



SPENCER/HINES
P R O P E R T I E S

WAREHOUSE & LAYDOWN YARD

1683 & 1701 Union Street
Spartanburg, SC



- 2500 ± sq. ft. metal warehouse on Union Street
- 100% heated & cooled
- 1 roll-up door
- 1 restroom
- 1.14± acres
- 4,000± sq. ft. concrete pad in laydown yard.
- Fenced
- Spartanburg County Tax Map # 7-17-15-010.00 & 7-17-15-010.01
- 180' road frontage; 286' depth

Andy Hayes 864-706-0189
ahayes@spencerhines.com



CONTACT

Ben Hines 864-542-4777
benhines@spencerhines.com



WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC - 864.583.1001

LEASE RATE:
\$3,200/mo.
Net, Net, Net

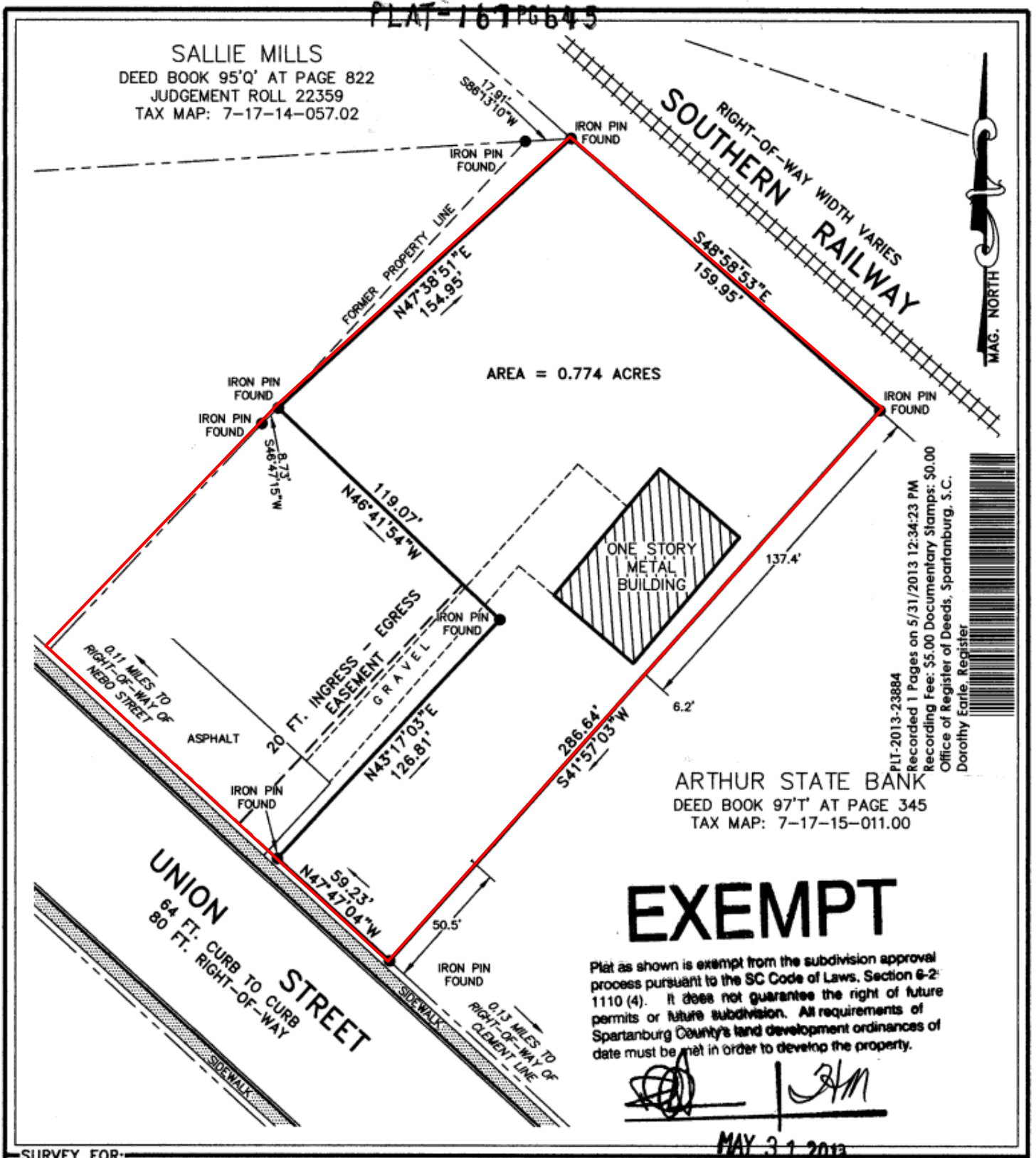
No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



SPENCER/HINES
P R O P E R T I E S

WAREHOUSE & LAYDOWN YARD

1683 & 1701 Union Street
Spartanburg, SC



No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



SPENCER/HINES
P R O P E R T I E S

WAREHOUSE & LAYDOWN YARD

1683 & 1701 Union Street
Spartanburg, SC



WWW.SPENCERHINES.COM

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.



