



FOR LEASE

**1306 GEORGE ALBERT LAKE RD**

Anderson, South Carolina

±39,357 SF INDUSTRIAL FACILITY

**LYONS**

**INDUSTRIAL PROPERTIES**

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



## EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to present 1306 George Albert Lake Rd for Lease. This property provides a total  $\pm 39,357$  SF of industrial space. Featuring  $\pm 2,559$  SF of newly renovated Office space.
- The warehouse space is Fully Conditioned with 3 flush Dock Doors, 4 positions on a covered platform dock and 1 large Drive-in.
- Clear height ranges from 17-21ft and the warehouse is full sprinklered.
- Anderson County lies along I-85 in the northwestern portion of upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The Upstate is a business friendly environment with a great labor force, a thriving industrial, commercial, and tourist center.

## SNAPSHOT

<b>Address:</b>	<b>1306 George Albert Lake Rd Anderson, SC</b>
<b>Tax ID:</b>	<b>1510009026</b>
<b>County:</b>	<b>Anderson County</b>
<b>Building Size:</b>	<b><math>\pm 39,357</math> SF</b>
<b>Lease Rate:</b>	<b>\$5.75/SF</b>

**Chris Hober**

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**Danny Butters**

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**PROPERTY SPECS**

<b>Address:</b>	1306 George Albert Lake Road Anderson, SC
<b>County:</b>	Anderson
<b>Tax Map ID:</b>	1510009026
<b>Zoned:</b>	N/A
<b>Building Size:</b>	± 39,357 SF
<b>Warehouse Space:</b>	± 36,798 SF
<b>Office Space:</b>	± 2,559 SF (Remodeled Office Space)
<b>Docks:</b>	6 Dock Doors
<b>Drive-Ins:</b>	1 Drive-In Door
<b>Clear Height:</b>	17'-21' Clear Smaller Section
<b>Roof:</b>	TPO 2017
<b>Power:</b>	3phase 480v
<b>Gas:</b>	Piedmont Natural Gas
<b>Water:</b>	Homeland Park
<b>Sewer:</b>	Homeland Park
<b>Other Features:</b>	Newer Roof, Climatized Warehouse, Newly Renovated Office

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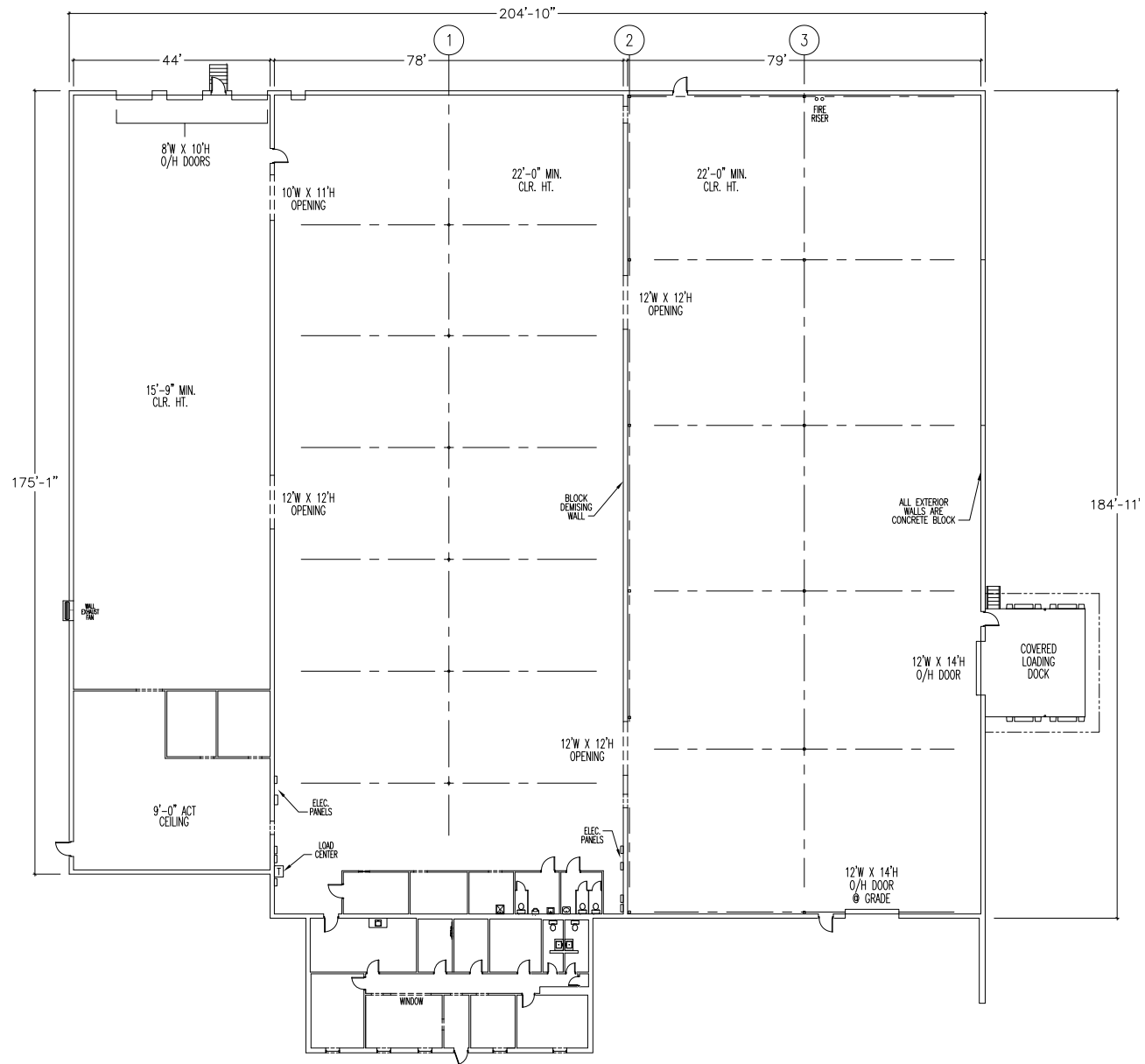
[chris@lyonsindustrial.com](mailto:chris@lyonsindustrial.com)**Danny Butters**

