

2415 HWY 81

Approximately 386,000 SF- generous for advanced manufacturing

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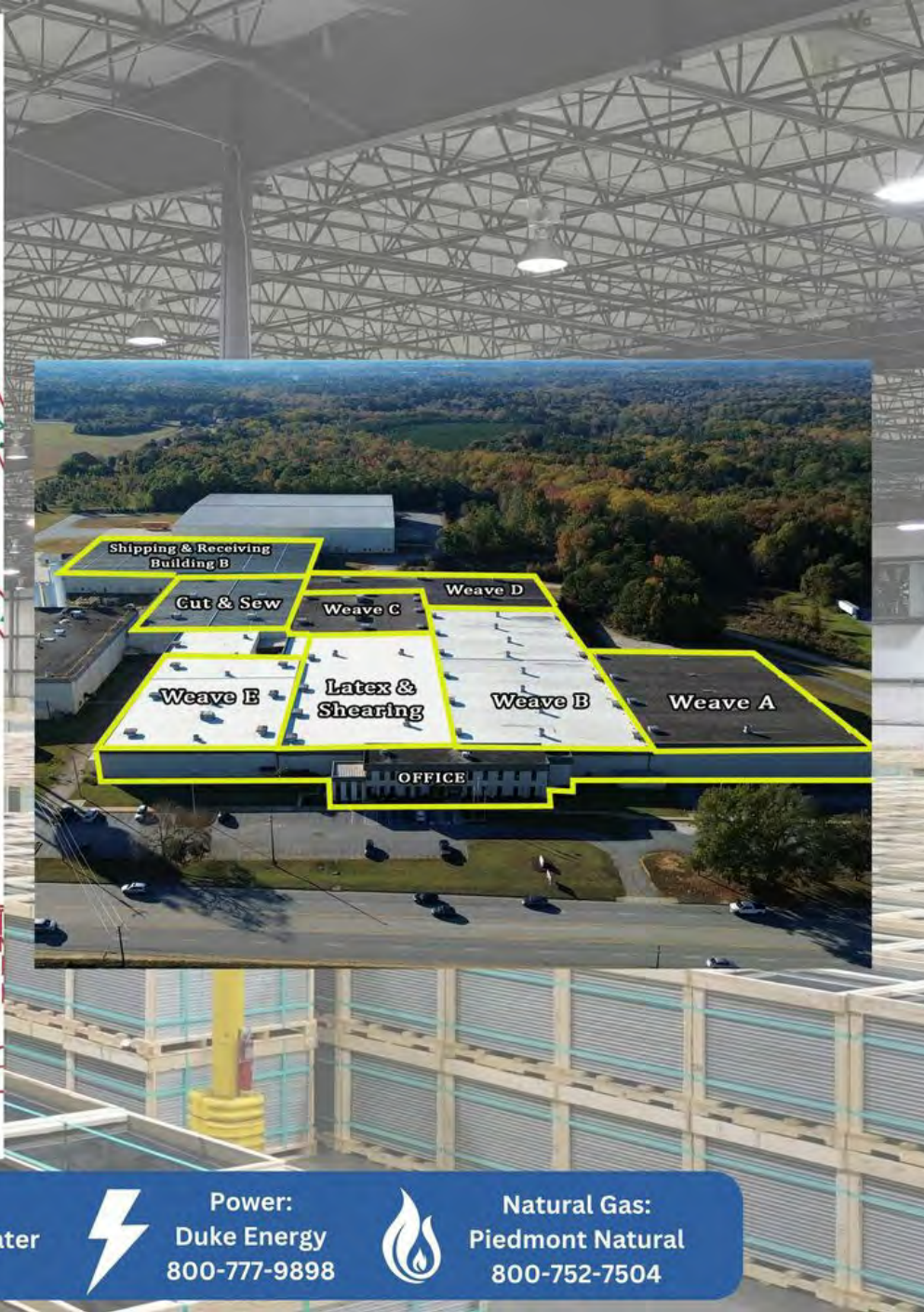
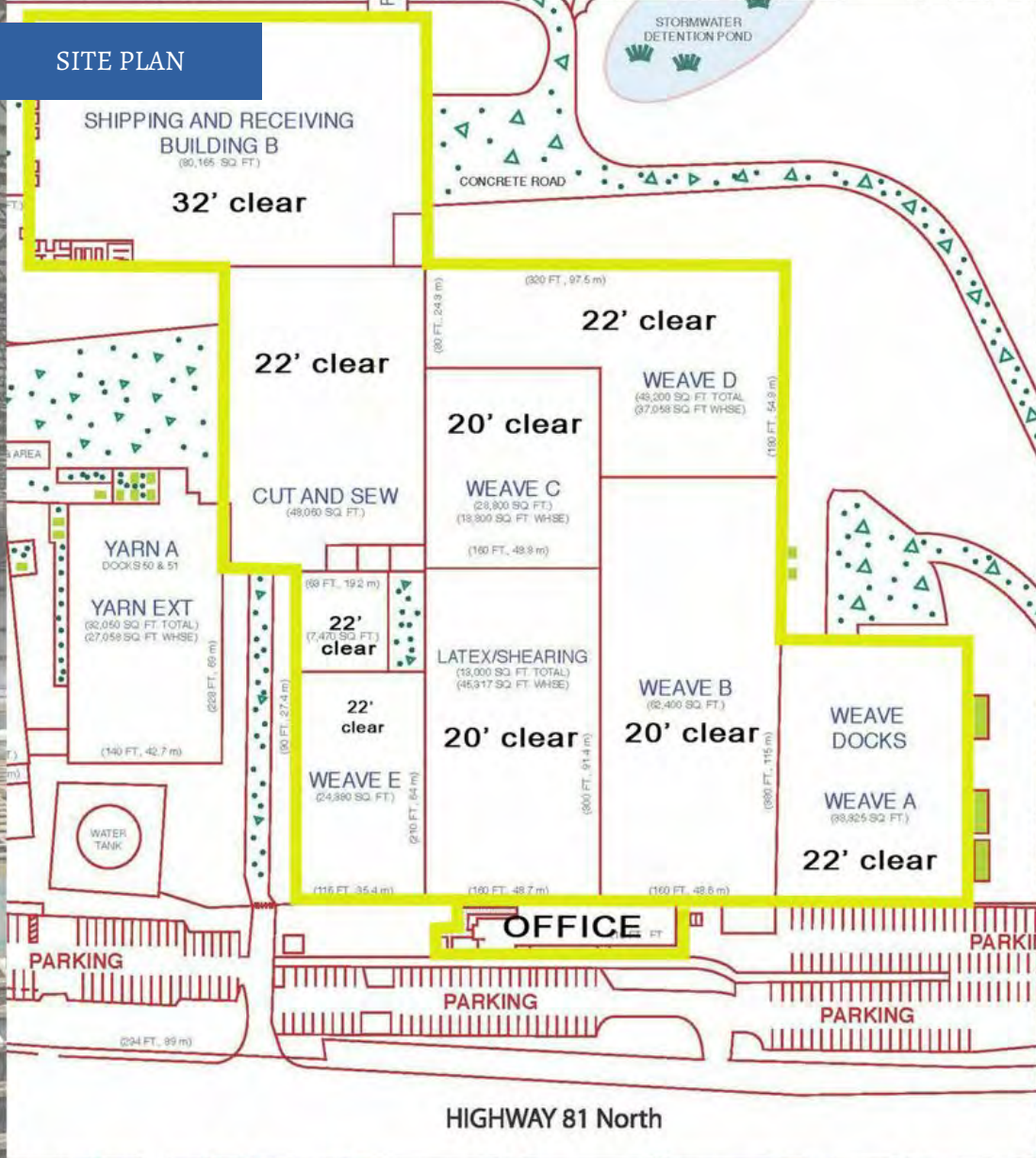
PROPERTY HIGHLIGHTS

