



±6,600 SF Industrial Facility on ±0.68 Acres

1171 N. Highway 25 | Travelers Rest, SC

Investment Summary



Offering Price: \$950,000

Location



1171 North Highway 25
Travelers Rest, SC
29690

Zoning



Unzoned
(Opportunity Zone)

Building SF



±6,600
Square Feet

Tax Map ID



0504010103114

Year Built



2008

Land



±0.68
Total Acres



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Executive Summary

Aline Capital is proudly offering a ±6,600 SF industrial facility with prime Highway 25 frontage in Travelers Rest, SC (Greenville County), located in an Opportunity Zone. The building features an open-layout front office, warehouse space, and an FDA/OTC compliant lab/production area.

The entire facility is fully conditioned with robust HVAC and heavy-power infrastructure. It includes five drive-in doors, 12' clear height, a laydown yard, and ample parking. This turnkey asset offers strong functionality for companies seeking immediate occupancy in a business-friendly submarket.

Please Note: For buyers seeking a more traditional industrial or warehouse use, the Sellers are willing to remove and demolish the existing lab/production area at Sellers' sole expense. The building can then be conveyed as a clear-span, traditional warehouse layout, providing a more conventional and flexible configuration for a broader range of industrial users.



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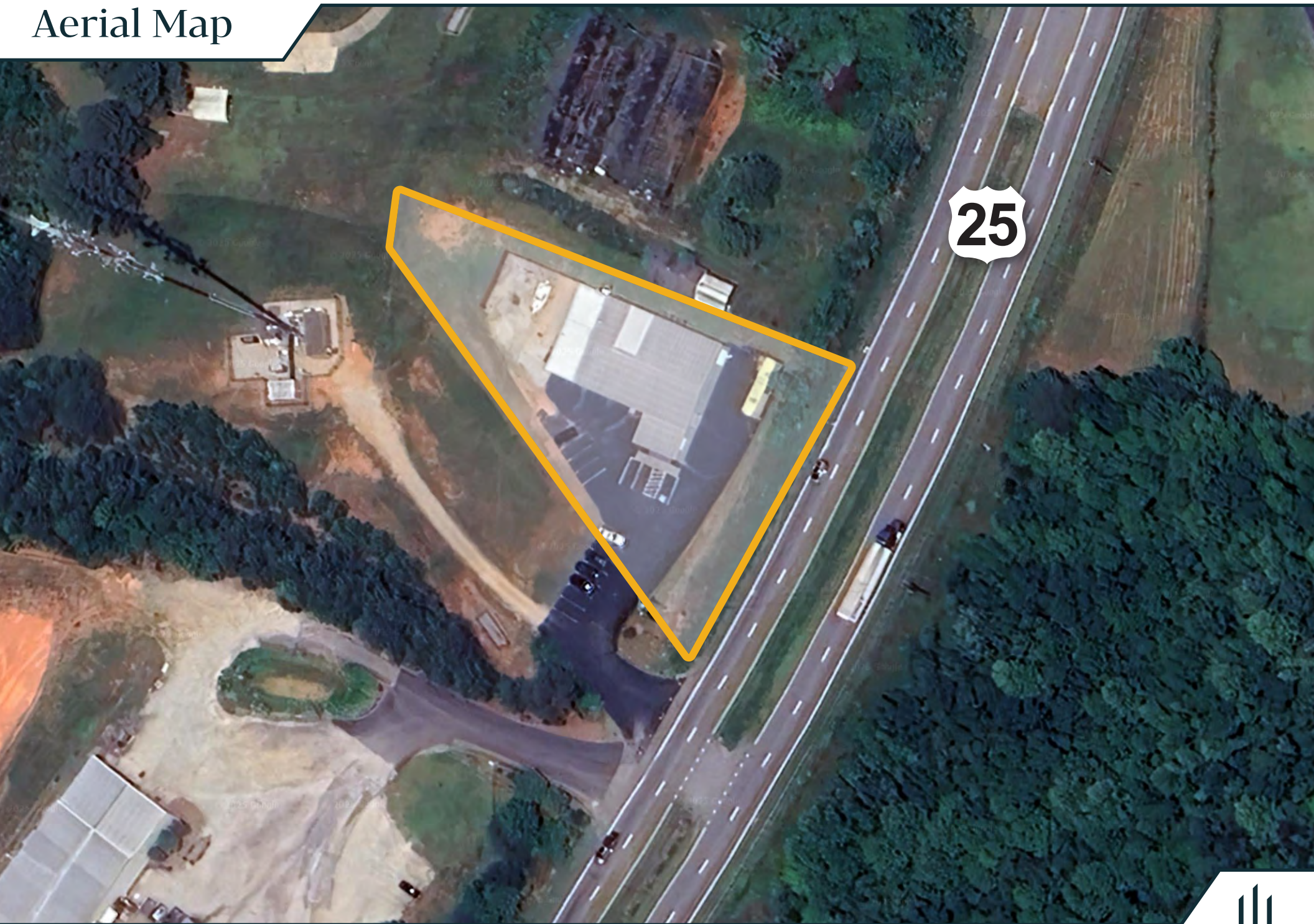
Investment Highlights

