



StarChem
Value Is Our Added Element

Sypbrit Rd

Current Tools
FOR THE PROFESSIONAL ELECTRICIAN



LEIGH
FIBERS

FOR SALE

1101 SYPHRIT ROAD

Wellford, South Carolina

±10.26 ACRES (BUILD-TO-SUIT INDUSTRIAL FACILITY)

LYONS

INDUSTRIAL PROPERTIES

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Expansive 10+ Acre Build-to-Suit Opportunity in Spartanburg County.
- Ideal for warehousing, manufacturing or outdoor storage.
- Strategically located just 1 minute from I-85 and 8 minutes from I-26, it offers unmatched access to key transportation corridors.
- The property’s size and zoning create flexibility for custom industrial development.
- Spartanburg County’s expanding industrial presence, skilled workforce, and pro-business environment provide a strong foundation for your project.

SNAPSHOT

Address:	1101 Syphrit Road Wellford, SC
Tax ID:	5-16-00-064.00
County:	Spartanburg County
Size:	± 10.26 Acres
Sale Price:	\$1,179,900
Price Per Acre:	\$115,000/Acre

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

Luke Lyons
 864.838.1886
 luke@lyonsindustrial.com

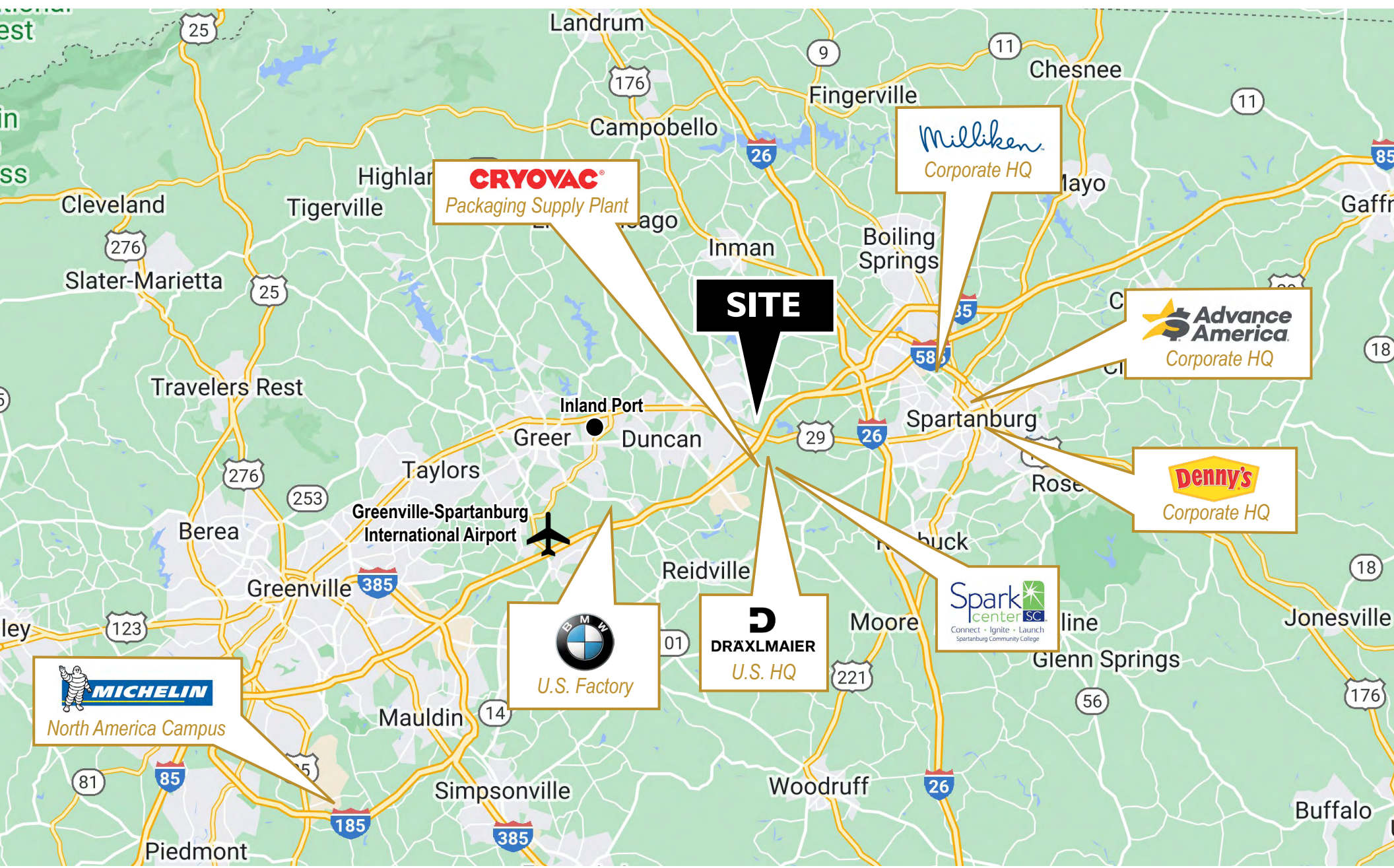




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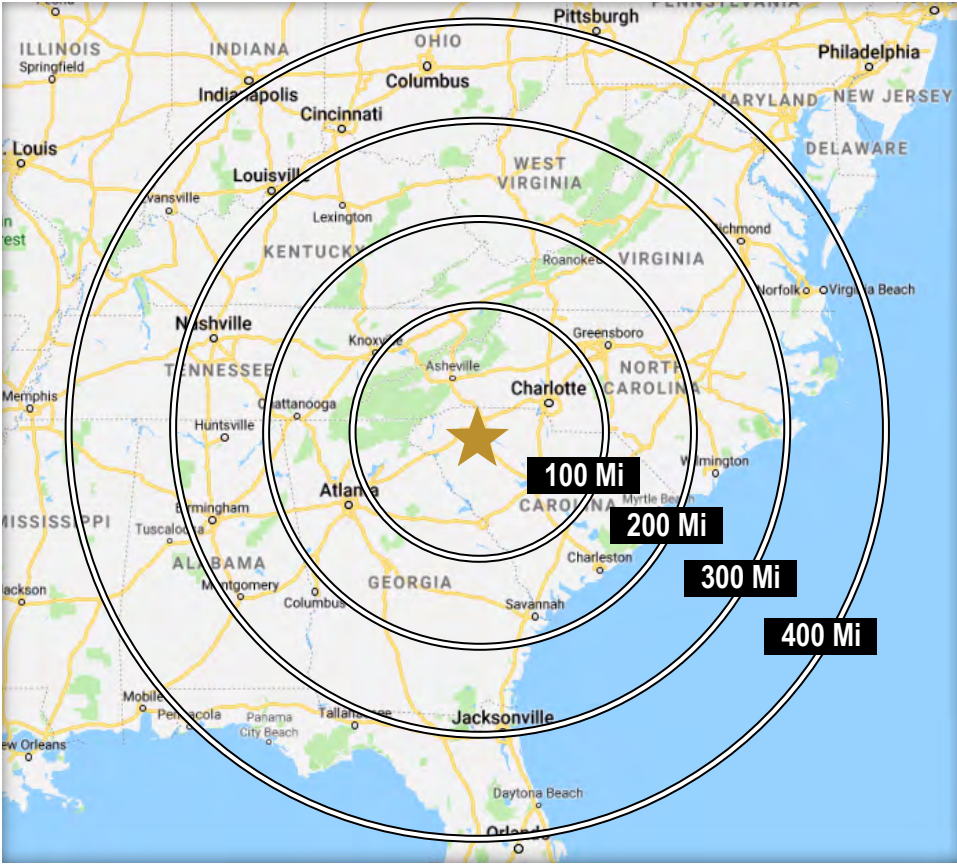
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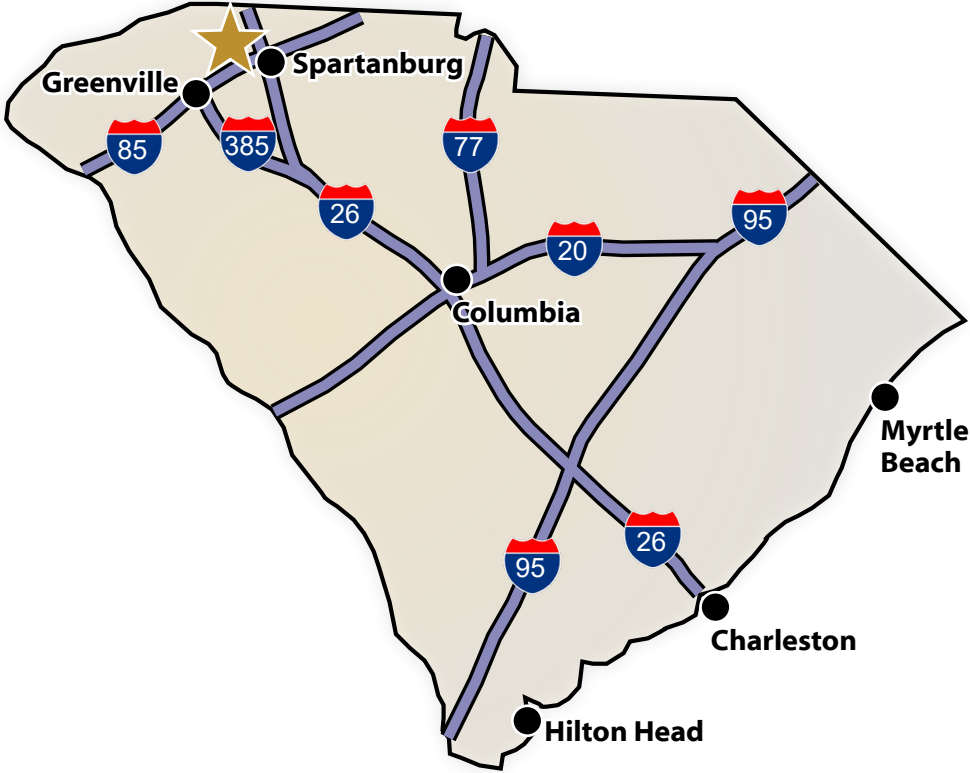
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DRIVE TIMES IN SOUTH CAROLINA