- Approximately 386,000 sq ft available- generous for advanced manufacturing, logistics, or high volume distribution (potentially subdividable)
- Heavy Power- over 5,700 amps of 480Y/277 3 phase (approx. 3.8 MW)
- Prime position along I-85 (5.2 mi) the fastest growing logistics/manufacturing corridor in the Southeast
- Asking \$4.50/sq ft with Tenant managed utilities
- Reach 107+ million consumers within a standard legal drive window
- Deep labor pool, low unionization, competitive wages, and State/Local Incentives for capex and job creation make SC a great place to do business
- Strategic Location- I-85 (9 minutes), I-385 (30 minutes), I-26 (50 minutes), Greenville, SC (25 minutes), Atlanta (1 hr 45 minutes), Charlotte (1 hr 55 minutes)
- Wet ESFR Sprinkler System- 175 GPM, 175 PSI, approx. K Factor = 13.2
- 13 docks, 2 (14x14) drive in doors
- 20-32ft clear height
- Approx. 8,000 sq ft of office, several bathrooms, breakrooms, canteens, and personnel facilities scattered throughout building
- Some gas heat in place, legacy HVAC equipment is considered non-functional/Landlord makes no representations about currently installed HVAC
- Weave A (38,325 sq ft) available approx. January 1, 2026 with the remainder available October 1, 2026 (currently occupied by a logistics company)
- Column Spacing- Weave A, Weave B, Weave C, Latex/Shearing, Weave E and Cut and Sew are bifurcated by a column line with 30 ft spacing, Shipping and Receiving has 15 columns with 60 ft x 55 ft spacing