- Front Office Area (±380 SF)
- High-Quality, GMP-compliant Lab/Production/Processing Space
- Meets All Applicable FDA Regulations & OTC (Over-the-Counter) Requirements
- Fully Conditioned Facility w/ Exceptional Insulation
- Heavy-Power Electrical Infrastructure
- Five (5) Drive-In Doors
- 12' Clear Height
- Laydown Yard
- Ample Parking
- Located in Opportunity Zone



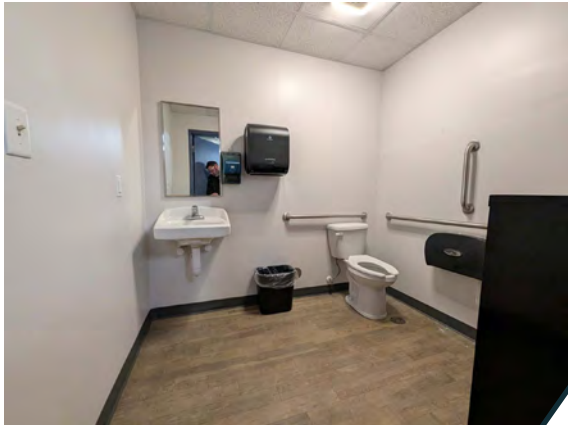
1171 N. Highway 25 | Travelers Rest, SC

Aerial Map

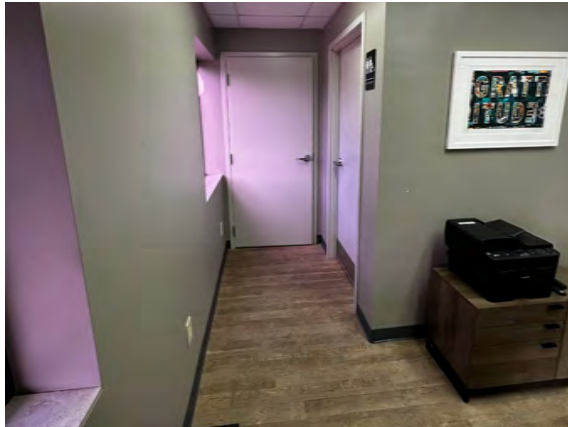


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Additional Images