SPENCER/HINES PROPERTIES



2022 BY THE NUMBERS



\$3.2B*
CAPITAL INVESTMENT
85% NEW
15% EXPANSION

Equal to \$8.8M every single day



36*
PROJECTS

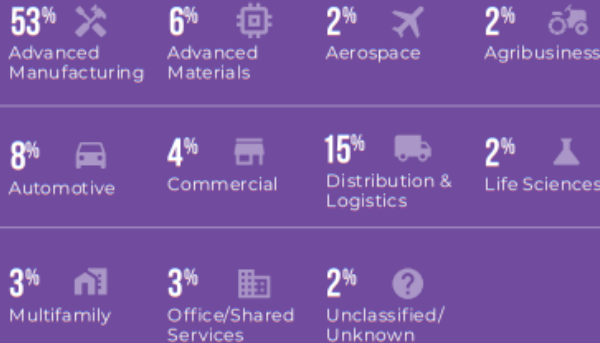


1,742*
JOBS



SPEC SPACE
12M SQ FT
planned or
under construction

PROJECT BREAKDOWN BY INDUSTRY



Spartanburg County is riding a wave of momentum in all facets of our economic development strategy. We remain a regional leader in job creation and industrial growth, as evidenced by BMW Group's \$1.7 billion announcement in October. And thanks to intentional recruitment efforts, Spartanburg continues attracting knowledge-based and corporate jobs, with several key office development projects coming in the near-future.

KATHERINE O'NEILL
Chief Economic Development Officer
OneSpartanburg, Inc.

*As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

DOWNTOWN DEVELOPMENT

96.6%
OFFICE
OCCUPANCY RATE

97.1%
RETAIL
OCCUPANCY RATE

93.2%
MULTIFAMILY
OCCUPANCY RATE



3,500+
HOUSING UNITS
in the pipeline or under
construction within 5 miles
of Downtown Spartanburg



42,571
PEDESTRIANS
on Main Street
every week

Downtown Spartanburg continued its evolution into a 24-7 destination, with newcomers living and working downtown thanks to new residential developments and professional opportunities. Pedestrian traffic increased from 33k in 2021 to 45k in 2022. The City of Spartanburg's Morgan Square Committee is committed to a strategically-redesigned square, better able to grow alongside Spartanburg. And thanks to the penny sales tax, construction is ongoing on Spartanburg County's new Judicial Center, with additional projects coming soon.

ALLEN SMITH
President & CEO
OneSpartanburg, Inc.



SPENCER/HINES P R O P E R T I E S

BUSINESS



\$61.9M
CAPITAL PENNY
SALES TAX
REVENUE



\$6M
SMALL & MINORITY
BUSINESS
DEVELOPMENT
FUNDING



42
LOCAL
SUPPLIERS
connected to regional
manufacturers



2.6%
UNEMPLOYMENT
RATE
November 2022



Steps we've taken to advocate on behalf of our business community led to significant wins in 2022. In collaboration with public and private partners, our Small and Minority Business Development Strategy was funded to the tune of \$6 million by Spartanburg County Council. In addition, advocacy efforts at the state level led to increased funding allocations in the state budget, allowing for transformative projects across Spartanburg County to move forward.

JOHN KIMBRELL
Chief Business Affairs Officer
OneSpartanburg, Inc.

TOURISM



\$67.9M
ANNUAL HOTEL
REVENUE



\$5.7M
H-TAX
SPARTANBURG
COUNTY



7.8%
INCREASE IN
HOTEL ROOM
DEMAND
compared to 2021



17.6%
INCREASE IN
REVENUE PER
AVAILABLE ROOM
compared to 2021



Thanks to tourism development growth, much of it generated by sports tourism wins, we are more able than ever before to drive business to Spartanburg County hotels. With growth in events, conferences, tournaments, and more hosted in Spartanburg—like our first NCAA Division I level event, set for later this year—comes growth in hotel room nights, restaurant spending, and the overall economic impact visitors have in our community.