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SITE PLAN



Sewer:
Anderson County Wastewater
864-260-4023



Water:
Anderson County Wastewater
864-260-4023



**Power:
Duke Energy
800-777-9898**

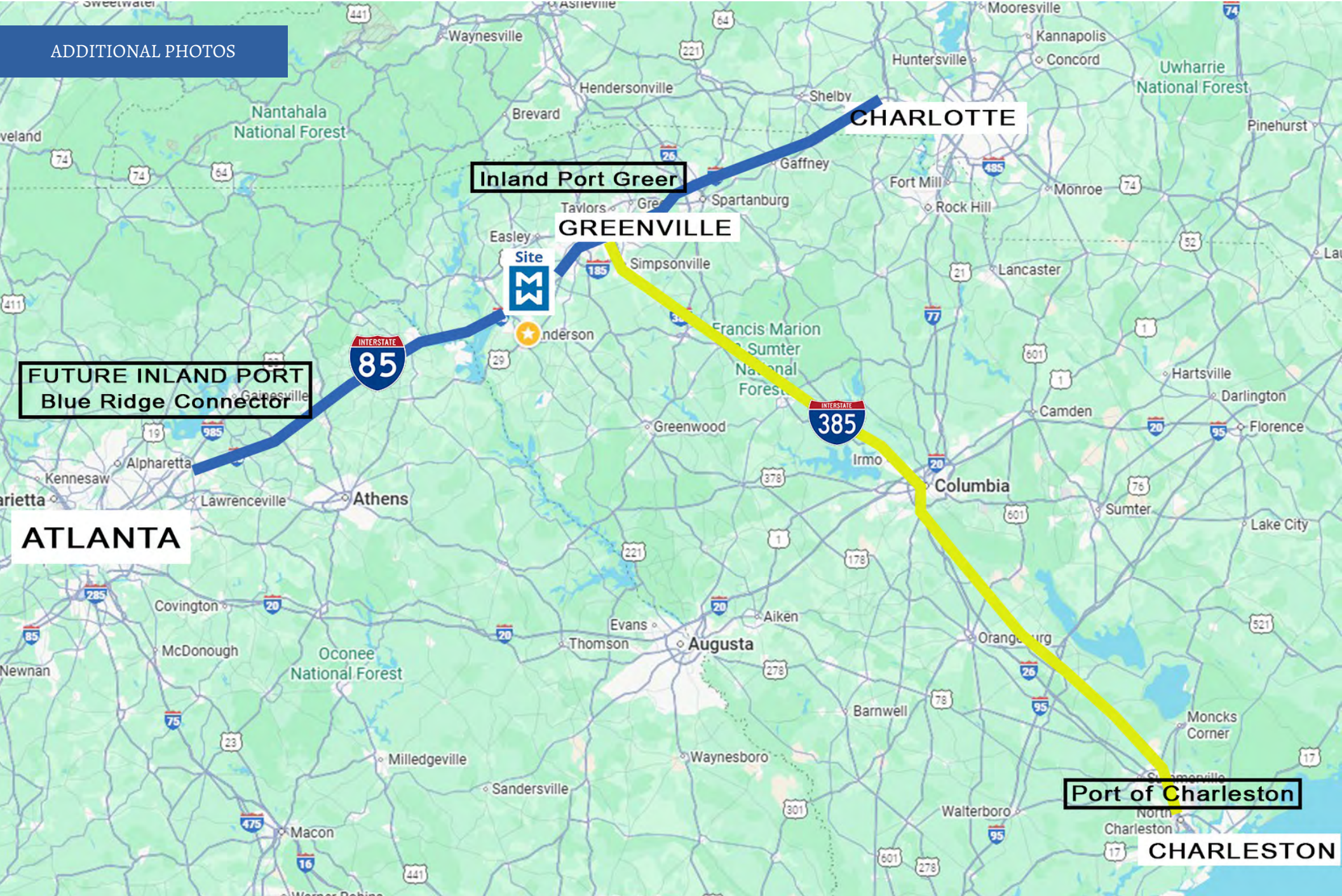


**Natural Gas:
Piedmont Natural
800-752-7504**



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ADDITIONAL PHOTOS



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1.6 MM

Total
Population

0.6 %

Projected Annual
Population Increase

23%

of Population
are Millennials

732k

Labor
Force

4.1%

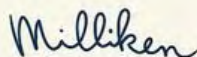
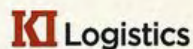
Unemployment
Rate

8.9 MM SF

Industrial Development
Under Construction



GE POWER



scansource



AMERICAN
SERVICE, INC.



BOSCH



AUTOMOTIVE INTERIORS



INFRASTRUCTURE

PORTS

Inland Port Greer (39.9 mi)

- Overnight from Charleston, SC
- 13 of 15 Top Container Lines
- <60 minute overnight two way truck turn
- 29 days from Shanghai to Atlanta
- \$2.6 billion in planned CAPEX

Port of Charleston (232 mi)

- No. 8 U.S. container port by Volume (2.6 million TEUs)
- Supports 1 in 9 SC Jobs and \$86.7 billion in economic activity
- Southermost deep water port on Eastern Seaboard (52' deep)

AIRPORTS

1-Anderson Regional Airport: (3.5 mi)-general aviation airport with 6,000+ runway

2-GSP International Airport (35 mi)- serves 2.88 million passengers annually, transports approx. 79,000 tons of air freight/year,

3-Hartsville Jackson International Airport: (133 mi) busiest airport in the world, 2 hr flight time to 80% of US population, handles 645,834 metric tons of air freight/year

ROADS & INTERSTATES

Accessible Via:

Interstates, **85, 26 and 385** &
US Hwys **25,29,123 and 276**

1-Day Truck Drive:

- 107MM of the US Population
- Charlotte, Atlanta, Charleston, Washington D.C, Nashville, Baltimore, Louisville, Indianapolis, and Pittsburgh