I-85	1 Min	Spartanburg	19 Min
I-26	8 Min	Greenville	23 Min
I-385	15 Min	Columbia	1 Hr 32 Min
I-20	1 Hr 21 Min	Charleston	3 Hr 12 Min
I-77	1 Hr 27 Min	Hilton Head	3 Hr 52 Min
I-95	2 Hr 13 Min	Myrtle Beach	4 Hr 6 Min



DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 20 Min	Cincinnati, OH	6 Hr 25 Min
Atlanta, GA	2 Hr 30 Min	Washington DC	7 Hr 21 Min
Raleigh, NC	3 Hr 47 Min	Mobile, AL	7 Hr 40 Min
Nashville, TN	5 Hr 26 min	Orlando, FL	7 Hr 36 Min
Richmond, VA	5 Hr 34 Min	Columbus, OH	7 Hr 51 Min
Jacksonville, FL	5 Hr 39 Min	Indianapolis, IN	8 Hr 2 Min
Louisville, KY	6 Hr 21 Min	Pittsburgh, PA	8 Hr 20 Min

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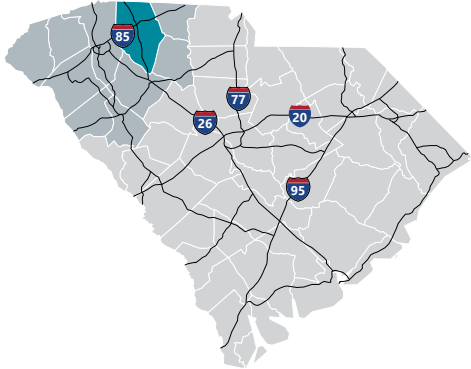