BILLY DUNLAP
Chief Tourism Development Officer
OneSpartanburg, Inc.





LEADING SOUTH CAROLINA

FOUR SPARTANBURG PROJECTS RECOGNIZED AS TOP IN THE STATE

Contributing writers: Kaylea M. Hutson-Miller & Zach Fox

At a staggering \$5.7 billion, South Carolina claimed its highest capital investment in a decade in the S.C. Department of Commerce's 2021 recruitment overview. The ten-year high marks a sharp rise since the economic downfall caused by COVID-19, with 153 projects bringing 18,338 jobs to the state.

As South Carolina listed its top 10 projects by capital investment and job creation, one county stood out: Spartanburg. Four Spartanburg projects were recognized as top in state, claiming three spots on the top 10 projects by capital investment, and three spots on the top ten projects by job creation.

Cumulatively, these four leading projects account for \$735 million of new investment and 1,825 new jobs, 13% of investment and 10% of job creation reported by SC Commerce.

TOP PROJECTS

OSHKOSH #2 IN JOB CREATION & #5 IN INVESTMENT

Oshkosh Defense, a subsidiary of Oshkosh Corporation, announced in June 2021 it would build in the Flatwood Industrial Park in Spartanburg. The facility will support the United States Postal Service's (USPS) Next Generation Delivery Vehicle — which features zero-emission battery electric vehicles and fuel-efficient low-emission internal combustion engine vehicles which will eventually replace USPS's existing fleet of delivery vehicles. Production is expected to begin in 2023. In all, it accounts for \$155 million in investments with more than 1,000 new jobs.

TAP
TO
READ

WALMART #2 IN INVESTMENT & #9 IN JOB CREATION

Walmart's decision to build a high-tech distribution center for fresh and frozen groceries was announced in October 2021. The 720,00-plus-square-foot facility in Lyman mixes the use of Walmart associates with automation technology and robotics. It will include the processing of grocery perishables and is Walmart's largest grocery distribution center to date. It's part of the retailer's effort to double down on the use of automation technology in its supply chain. In all, it accounts for \$450 million in investments and more than 400 jobs.





PALL CORPORATION
#8 IN JOB CREATION

Pall Corporation's decision to bring a facility to Duncan in Spartanburg County accounts for a \$30.2 million investment and creates at least 425 new jobs. The facility will support the rapid development and production of vaccines and therapeutics, including a COVID-19 vaccine. The facility, operational in May 2021, focuses on single-use technology such as the Allegro™ single-use platform.

BMW MANUFACTURING
#9 IN INVESTMENT

BMW Manufacturing is expanding operations with a 7-million-square-foot factory in Greer. The logistics center, constructed in partnership with Becknell Industrial, will also include nearly 1 million square feet with an opportunity for future expansion. In all, it accounts for \$100 million in new investments. Ultimately, since 1992, BMW Manufacturing has invested more than \$11.4 billion in its Spartanburg County operations. The manufacturing facility has produced more than five million vehicles — more than 1,500 each day.

Other Upstate projects named top in the state include Arthrex in Anderson (No. 4 in job creation and No. 10 in capital investment), Nestle USA in Cherokee (No. 12 in capital investment), and Transcom in Greenville (No. 7 in job creation).

Looking beyond state-reported projects, Spartanburg County continues to shine, recruiting 33% of total new projects, 43% of jobs, and 47% of new investment recorded by the ten-county Upstate Alliance.

In total, OneSpartanburg, Inc. announced 44 economic development projects resulting in \$1.9 billion in capital investment and 4,045 new jobs on behalf of Spartanburg County. According to President & CEO Allen Smith, the

OTHER PROJECTS ANNOUNCED IN 2021 AS PART OF THE OVERALL INVESTMENT IN SPARTANBURG COUNTY INCLUDED:

PROTERRA'S facility to manufacture electrical vehicle battery systems.

TTI FLOOR CARE NORTH AMERICA'S establishment of a new distribution center.

GML INDUSTRIES' development of a manufacturing facility for automotive wiring harnesses and electoral control panels.

Automotive floorer **AURIA'S** \$1.24 million expansion to meet growing demands.

SIEMENS 52,000-square-foot expansion of its energy infrastructure manufacturing hub.

AFL'S \$40.5 million expansion and creation of 197 new jobs to increase manufacturing capacity.