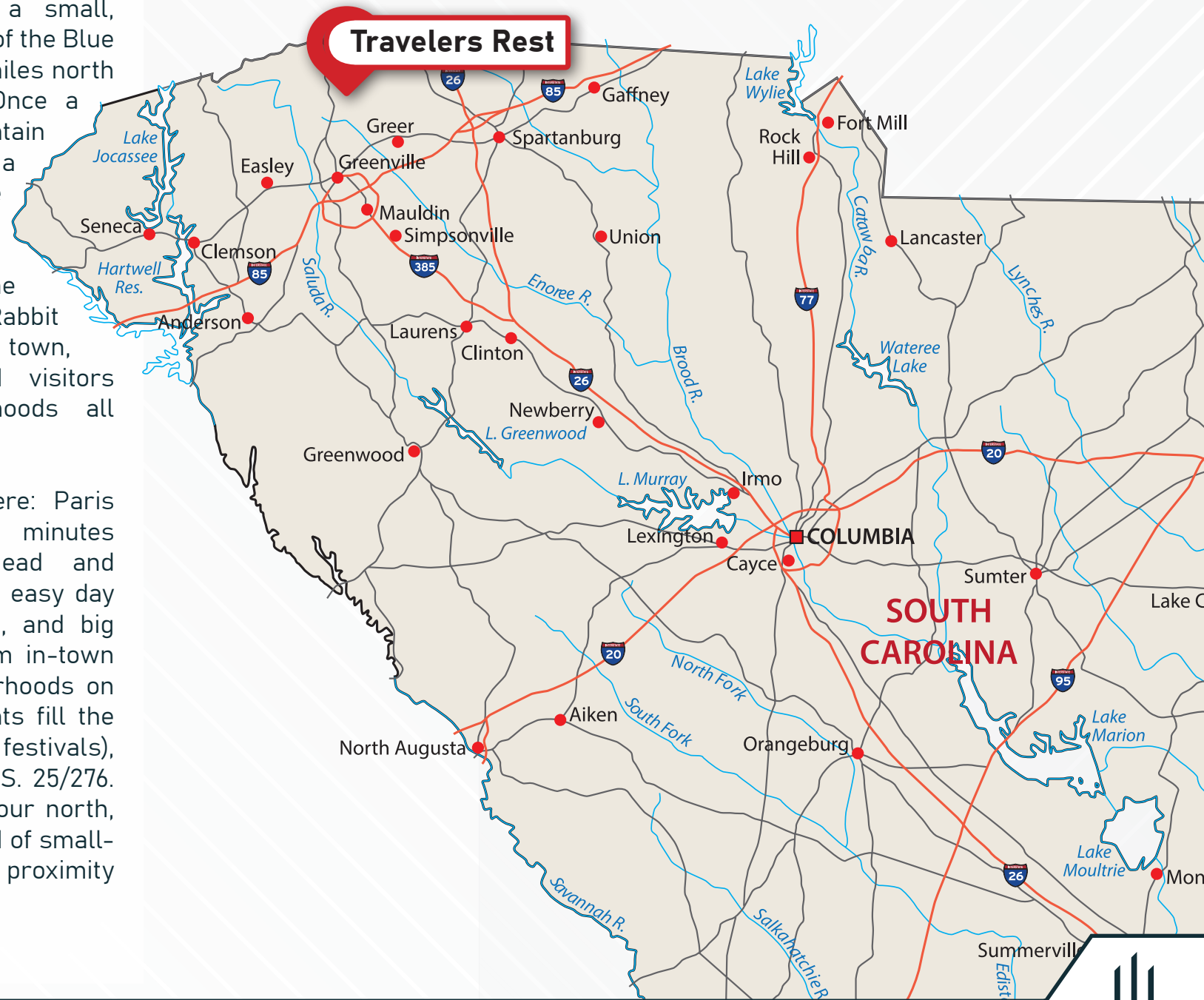
Additional Images



Location Summary

Travelers Rest ("TR") is a small, outdoorsy town at the base of the Blue Ridge Mountains, about 10 miles north of downtown Greenville. Once a historic stopover for mountain travelers, it's evolved into a lively hub with a walkable Main Street, local boutiques, coffee shops, and a growing food-and-brewery scene. The Prisma Health Swamp Rabbit Trail threads right through town, connecting residents and visitors to parks and neighborhoods all the way to Greenville.