SPARTANBURG COUNTY INFO



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 Rate ¹
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%

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

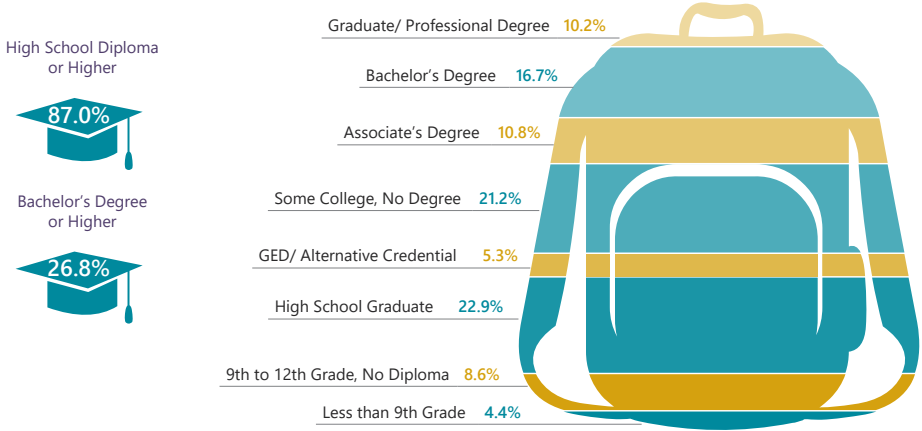
Median Household Income

	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+



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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

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

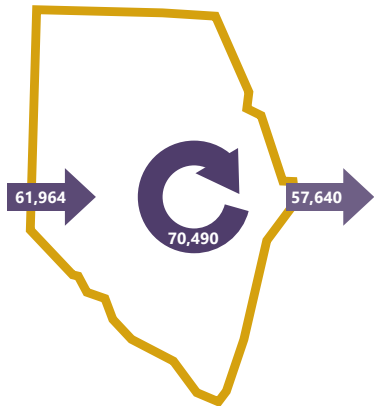
2021 Civilian Population in Labor Force (16+)

Labor Force	158,746
Unemployed	5.0%

2021 Business Establishments by Industry

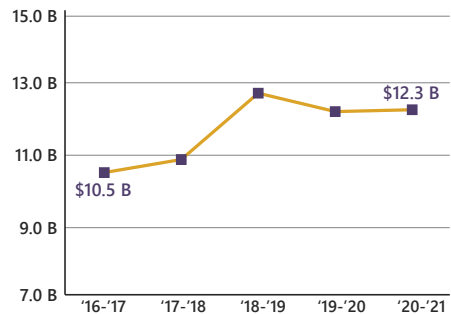
473 Manufacturing	843 Hospitality	1,622 Retail
2,245 Professional Services	282 Transportation and Warehousing	

Worker Inflow/Outflow



Live and Work in Spartanburg County	70,490
Commute into Spartanburg County	61,964
Commute Out of Spartanburg County	57,640

Gross Retail Sales by Fiscal Year



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

Airport Access	Port Access	Highway Access	Rail 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 - 1.2M passengers flown in FY2021 - 84,217 tons of air cargo moved in FY2021 Spartanburg Downtown Memorial Airport	Inland Port Greer - 37 miles from the City of Spartanburg - 157,842 rail lifts in FY2021 - 12.3% growth from FY2020 Port of Charleston - 212 miles from the City of Spartanburg - 2.5 M TEUs handled in FY2021 - 9.63% growth from FY2020	Interstates - I-85 - I-585 - I-26 Highways - US-29 - US-176 - US-221 - SC-85 (Business 85)	Rail Providers - CSX - Norfolk-Southern - Carolina Piedmont

