 airports
- 2.2 million passengers flown in FY2022
- 97,221 tons of air cargo moved in FY2022

**GREENVILLE DOWNTOWN AIRPORT**  
SC TECHNOLOGY & AVIATION CENTER

### PORT

**INLAND PORT GREER**

- 17 miles from the City of Greenville
- 151,261 rail lifts in FY2022

**PORT OF CHARLESTON**

- 212 miles from the City of Greenville
- 2.9 million TEUs handled in FY2022
- ▲ 11.9% from FY2021

### HIGHWAY

**INTERSTATES**

85 185 385

**HIGHWAYS**

25 29

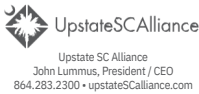
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### RAIL

**MAJOR PROVIDERS**

**SHORT-LINE PROVIDERS**  
Carolina Piedmont

## ADDITIONAL RESOURCES



Sources: Appalachian Council of Governments, Esri Business Analyst, Greenville-Spartanburg International Airport, Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, and US Census Bureau

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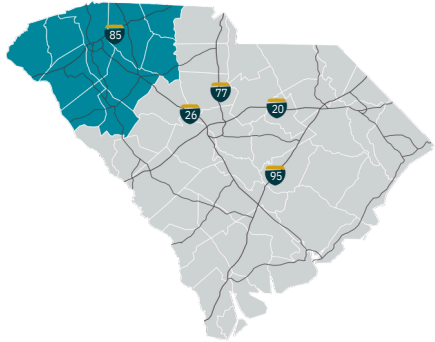
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# UPSTATE SOUTH CAROLINA INFO



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 affordable 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        | 2022        | 2027        | Growth Rate* |
|----------------|-------------|-------------|-------------|--------------|
| Upstate SC     | 1,362,073   | 1,550,553   | 1,600,850   | 0.64%        |
| South Carolina | 4,625,364   | 5,255,014   | 5,434,182   | 0.67%        |
| United States  | 308,745,538 | 335,707,897 | 339,902,796 | 0.25%        |

\*Projected annual growth rate 2022-2027

### POPULATION BY AGE

|                   | 2010        | 2022        | 2027        |
|-------------------|-------------|-------------|-------------|
| Under 5           | 6.5%        | 5.7%        | 5.6%        |
| 5 to 9            | 6.4%        | 6.1%        | 5.9%        |
| 10 to 14          | 6.6%        | 6.2%        | 6.3%        |
| 15 to 24          | 14.2%       | 12.6%       | 12.5%       |
| 25 to 34          | 12.1%       | 12.9%       | 11.6%       |
| 35 to 44          | 13.3%       | 12.3%       | 12.9%       |
| 45 to 54          | 14.4%       | 12.4%       | 12.0%       |
| 55 to 64          | 12.4%       | 13.2%       | 12.6%       |
| 65+               | 14.1%       | 18.5%       | 20.5%       |
| <b>MEDIAN AGE</b> | <b>38.2</b> | <b>40.2</b> | <b>41.1</b> |

37.6% of the 2022 population is prime working age

### HOUSEHOLDS & FAMILIES

|                        | 2010    | 2022    | 2027    |
|------------------------|---------|---------|---------|
| Total Households       | 532,065 | 613,944 | 635,608 |
| Total Families         | 363,466 | 404,034 | 416,221 |
| Average Household Size | 2.49    | 2.46    | 2.46    |
| Renter Occupied        | 61.2%   | 64.5%   | 65.2%   |
| Owner Occupied         | 26.8%   | 25.8%   | 25.0%   |
| Vacant                 | 12.0%   | 9.7%    | 9.8%    |

### MEDIAN HOUSEHOLD INCOME

|                | 2022     | 2027     |
|----------------|----------|----------|
| Upstate SC     | \$60,127 | \$69,990 |
| South Carolina | \$61,645 | \$72,650 |
| United States  | \$72,414 | \$84,445 |

### POPULATION by Race & Ethnicity

|                                 | 2010  | 2022  | 2027  |
|---------------------------------|-------|-------|-------|
| White                           | 75.5% | 69.8% | 68.6% |
| Black                           | 18.3% | 17.3% | 17.4% |
| American Indian / Alaska Native | 0.3%  | 0.4%  | 0.4%  |
| Asian                           | 1.4%  | 1.9%  | 2.1%  |
| Hawaiian / Pacific Islander     | 0.0%  | 0.1%  | 0.1%  |
| Some Other Race                 | 2.8%  | 4.3%  | 4.6%  |
| Two or More Races               | 1.6%  | 6.3%  | 6.9%  |
| Hispanic Origin (any race)      | 5.5%  | 8.0%  | 8.3%  |

### PER CAPITA INCOME

|                | 2022     | 2027     |
|----------------|----------|----------|
| Upstate SC     | \$34,518 | \$40,048 |
| South Carolina | \$36,186 | \$41,955 |
| United States  | \$40,363 | \$47,064 |

### 2022 EDUCATIONAL ATTAINMENT, AGE 25+

- 11.6% Graduate / Professional Degree
- 18.8% Bachelor's Degree
- 11.4% Associate Degree
- 18.6% Some College, No Degree
- 5.2% GED / Alternative Credit
- 22.4% High School Diploma
- 8.1% 9th-12th Grade, No Diploma
- 3.8% Less than 9th Grade



88%  
high school diploma or higher

30.4%  
bachelor's degree or higher

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# UPSTATE SOUTH CAROLINA (CONT.)

