



Spec Building Coming Soon

FOR LEASE (50,000 SF COMING SOON)
630 WOFFORD STREET

Spartanburg, South Carolina

±50,000 SF INDUSTRIAL SPACE

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial is pleased to present this fantastic $\pm 50,000$ SF industrial warehouse facility (under construction) on 2.61 acres.
- Perfect manufacturing or pure warehousing space with a 23'-26' ceiling height.
- $\pm 1,030$ SF Office Space, 2 Drive ins and 6 truck docks.
- Conveniently located near I-85 and I-26 for easy access to destinations in any direction. This property is only 20 miles from Greenville-Spartanburg International Airport and 17 miles from the Inland Port.
- Lease rate: \$7.95/SF NNN
- Will be delivered February 1, 2026

SNAPSHOT

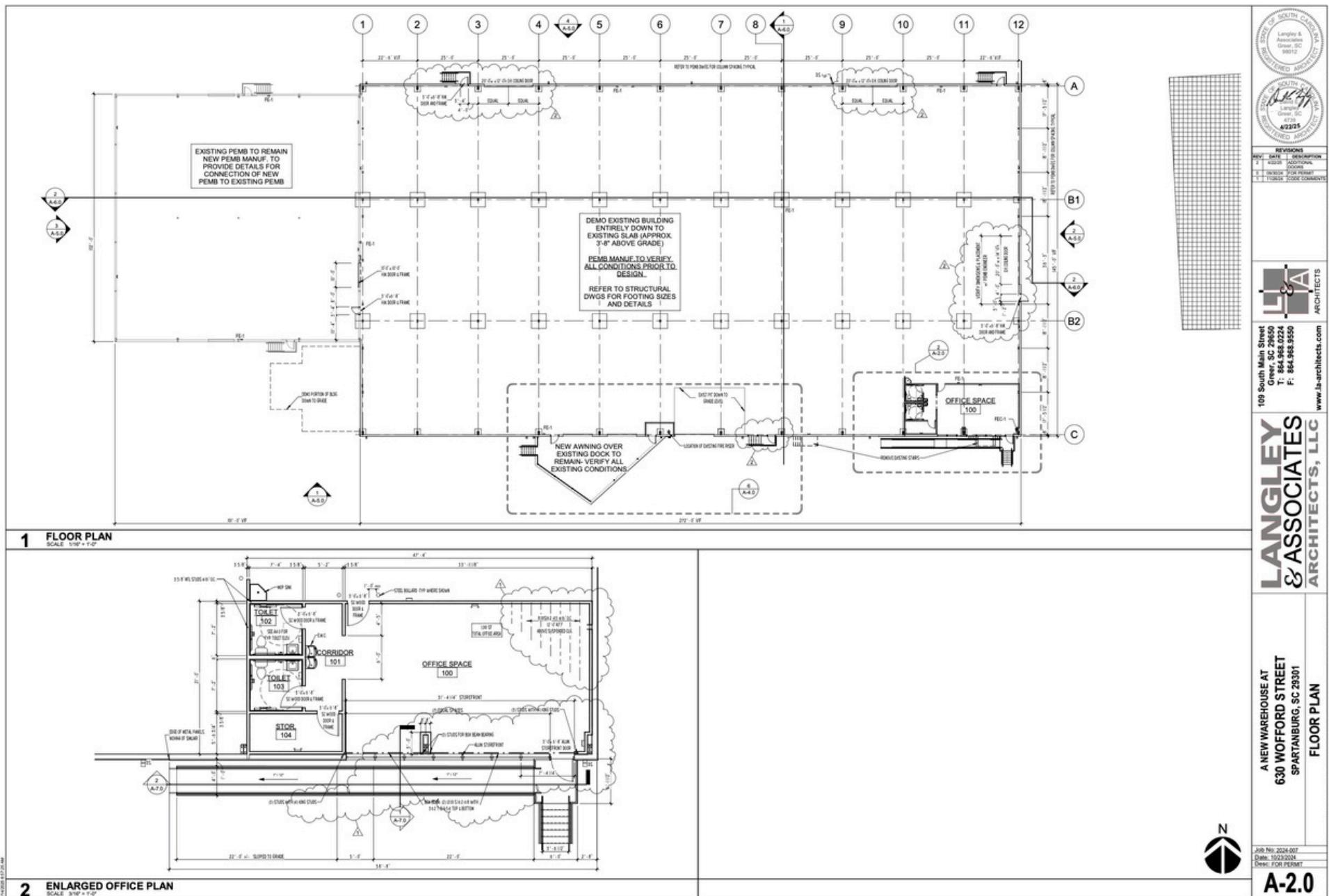
| | |
|--------------------|---|
| Address: | 630 Wofford St Spartanburg, SC |
| Tax ID: | 7-11-12-165.01 |
| Type: | Warehouse |
| County: | Spartanburg County |
| Size: | $\pm 50,000$ SF |
| Lease Rate: | \$7.95 NNN |

Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@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.

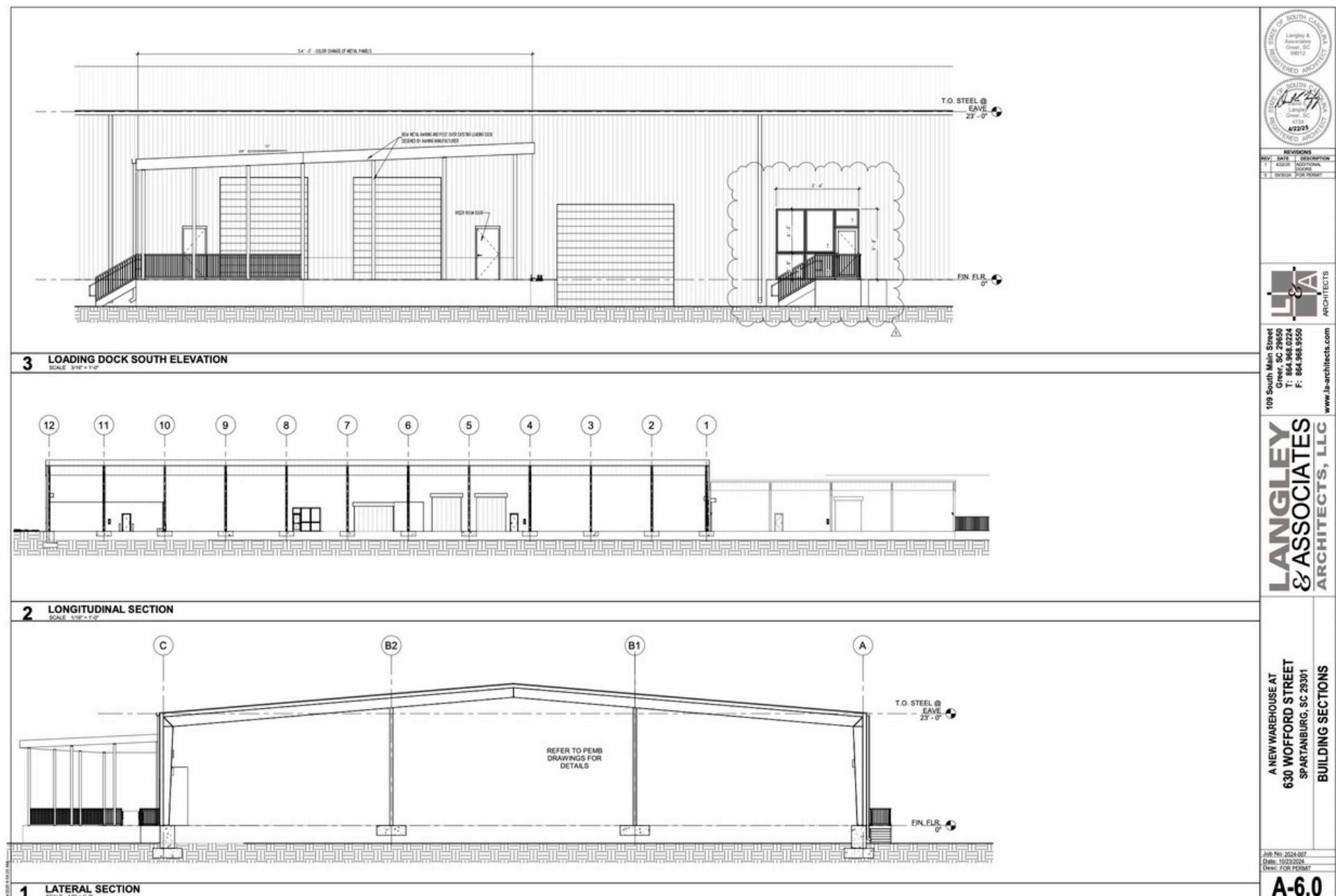
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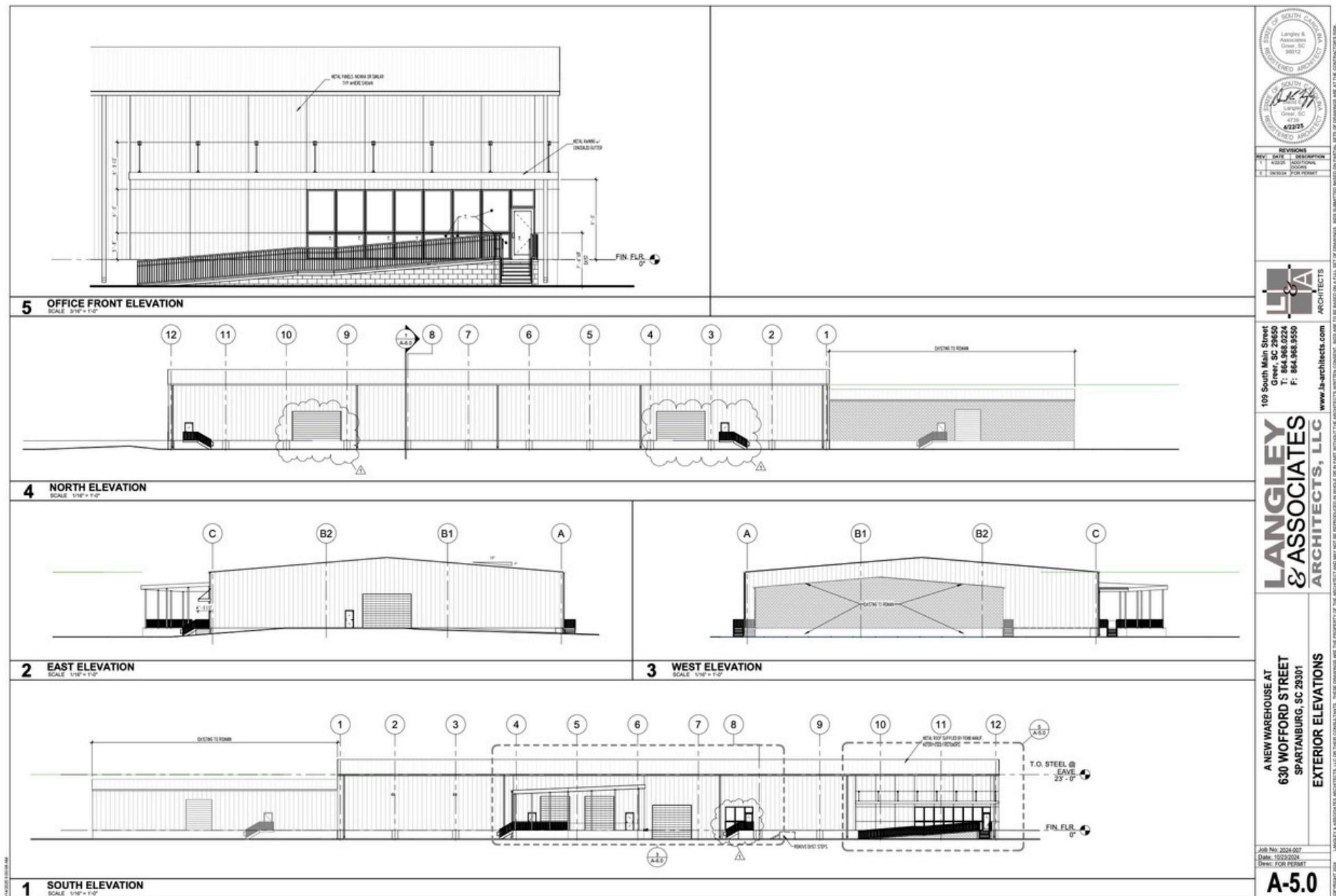
The logo for Lyons Industrial Properties. It features the word "LYONS" in a large, bold, serif font, with a horizontal line underneath. Below that is the word "INDUSTRIAL PROPERTIES" in a smaller, bold, serif font. At the bottom, there are two lines of smaller text: "SALES • LEASING • DEVELOPMENT" and "CORFAC INTERNATIONAL".



