



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

# INDUSTRIAL

5251, 5257 & 5261 Chesnee Highway  
Spartanburg, SC



- 3 industrial warehouses on Chesnee Highway (buildings 7, 8, & 9).
- 60,000± sq. ft. each
- Building dimensions - 300' x 200'
- 84 HiBay LED lighting
- 48 double insulated skylights
- Exterior LED lighting
- 2 restrooms
- 460V 3-phase power
- Columns – 25'x75'
- Floor thickness – 5"-6"@ 4000 psi
- Alarm (24/7 monitoring, doors, heat & motion)
- 3 dock level doors with levelers
  - 2 (10'x12')
  - 1 (12'x12')
- 1 drive in (12'x14')
- Buildings newly painted (2023)
- Outside storage available
- Currently no office space but Landlord will consider upfitting to suit tenant needs.
- Approximately 6 miles to I-85 via 5 lane highway (Hwy. 221).

## CONTACT

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



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



[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

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

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.

**LEASE RATE:**  
**\$4.50 sq. ft.**  
**Net, Net, Net**

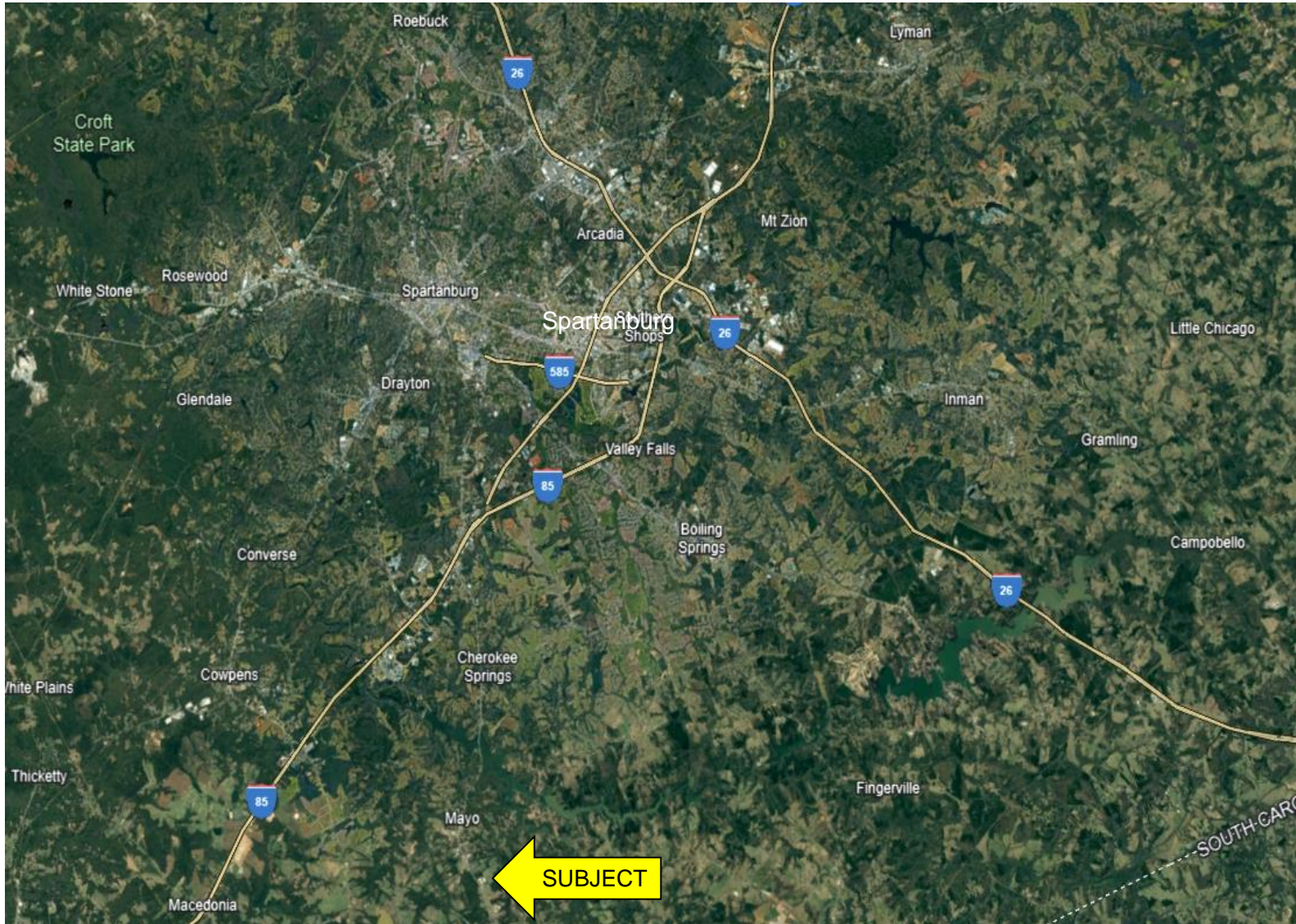




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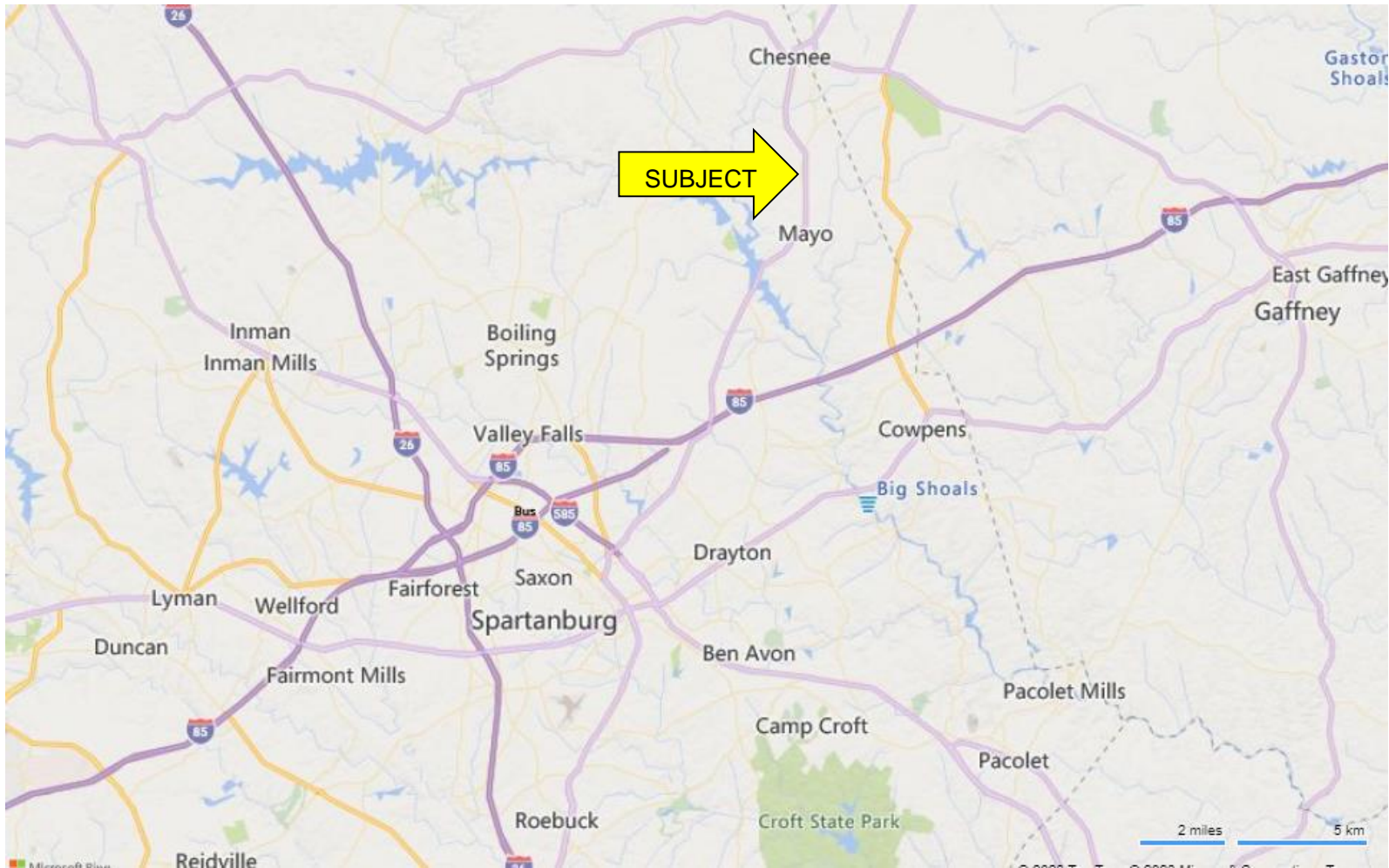