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2023 YEAR END REVIEW



5

RECRUITMENTS

+

4

EXPANSIONS

=

9

TOTAL
ANNOUNCEMENTS

543

TOTAL JOBS



\$135,336,227

TOTAL
CAPITAL
INVESTMENT



\$17,335,780

NEW ANNUAL
PAYROLL



2023 Announcements

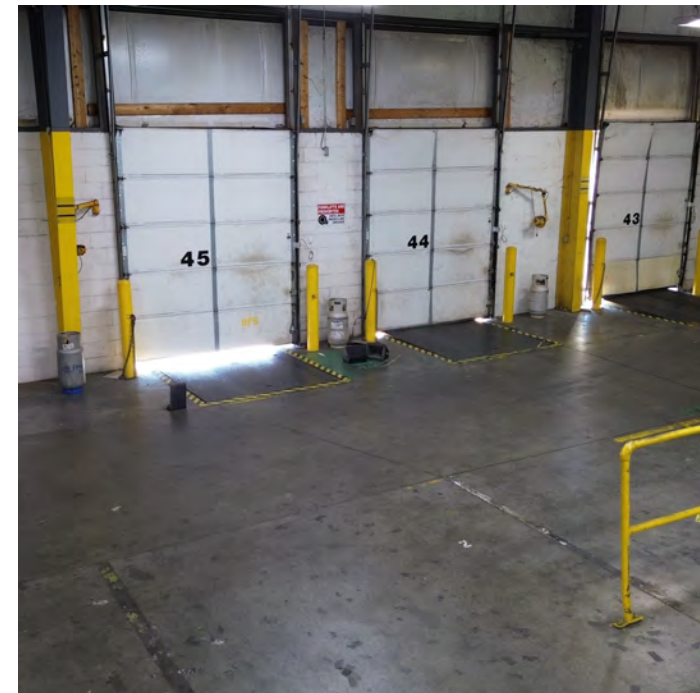
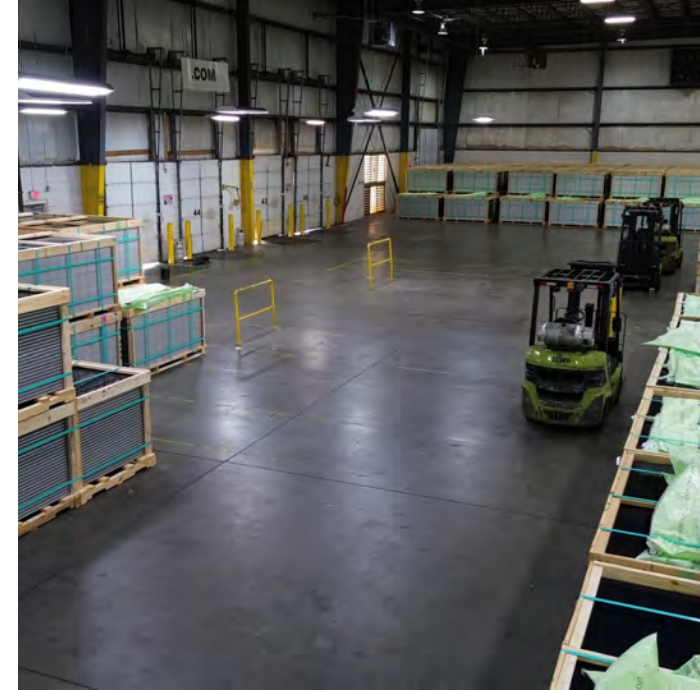
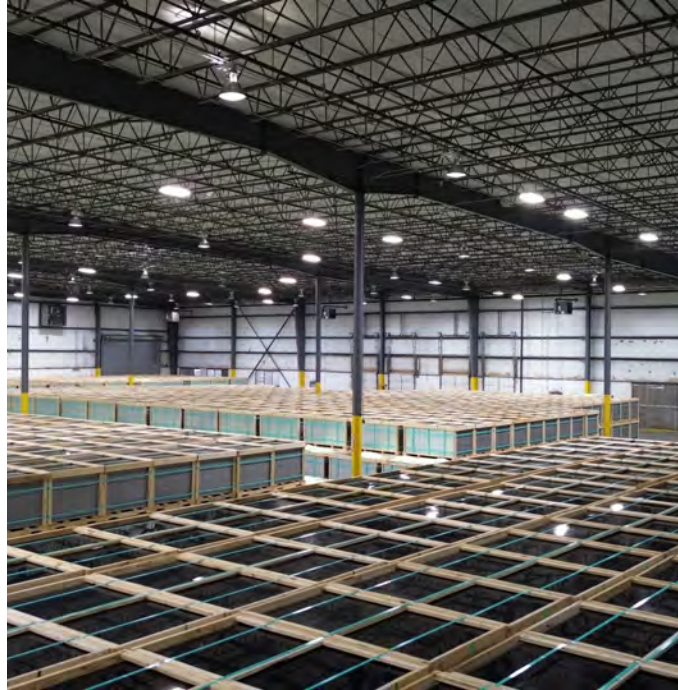
COMPANY	CAPITAL INVESTMENT	JOBS
Mojave Energy Systems	\$4,000,000	200
FlexIT USA	\$5,230,000	28
Smurfit Kappa	\$68,000,000	200
WC Fiber	\$10,000,000	0
Pro-Fab Manufacturing	\$2,500,000	20
APG Colors and Additives	\$6,195,000	24
Southern Wall Products	\$14,000,000	26
Advanced Metal Works	\$3,911,277	45
Ortec	\$21,500,000	0