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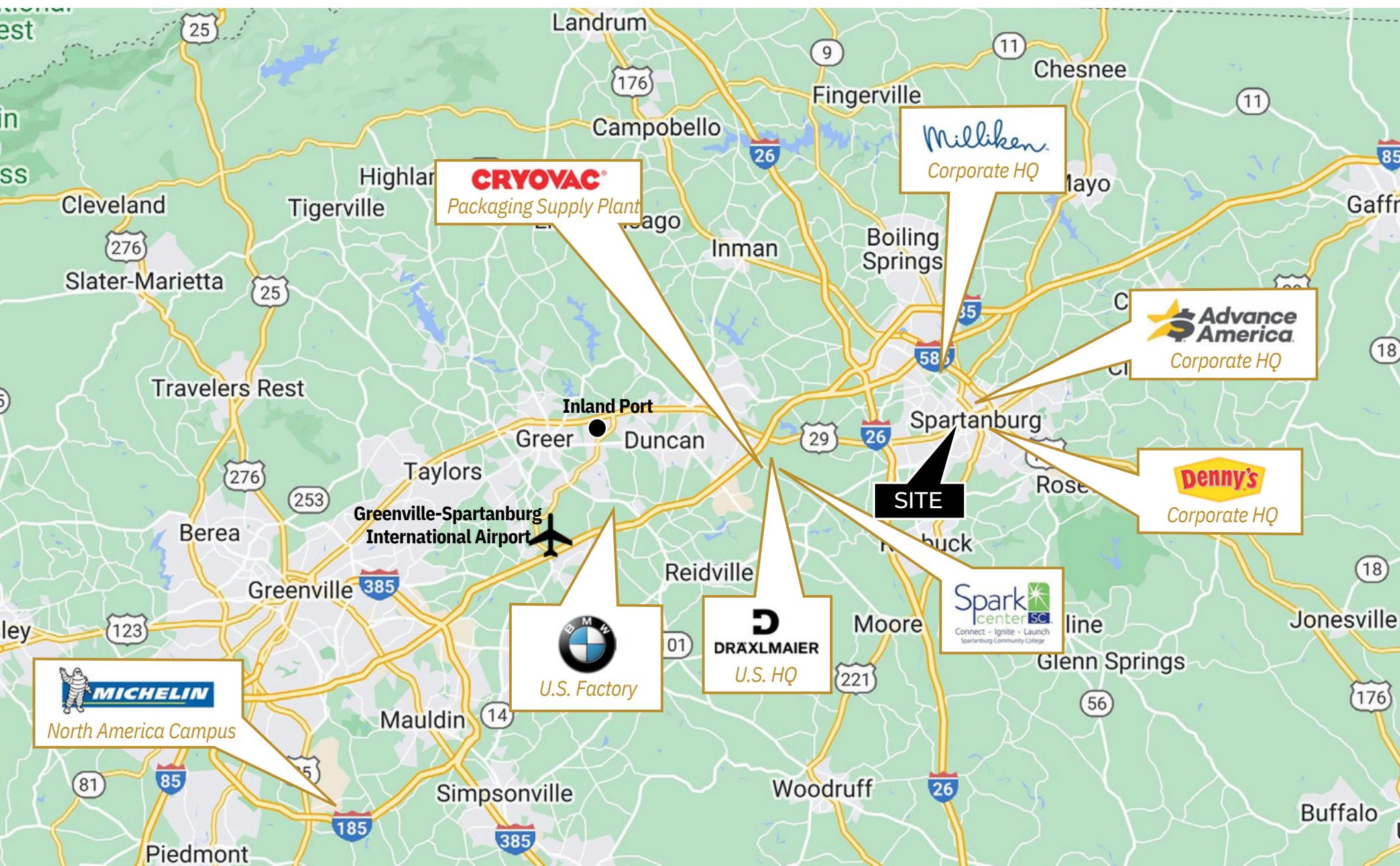
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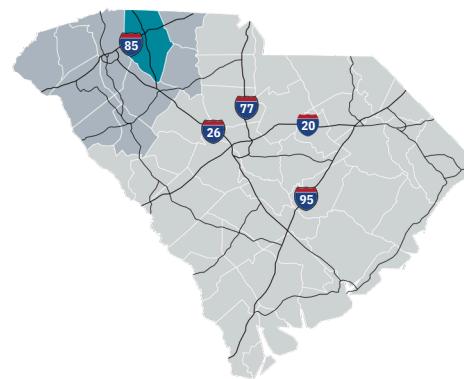
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Spartanburg County