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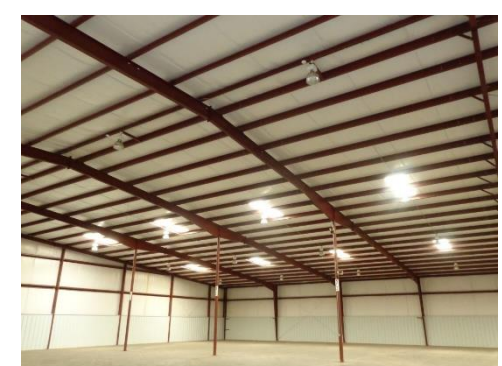
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# SPENCER/HINES PROPERTIES



# 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

53%



Advanced  
Manufacturing

6%



Advanced  
Materials

2%



Aerospace

2%



Agribusiness

8%



Automotive

4%



Commercial

15%



Distribution &  
Logistics

2%



Life Sciences

3%



Multifamily

3%



Office/Shared  
Services

2%



Unclassified/  
Unknown

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.

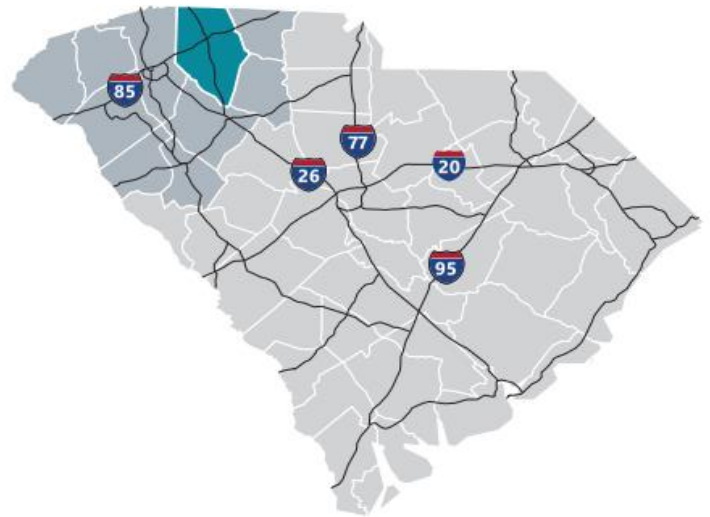






## Spartanburg County

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 <sup>1</sup>
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%

<sup>1</sup> Projected Annual Growth Rate 2020-2025





## Upstate SC Region

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 favorable 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	2020	2025	Growth Rate <sup>1</sup>
Upstate SC Region	1,362,073	1,534,241	1,622,166	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	1.28%
United States	308,745,538	333,793,107	346,021,282	0.72%

<sup>1</sup>Projected Annual Growth Rate 2020-2025