Anderson County Office of Economic Development
1428 Pearman Dairy Road, Anderson, SC 29625
864.260.4231
bnelson@andersoncountysc.org
www.ACEDSC.org



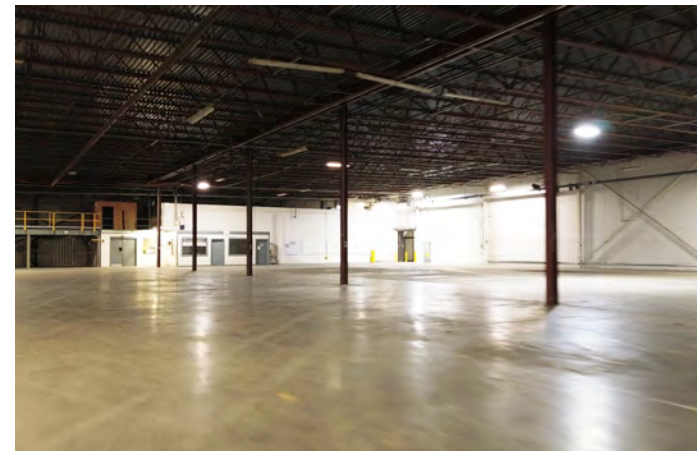
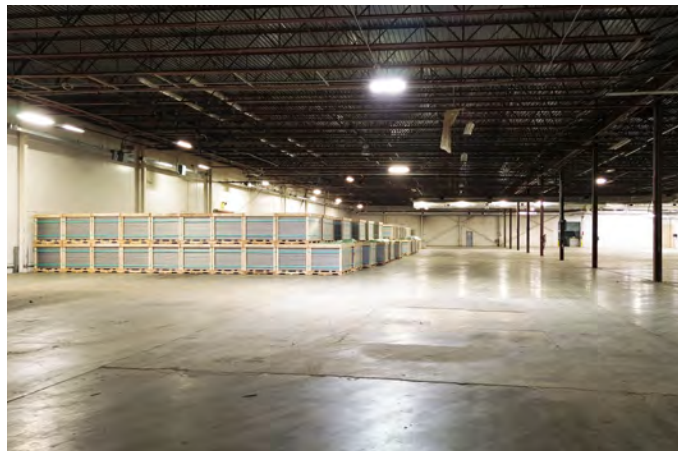
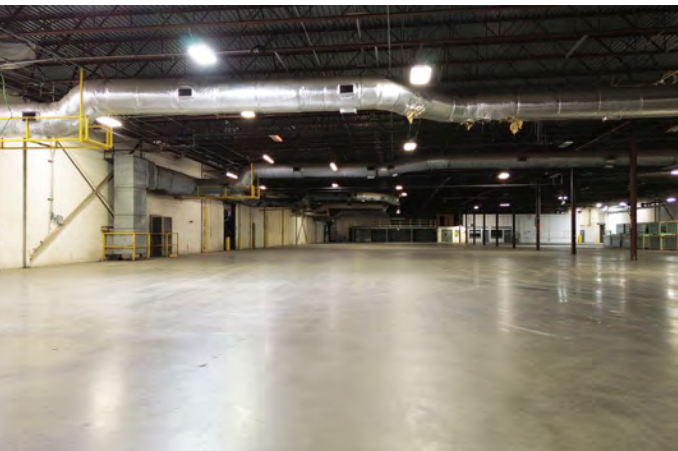
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SHIPPING AND RECEIVING-BUILDING B