CONTEC'S \$6.4 million investment and creation of 39 new jobs to increase manufacturing capacity.

MP CLOUD TECHNOLOGIES/EMTECH established office operations in Downtown Spartanburg.

EPICA INTERNATIONAL established corporate, imaging and robotic, and assembly operations for Epica Human Health and Epica Animal Health.

AGAPE CARE GROUP selected Downtown Spartanburg as the new home of its corporate headquarters.

THE MARK PETERS GROUP announced a \$60 million mixed-use development at the site of Clifton Mill Number Two, to include multifamily units, restaurant space and public park improvements.

HAWKEYE HOTELS announced a \$20.1 million Fairfield Inn and Suites in Downtown Spartanburg.

investment is equal to \$5.4 million and 11 new jobs created every single day, "And that's counting only the projects we play a direct role in."

Ranging from industrial to bioscience to corporate, the diversity of projects announced in 2021 represents a shift in Spartanburg's strategy.

"Spartanburg committed to diversify its approach to economic development in 2017 as part of the OneSpartanburg Vision Plan," said Katherine O'Neill, OneSpartanburg, Inc.'s chief economic development officer. "That diversified approach is paying off. We are seeing increased interest from life science companies and corporate headquarters bringing high-wage, knowledge-based jobs to Spartanburg."

There is no slowdown in sight. According to O'Neill, OneSpartanburg, Inc. anticipates more than one billion of new investment and 1,500 new jobs before the halfway point of 2022.

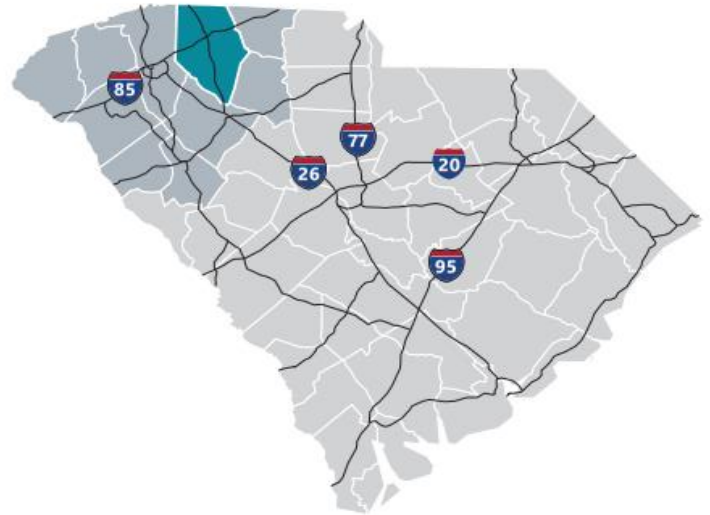
Smith, like O'Neill, credits the Vision Plan for much of Spartanburg's recent economic success. The OneSpartanburg Vision Plan 2.0, launched in March 2022, continues to prioritize diversified economic development, alongside enhanced quality of place and talent attraction, retention and development.

"People ask me all the time how a community can experience economic momentum and success," Smith said. "It goes back to the fact that in this community, collaboration is expected. It's who we are, and we do it well."



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	2020	2025	Growth Rate ¹
Spartanburg County	284,307	332,410	356,350	1.40%
Upstate SC	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%

¹ Projected Annual Growth Rate 2020-2025

Population by Age

	2010	2020	2025
Under 5	6.7%	6.0%	5.9%
5 to 9	6.7%	6.3%	6.1%
10 to 14	6.8%	6.4%	6.5%
15 to 24	14.0%	12.4%	12.1%
25 to 34	11.9%	13.3%	12.1%
35 to 44	13.7%	12.1%	12.9%
45 to 54	14.4%	13.0%	12.0%
55 to 64	12.4%	13.3%	13.0%
65 +	13.5%	17.2%	19.4%
Median Age	37.9	39.5	40.5

38.4% of the of 2020 population is prime working age

Population by Race & Ethnicity

	2010	2020	2025
White	72.3%	71.5%	70.7%
Black	20.6%	19.7%	19.2%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	2.0%	2.5%	2.7%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	3.1%	3.7%	4.3%
Two or More Races	1.7%	2.3%	2.7%
Hispanic Origin (Any Race)	5.9%	7.2%	8.3%

