



FOR LEASE

10785 REIDVILLE ROAD

Greer, South Carolina

±14.5 ACRES OF INDUSTRIAL LAND (BUILD-TO-SUIT)

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to offer for lease this expansive ± 14.5 acre built-to-suit opportunity in Spartanburg County.
- Ideal for warehousing, manufacturing, or outdoor storage.
- Located just 4 minutes from Highway 101 and 7 minutes from I-85.
- PZO Zoning Ordinance allows for a flexible development project suitable to tenant's needs.
- Spartanburg County offers the perfect base for your project, backed by industrial growth, skilled talent, and a pro-business climate.

SNAPSHOT

Address:	10785 Reidville Rd Greer, SC
Tax ID:	5-14-00-028.08
County:	Spartanburg County
Property Type:	Industrial Land
Land Size:	± 14.5 Acres
Sale Price:	Call For Pricing

For more information, please contact:

Marcos Salgado • 864.540.2177

marcos@lyonsindustrial.com

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and the same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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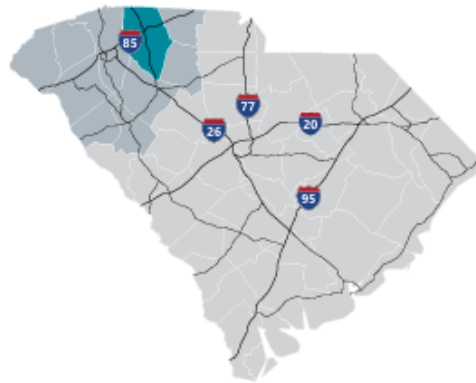
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Spartanburg County

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	2021	2026	Growth Rate ¹
Spartanburg County	284,307	331,427	354,621	1.36%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

Population by Age

	2010	2021	2026
Under 5	6.7%	5.9%	5.8%
5 to 9	6.7%	6.3%	6.1%
10 to 14	6.8%	6.3%	6.5%
15 to 24	14.0%	12.1%	11.9%
25 to 34	11.9%	13.3%	12.0%
35 to 44	13.7%	12.3%	13.1%
45 to 54	14.4%	12.6%	11.9%
55 to 64	12.4%	13.3%	12.8%
65+	13.5%	18.0%	20.0%
Median Age	37.9	39.9	40.8

38.2% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	72.3%	71.0%	70.0%
Black	20.6%	19.8%	19.5%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	2.0%	2.6%	3.0%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	3.1%	3.9%	4.5%
Two or More Races	1.7%	2.3%	2.7%
Hispanic Origin (Any Race)	5.9%	7.5%	8.7%

Households & Families

	2010	2021	2026
Total Households	109,246	127,634	136,693
Total Families	75,404	86,395	92,026
Average HH Size	2.53	2.54	2.54
Renter Occupied*	30.2%	29.1%	28.6%
Owner Occupied*	69.8%	70.9%	71.4%

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

Median Household Income

	2021	2026
Spartanburg County	\$56,200	\$60,775
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

Per Capita Income

	2021	2026
Spartanburg County	\$28,445	\$31,688
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 10.2%

Bachelor's Degree 16.7%

Associate's Degree 10.8%

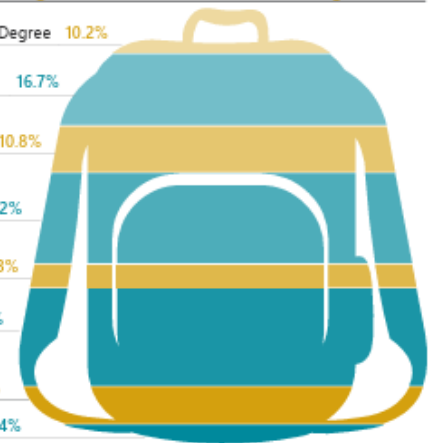
Some College, No Degree 21.2%

GED/ Alternative Credential 5.3%

High School Graduate 22.9%

9th to 12th Grade, No Diploma 8.6%

Less than 9th Grade 4.4%



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SPARTANBURG COUNTY INFO (CONT.)