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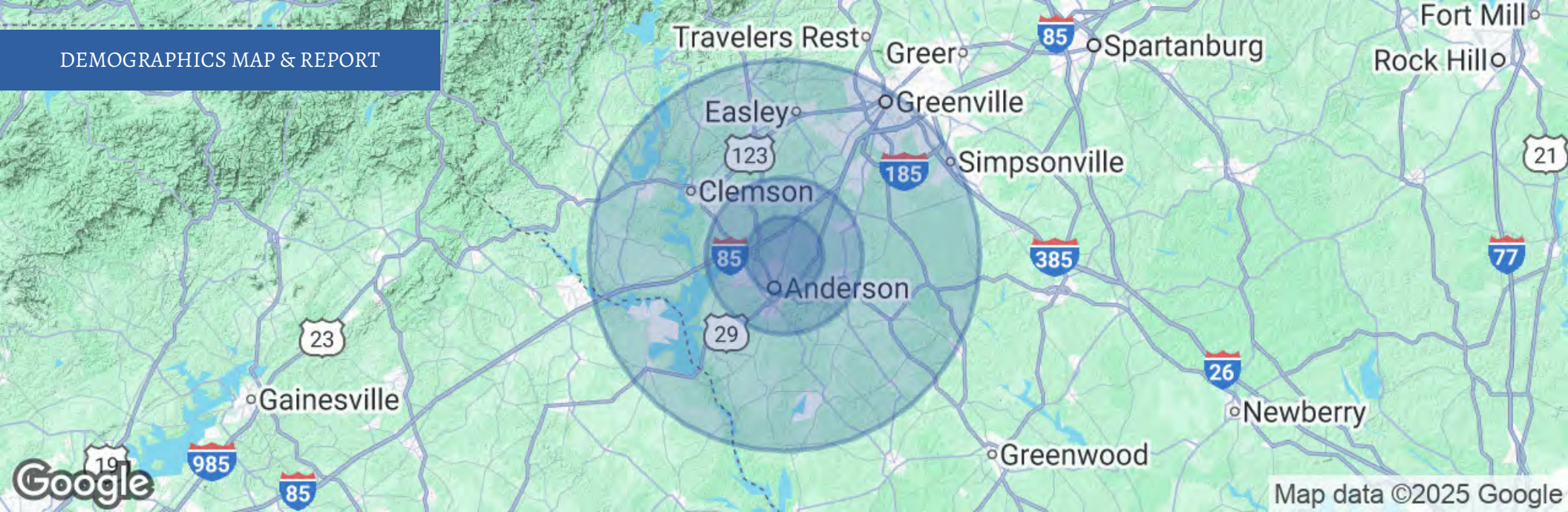
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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	25 MILES
Total Population	57,388	133,909	530,742
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	22,838	53,550	207,973
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$86,460	\$79,125	\$80,176
Average House Value	\$288,991	\$261,466	\$276,041

Demographics data derived from AlphaMap



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