UpstateSCAlliance
 Upstate SC Alliance
 John Lummus, *President/CEO*
 864.283.2300
 www.upstatedcalliance.com

APPALACHIAN
 COUNCIL OF GOVERNMENTS
 Appalachian Council of Governments
 30 Century Circle, Greenville, SC 29607
 864.242.9733
 www.sccog.org

Additional Resources

- www.onespartanburginc.com
- www.spartanburgcounty.org
- www.upstatealliance.com
- www.upstateforever.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 SC Alliance; and SC Department of Revenue and Taxation (Fiscal Year Retail Sales)

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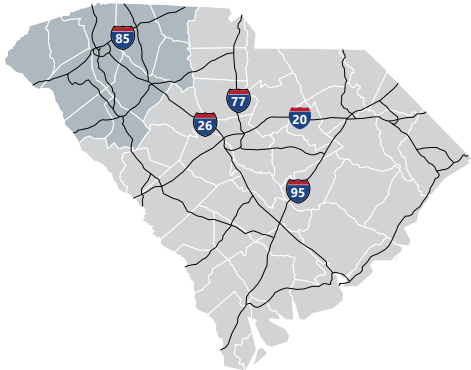
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UPSTATE SOUTH CAROLINA INFO



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 Rate ¹
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

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%

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+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 11.3%

Bachelor's Degree 17.9%

Associate's Degree 10.5%

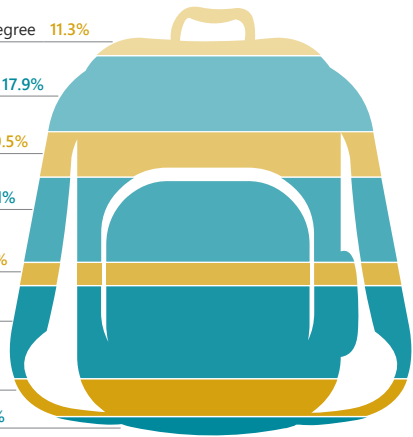
Some College, No Degree 20.1%

GED/ Alternative Credential 5.2%

High School Graduate 22.1%

9th to 12th Grade, No Diploma 8.7%

Less than 9th Grade 4.3%



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UPSTATE SOUTH CAROLINA (CONT.)

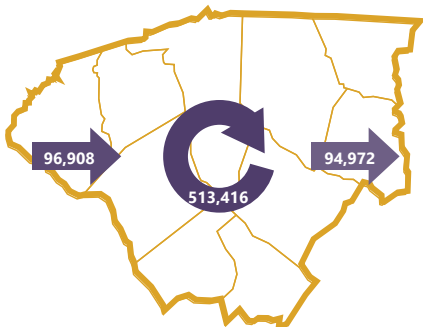
2018 Commuting Patterns

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	513,416
Commute into the Upstate SC Region	96,908
Commute Out of the Upstate SC Region	94,972

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%

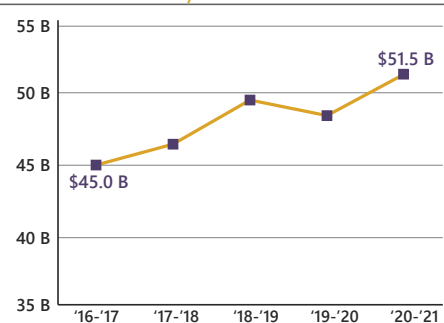
2021 Employment by Industry

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%

Gross Retail Sales by Fiscal Year



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	Port Access	Highway Access	Rail 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 - 1.2M passengers flown in FY2021 - 84,217 tons of air cargo moved in FY2021	Inland Port 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	Interstates - I-26 - I-85 - I-385 - I-585	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.investoconeesc.com
www.alliancepickens.com
www.economicfuturesgroup.com
www.uniondevelopmentboard.com | www.scacog.org
www.catawbacog.org
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www.southcarolinaparks.com
www.sciway.net |
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