Households & Families

	2010	2020	2025
Total Households	109,246	127,546	136,763
Total Families	75,404	86,484	92,233
Average HH Size	2.53	2.54	2.55
Renter Occupied*	26.9%	27.8%	28.0%
Owner Occupied*	62.2%	62.8%	63.0%

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

Median Household Income

	2020	2025
Spartanburg County	\$54,724	\$58,037
South Carolina	\$53,366	\$56,881
United States	\$62,203	\$67,325

Per Capita Income

	2020	2025
Spartanburg County	\$27,923	\$30,791
South Carolina	\$29,227	\$32,506
United States	\$34,136	\$37,691

2020 Highest Education Attainment, Age 25+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 9.2%

Bachelor's Degree 16.1%

Associate's Degree 11.8%

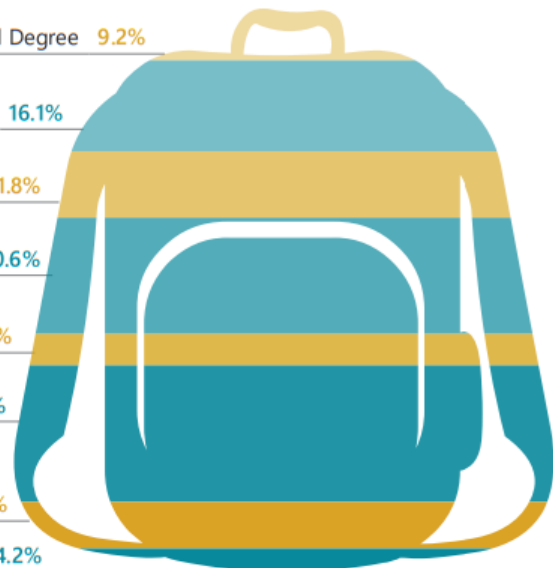
Some College, No Degree 20.6%

GED/ Alternative Credential 5.7%

High School Graduate 24.3%

9th to 12th Grade, No Diploma 8.3%

Less than 9th Grade 4.2%





SPENCER/HINES

PROPERTIES



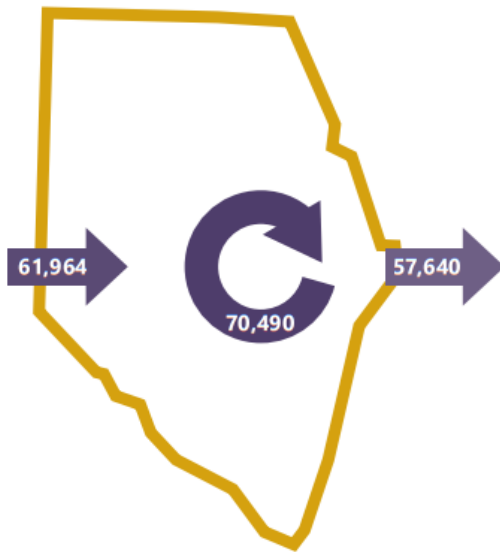
2018 Commuting Patterns

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%

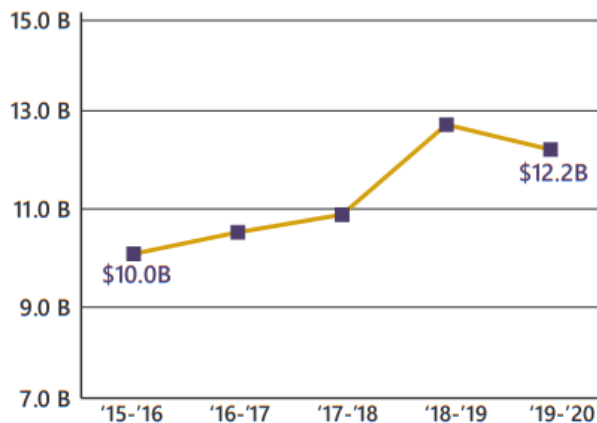
2020 Employment by Industry

Agriculture/Mining	0.3%	454
Construction	6.0%	8,489
Manufacturing	21.8%	30,883
Wholesale Trade	2.8%	3,905
Retail Trade	10.9%	15,395
Transportation/Utilities	5.3%	7,480
Information	1.6%	2,271
Finance/Insurance/Real Estate	5.0%	7,039
Services	43.8%	62,101
Public Administration	2.7%	3,836
Total	100%	141,853

2020 Civilian Population in Labor Force (16+)

Labor Force	90.2%
Unemployed	9.8%

Gross Retail Sales by Fiscal Year



2020 Business Establishments by Industry