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 Rate1 |
|--------------------|-----------|-----------|-----------|--------------|
| 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% |

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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

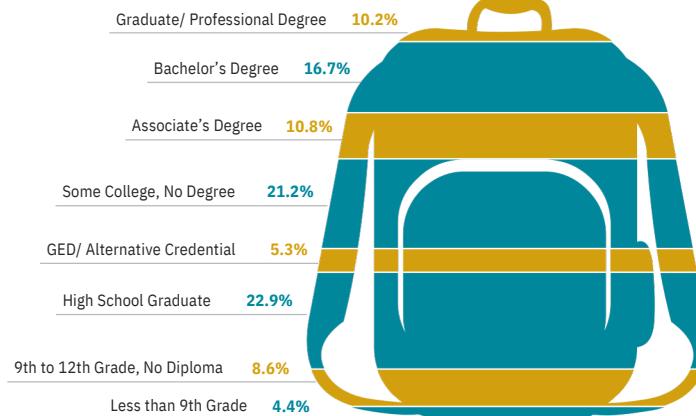
Median Household Income

| | 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+



SPARTANBURG COUNTY INFO (CONT.)

2018 Commuting Patterns

Travel Distance to Work

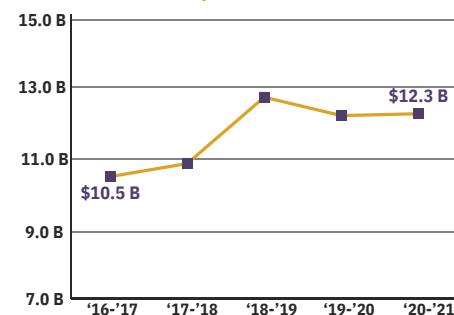
| | |
|--------------------|-------|
| Less than 10 miles | 42.7% |
| 10-24 miles | 32.5% |
| 25-50 miles | 8.7% |
| 50 miles or more | 16.1% |

75.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Gross Retail Sales by Fiscal Year



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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 |
| Services | 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% |

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 |



UpstateSCAlliance

Upstate SC Alliance
John Lummus, President/CEO
864.283.2300
www.upstatescalliance.com

Additional Resources

www.onespartanburginc.com
www.spartanburgcounty.org

www.upstateforever.org

APPALACHIAN

COUNCIL OF GOVERNMENTS
Appalachian Council of Governments
30 Century Circle, Greenville, SC 29607
864.242.9733
www.scacog.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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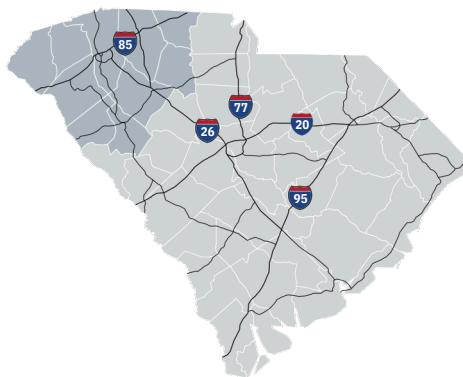
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UPSTATE SOUTH CAROLINA INFO



Upstate SC

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 | 2021 | 2026 | Growth Rate1 |
|----------------|-------------|-------------|-------------|--------------|
| 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% |
| United States | 308,745,538 | 333,934,112 | 345,887,495 | 0.71% |