Nature is the headline here: Paris Mountain State Park is minutes away, while Caesars Head and Table Rock State Parks are easy day trips for hiking, waterfalls, and big views. Housing ranges from in-town cottages to newer neighborhoods on the edges, community events fill the calendar (farmers markets, festivals), and access is simple via U.S. 25/276. Asheville sits roughly an hour north, giving TR a convenient blend of small-town feel, trail access, and proximity to larger cultural amenities.



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Area Highlights

Greenville SC – A Manufacturing Juggernaut

The Greenville-Spartanburg region, also known as South Carolina's Upstate, is the state's largest consolidated metro area with a population in the 10-county region exceeding 1.6 million as of the end of 2023. The Upstate is also the state's manufacturing hub, with prominent companies such as BMW, Michelin, Lockheed Martin, GE, and Milliken calling the Upstate home. For this reason, the Upstate's manufacturing and distribution sector often garners more national attention than other sectors. As the market becomes an increasingly important regional center, however, office-using sectors such as financial services and professional services have also grown, as have administrative offices for the many logistics and manufacturing companies here.

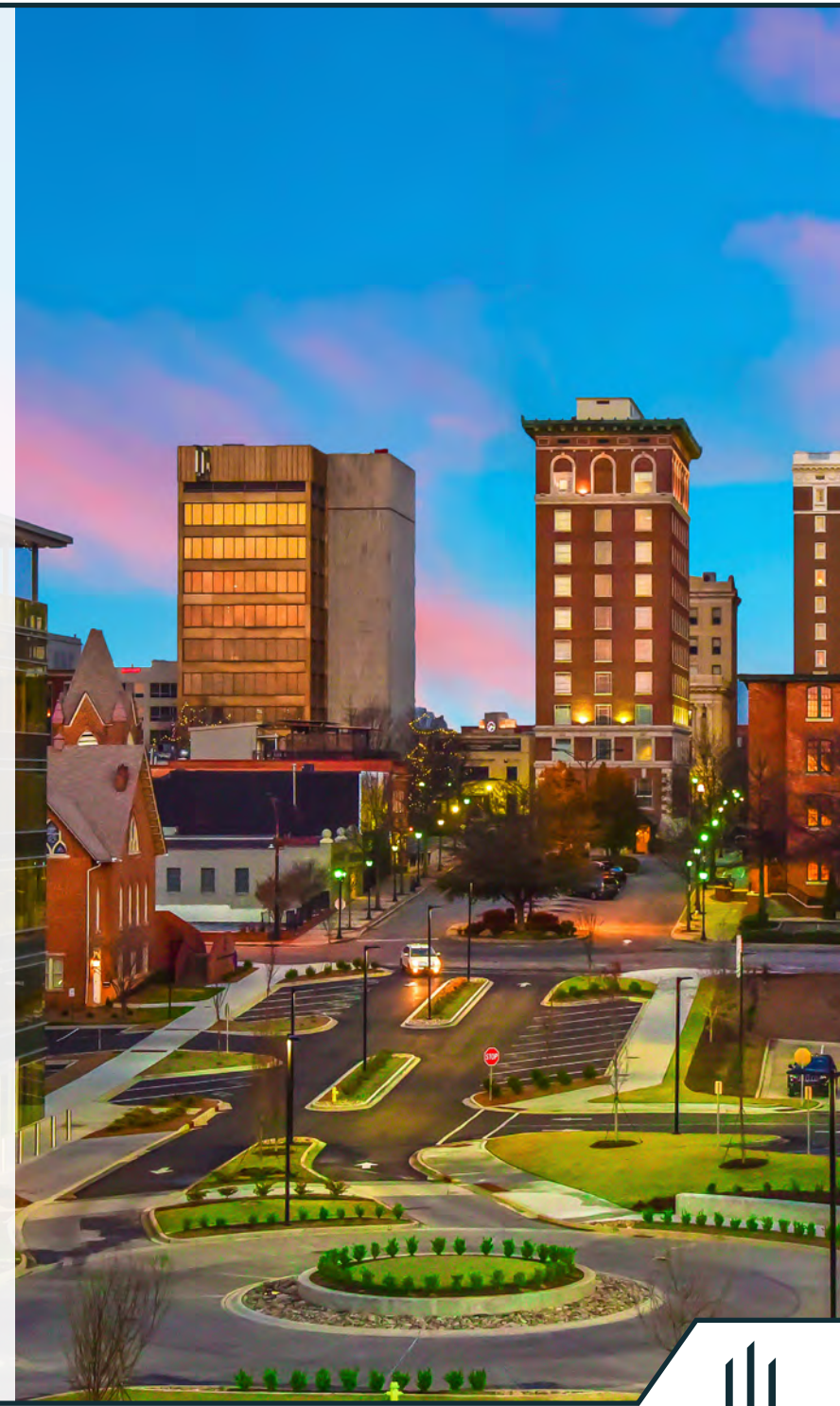
Greenville County – Population/Job Growth:

Like many tertiary markets in the Southeast, Greenville has seen strong job and population growth since 2020. Total payroll jobs have increased by more than 12% over the past four years. While this job growth has kept office vacancies here below the national average, the area has not been immune from broader shifts in office use and a slowdown in office-using hiring. According to the Upstate Alliance, the unemployment rate in the Upstate region was at 5.0% as of July 2024. Additionally, approximately 13% of the workforce in the Upstate region is employed in Professional & Business Services sector, which is the primary user of office space. However, that number jumps to nearly 45% in the City of Greer.

Office Leasing & Sales in Greenville County / Travelers Rest Submarket

With job and population growth, a focus on small to midsize office tenants who were more likely to maintain office presence during the coronavirus downturn, and relatively limited new speculative supply, Greenville County's office market has maintained vacancy rates lower than the national average, at roughly 8.3%, heading into the final stretch of 2024. The Travelers Rest office submarket has a vacancy rate of 11.6% as of the fourth quarter of 2024, which compares favorably to the submarket's five-year average of 9.6% and the 10-year average of 12.3%. Over the past year, 82,000 SF of office inventory traded in the Travelers Rest area across 21 sales. Office sales volume in Travelers Rest has totaled \$9.1 million over the past year. Average annual sales volume over the past five years is \$9.1 million and \$8.2 million over the past 10 years.

Top Companies in the Travelers Rest Area:

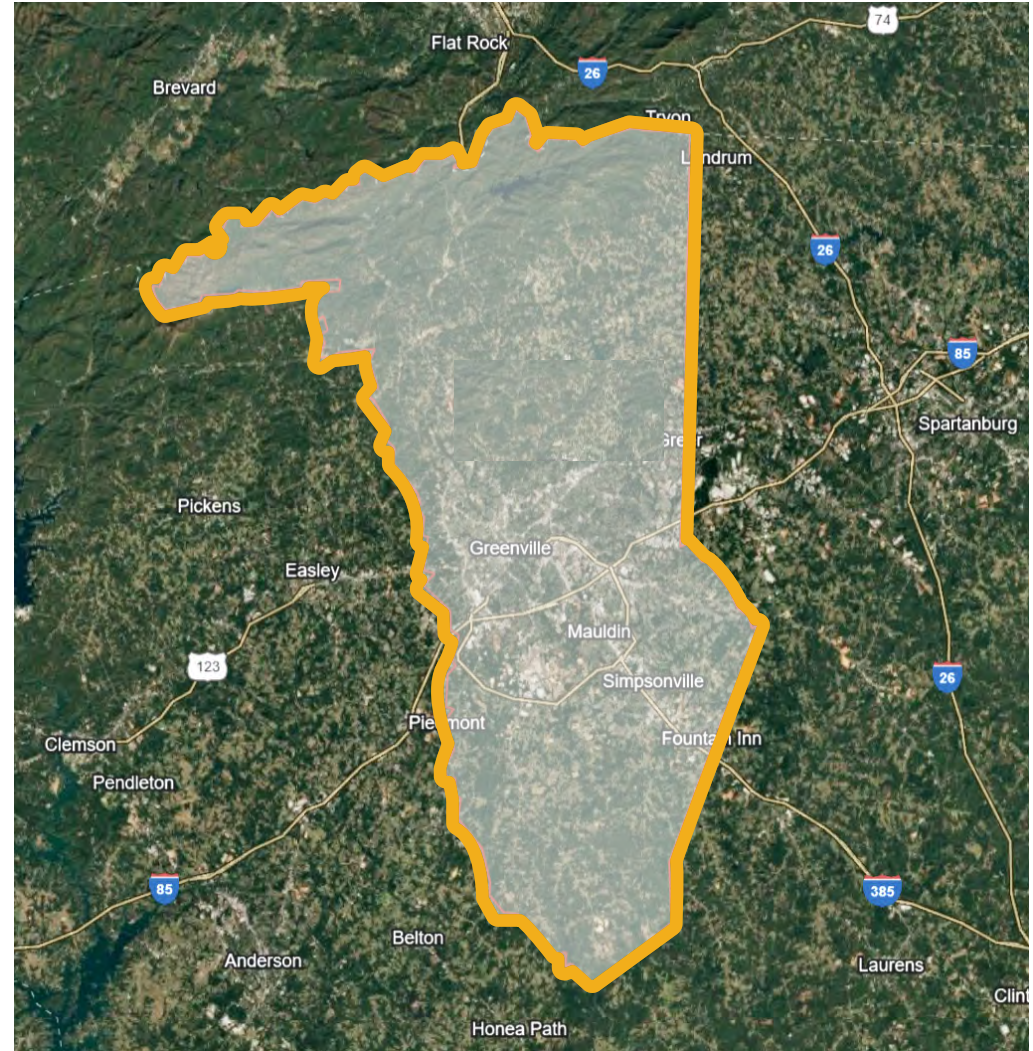


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Demographics

Radius	1 mile	5 Mile	10 Mile
Population			
2023 Population	5,182	102,858	342,960
2028 Population Projection	5,083	102,997	346,727
Households			
2023 Households	2,298	42,018	140,307
2028 Household Projections	2,258	42,117	141,972
Annual Growth 2023-2028	-1.7%	0.2%	1.2%
Income			
Average Household Income	\$59,772	\$75,643	\$78,796



342,960

Residents within 10 Miles

140,307

Households within 10 Miles

\$78,796

Average Household Income

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Exclusively Marketed By:

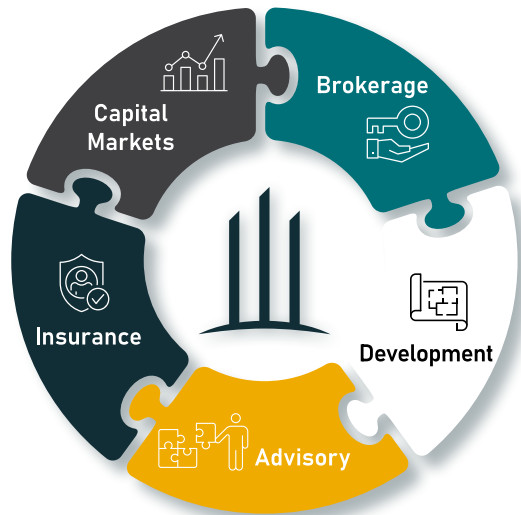


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Advise



Negotiate



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Risk Review



Annual Review



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