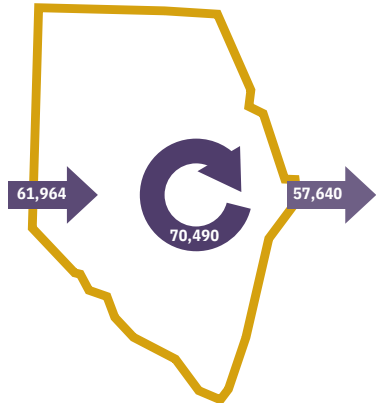
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	42.7%
10-24 miles	32.5%
25-50 miles	8.7%
50 miles or more	16.1%

75.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Spartanburg County	70,490
Commute into Spartanburg County	61,964
Commute Out of Spartanburg County	57,640

Where Do Spartanburg County Workers Live?

Spartanburg County	53.2%
Greenville County	16.7%
Cherokee County	4.2%
Anderson County	2.8%
Laurens County	1.9%
Union County	1.9%
Richland County	1.7%
Pickens County	1.5%
York County	1.1%
Lexington County	1.1%

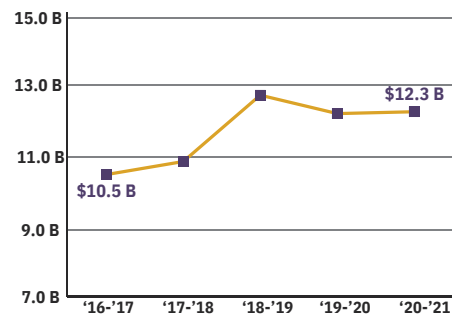
2021 Employment by Industry

Agriculture/Mining	0.4%	585
Construction	6.1%	9,129
Manufacturing	21.0%	31,615
Wholesale Trade	2.9%	4,417
Retail Trade	11.8%	17,835
Transportation/Utilities	5.7%	8,600
Information	1.5%	2,292
Finance/Insurance/Real Estate	4.8%	7,284
Ser vices	42.9%	64,639
Public Administration	2.9%	4,416
Total	100%	150,812

2021 Civilian Population in Labor Force (16+)

Labor Force	158,746
Unemployed	5.0%

Gross Retail Sales by Fiscal Year



2021 Business Establishments by Industry



Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
BMW Manufacturing Corporation	11,000	Automobiles
Draexlmaier Automotive	1,225	Wire harnesses
Michelin North America	1,150	Tires
Plastic Omnium	1,100	Plastic injection molded exteriors
Magna International	980	Automotive seating

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Spartanburg Regional Healthcare System	9,648	Health Services
Spartanburg County School Districts	6,063	Public Education, K-12
Spartanburg County	1,515	County Government
Adidas	1,450	Distribution and Logistics
Benore Logistics	1,100	Logistics

Airport Access	Port Access	Highway Access	Rail Access
Greenville Spartanburg International 50 non-stop daily departures 17 major cities and airports across the US - Allegiant Air - American Airlines - Delta - Southwest Airlines - United Airlines 1.2M passengers flown in FY2021 84,217 tons of air cargo moved in FY2021 Spartanburg Downtown Memorial Airport	Inland Port Greer 37 miles from the City of Spartanburg 157,842 rail lifts in FY2021 12.3% growth from FY2020 Port of Charleston 212 miles from the City of Spartanburg 2.5 M TEUs handled in FY2021 9.63% growth from FY2020	Interstates - I-85 - I-585 - I-26 Highways - US-29 - US-176 - US-221 - SC-85 (Business 85)	Rail Providers - CSX - Norfolk-Southern - Carolina Piedmont



UpstateSCAlliance

Upstate SC Alliance
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APPALACHIAN
COUNCIL OF GOVERNMENTS
Appalachian Council of Governments
30 Century Circle, Greenville, SC 29607
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Additional Resources

www.onespartanburginc.com
www.spartanburgcounty.org

www.upstatealliance.com
www.upstateforever.org

www.southcarolinaparks.com
www.sciway.net

Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household Dynamics; US Census Bureau (2018); Commuting Patterns & Where do County Workers Live); Manufacturer's News; Appalachian Council of Governments; Upstate

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