1Projected Annual Growth Rate 2021-2026

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Population by Age

| | 2010 | 2021 | 2026 |
|------------|-------|-------|-------|
| Under 5 | 6.5% | 5.7% | 5.7% |
| 5 to 9 | 6.4% | 6.1% | 5.9% |
| 10 to 14 | 6.6% | 6.2% | 6.3% |
| 15 to 24 | 14.2% | 12.5% | 12.4% |
| 25 to 34 | 12.1% | 13.0% | 11.8% |
| 35 to 44 | 13.3% | 12.3% | 12.9% |
| 45 to 54 | 14.4% | 12.5% | 12.0% |
| 55 to 64 | 12.4% | 13.4% | 12.8% |
| 65+ | 14.0% | 18.4% | 20.4% |
| Median Age | 38.2 | 40.2 | 41.1 |

37.8% of the 2021 population is prime working age

Population by Race & Ethnicity

| | 2010 | 2021 | 2026 |
|--------------------------------|-------|-------|-------|
| White | 75.5% | 74.4% | 73.6% |
| Black | 18.3% | 17.6% | 17.3% |
| American Indian/ Alaska Native | 0.3% | 0.3% | 0.3% |
| Asian | 1.4% | 2.0% | 2.3% |
| Hawaiian/ Pacific Islander | 0.0% | 0.1% | 0.1% |
| Some Other Race | 2.8% | 3.5% | 3.9% |
| Two or More Races | 1.6% | 2.2% | 2.6% |
| Hispanic Origin (Any Race) | 5.5% | 6.9% | 7.9% |

High School Diploma or Higher



Bachelor's Degree or Higher



Households & Families

| | 2010 | 2021 | 2026 |
|------------------|---------|---------|---------|
| Total Households | 532,065 | 605,226 | 640,105 |
| Total Families | 363,466 | 405,265 | 426,221 |
| Average HH Size | 2.49 | 2.49 | 2.49 |
| Renter Occupied* | 30.5% | 30.8% | 30.2% |
| Owner Occupied* | 69.5% | 69.2% | 69.9% |

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

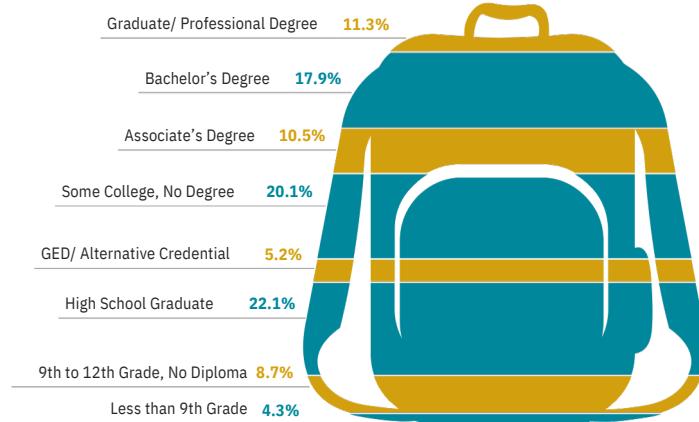
Median Household Income

| | 2021 | 2026 |
|----------------|----------|----------|
| Upstate SC | \$54,795 | \$59,587 |
| South Carolina | \$55,711 | \$61,082 |
| United States | \$64,730 | \$72,932 |

Per Capita Income

| | 2021 | 2026 |
|----------------|----------|----------|
| Upstate SC | \$29,792 | \$33,253 |
| South Carolina | \$30,714 | \$34,369 |
| United States | \$35,106 | \$39,378 |

2021 Highest Education Attainment, Age 25+



UPSTATE SOUTH CAROLINA (CONT.)