## 2020 COMMUTING PATTERNS

### TRAVEL DISTANCE TO WORK

|                    |       |
|--------------------|-------|
| Less than 10 miles | 43.7% |
| 10-24 miles        | 33.2% |
| 25-50 miles        | 8.3%  |
| 50 miles or more   | 14.8% |

**76.9%**  
of workers travel less than 25 miles

### Spartanburg County WHERE DO WORKERS LIVE?

|                    |       |
|--------------------|-------|
| Spartanburg County | 53.4% |
| Greenville County  | 17.0% |
| Cherokee County    | 4.1%  |
| Anderson County    | 2.9%  |
| Union County       | 1.9%  |
| Laurens County     | 1.8%  |
| Richland County    | 1.5%  |
| Pickens County     | 1.5%  |
| York County        | 1.2%  |
| Lexington County   | 1.1%  |

### WORKER INFLOW & OUTFLOW



|                                     |        |
|-------------------------------------|--------|
| Live and work in Spartanburg County | 75,577 |
| Commute into Spartanburg County     | 65,922 |
| Commute out of Spartanburg County   | 57,050 |

### 2023 EMPLOYMENT

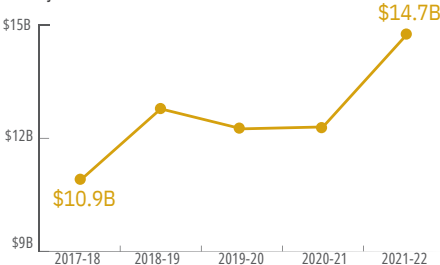
| by Industry                       |             |                |
|-----------------------------------|-------------|----------------|
| Agriculture / Mining              | 0.6%        | 920            |
| Construction                      | 5.8%        | 8,927          |
| Manufacturing                     | 20.3%       | 31,037         |
| Wholesale Trade                   | 2.0%        | 3,076          |
| Retail Trade                      | 10.4%       | 15,905         |
| Transportation / Utilities        | 7.5%        | 11,532         |
| Information                       | 1.7%        | 2,634          |
| Finance / Insurance / Real Estate | 4.8%        | 7,305          |
| Services                          | 43.8%       | 66,878         |
| Public Administration             | 3.0%        | 4,642          |
| <b>TOTAL</b>                      | <b>100%</b> | <b>152,856</b> |

### 2023 CIVILIAN POPULATION

| by Labor Force (16+) |         |
|----------------------|---------|
| Labor Force          | 159,818 |
| Unemployed           | 4.4%    |

### GROSS RETAIL SALES

by Fiscal Year



### 2023 BUSINESS ESTABLISHMENTS

| by Industry                        | Count |
|------------------------------------|-------|
| Manufacturing                      | 497   |
| Leisure and Hospitality            | 899   |
| Retail                             | 1,499 |
| Professional and Business Services | 1,006 |
| Transportation and Warehousing     | 296   |

### TOP 10 MAJOR EMPLOYERS

| COMPANY                                | PRIMARY PRODUCT(S) / INDUSTRY | EMPLOYEES   |
|--|-------------------------------|-------------|
| BMW Manufacturing Corporation          | Automobile Manufacturer       | 5,000+      |
| Prisma Health                          | Healthcare System             | 5,000+      |
| Spartanburg Regional Healthcare System | Healthcare System             | 5,000+      |
| School District of Greenville County   | K-12 Public Education         | 5,000+      |
| Spartanburg County School Districts    | K-12 Public Education         | 5,000+      |
| Michelin North America                 | Tire Manufacturer             | 5,000+      |
| Clemson University                     | Public Research University    | 5,000+      |
| Bon Secours St. Francis Health System  | Healthcare System             | 2,501-5,000 |
| Spectrum Communications                | Call Center                   | 2,501-5,000 |
| Greenville County                      | Local Government              | 2,501-5,000 |

#### AIRPORT

**GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT**

- 50 non-stop daily departures
- 17 major cities & 20 airports
- 2.2 million passengers flown in FY2022
- 97,221 tons of air cargo moved in FY2022

#### PORT

**INLAND PORT GREER**

- 151,263 rail lifts in FY2022

**PORT OF CHARLESTON**

- 2.9 million TEUs handled in FY2022
- ▲ 11.9% from FY2021

#### HIGHWAY

**INTERSTATES**

26, 185, 85, 385, 585

#### RAIL

**MAJOR PROVIDERS**

**SHORT-LINE PROVIDERS**

Greenville & Western  
Pickens  
Carolina Piedmont

### ADDITIONAL RESOURCES



Sources: Appalachian Council of Governments, ESRI Business Analyst, Greenville-Spartanburg International Airport, Lightcast 2023.2 (QCEW), Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, US Bureau of Labor Statistics, and US Census Bureau

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