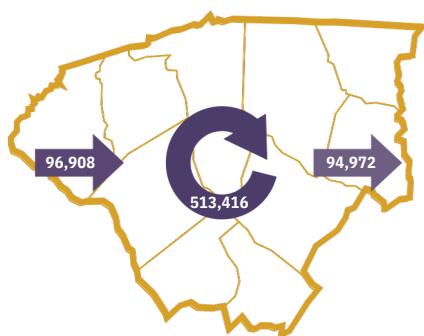
2018 Commuting Patterns

Travel Distance to Work

| | |
|--------------------|-------|
| Less than 10 miles | 44.4% |
| 10-24 miles | 28.7% |
| 25-50 miles | 12.0% |
| 50 miles or more | 14.9% |

73.1% of workers travel less than 25 miles

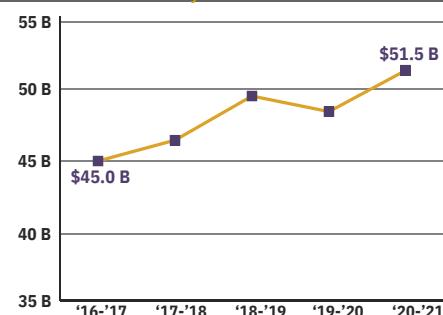
Worker Inflow/Outflow



Live and Work in the Upstate SC Region
Commute into the Upstate SC Region
Commute Out of the Upstate SC Region

513,416
96,908
94,972

Gross Retail Sales by Fiscal Year



Where Do Upstate SC Region Workers Live?

| | |
|--------------------|-------|
| Greenville County | 30.7% |
| Spartanburg County | 17.5% |
| Anderson County | 12.0% |
| Pickens County | 6.9% |
| Oconee County | 4.1% |
| Laurens County | 3.8% |
| Greenwood County | 3.6% |
| Cherokee County | 3.0% |
| Richland County | 1.6% |
| Union County | 1.3% |

2021 Employment by Industry

| | | |
|-------------------------------|-------------|----------------|
| Agriculture/Mining | 0.6% | 4,407 |
| Construction | 6.5% | 46,846 |
| Manufacturing | 19.7% | 141,316 |
| Wholesale Trade | 2.7% | 19,323 |
| Retail Trade | 10.8% | 77,379 |
| Transportation/Utilities | 5.3% | 37,880 |
| Information | 1.3% | 9,505 |
| Finance/Insurance/Real Estate | 5.0% | 36,002 |
| Services | 45.0% | 322,482 |
| Public Administration | 3.1% | 22,095 |
| Total | 100% | 717,235 |

2021 Civilian Population in Labor Force (16+)

| | |
|-------------|---------|
| Labor Force | 755,338 |
| Unemployed | 5.0% |

2021 Business Establishments by Industry



Top 10 Major Employers

| Company | Employees | Primary Product(s) / Industry |
|--|-------------|-------------------------------|
| BMW Manufacturing Corp | 5,000+ | Automobile Manufacturer |
| Prisma Health | 5,000+ | Healthcare System |
| Spartanburg Regional Healthcare System | 5,000+ | Healthcare System |
| School District of Greenville County | 5,000+ | K-12 Public Education |
| Spartanburg County School Districts | 5,000+ | K-12 Public Education |
| Michelin North America | 5,000+ | Tire Manufacturing |
| Clemson University | 5,000+ | Public Research University |
| Bon Secours St. Francis Health System | 2,501-5,000 | Healthcare System |
| Spectrum Communications | 2,501-5,000 | Call Center |
| Greenville County | 2,501-5,000 | Local Government |



Airport 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

Port of Greer
- 157,842 rail lifts in FY2021 -
12.3% growth from FY2020

Port of Charleston
- 2.5 M TEUs handled in FY2021
- 9.63% growth from FY2020

1.2M passengers flown in FY2021
84,217 tons of air cargo moved
in FY2021



Port Access

Inland Port Greer

Port of Charleston



Highway Access

Interstates

- I-26
- I-85
- I-385
- I-585



Rail Access

Rail Providers

- 2 Major providers
- CSX
- Norfolk-Southern
- 2 Short line providers
- Greenville & Western
- Pickens
- Carolina Piedmont

Additional Resources

www.investabbevillecounty.com
www.andersoncountysc.org/econ-dev
www.cherokeecountydevelopmentboard.com
www.gogadc.com
www.greenwoodcounty-sc.gov

www.growlaurenscounty.com
www.investoconeeesc.com
www.alliancepickens.com
www.economicfuturesgroup.com
www.uniondevelopmentboard.com

www.scacog.org
www.catawbacog.org
www.uppersavannah.com
www.southcarolinaparks.com
www.sciway.net



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Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household

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