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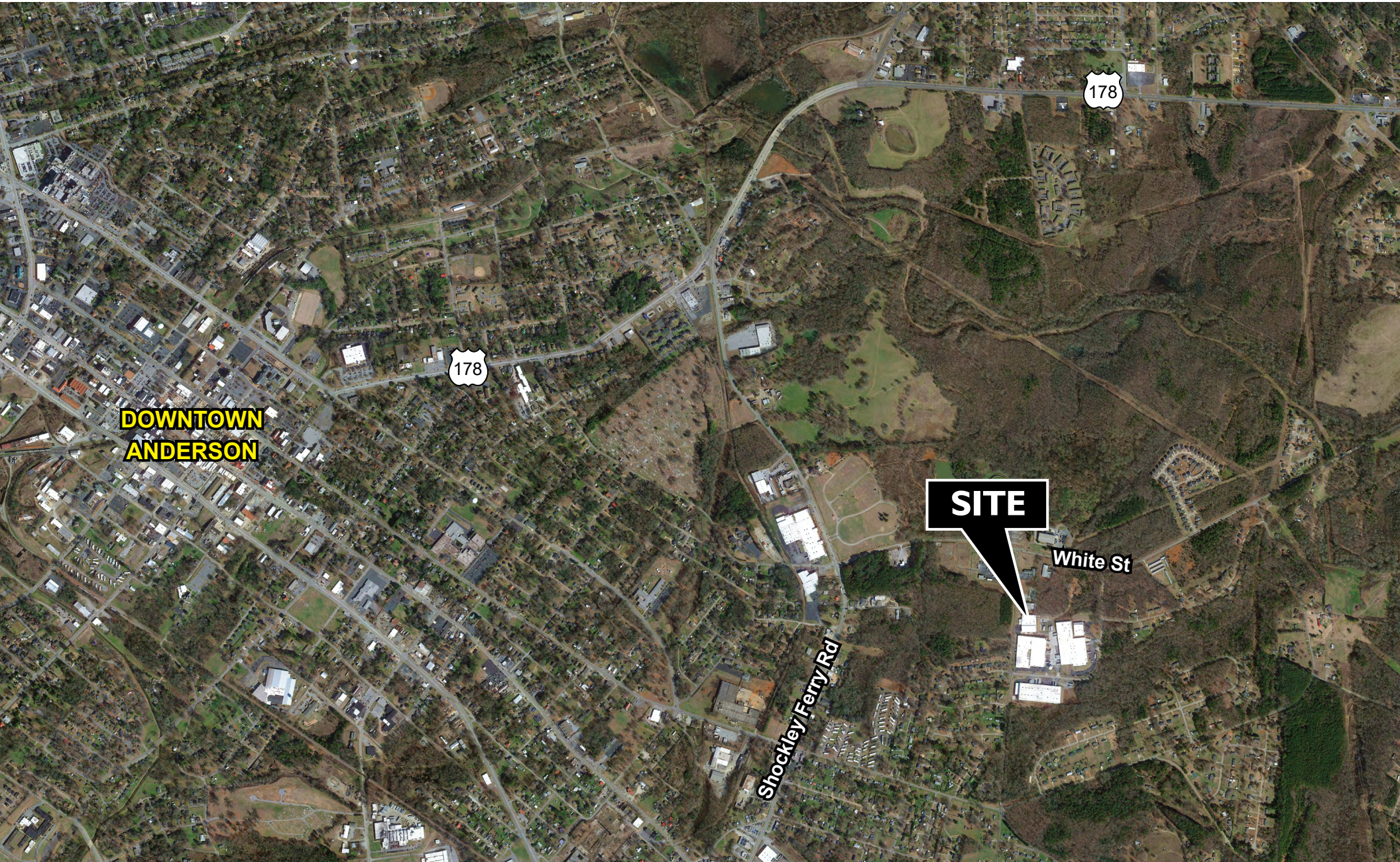
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# FLOOR PLAN



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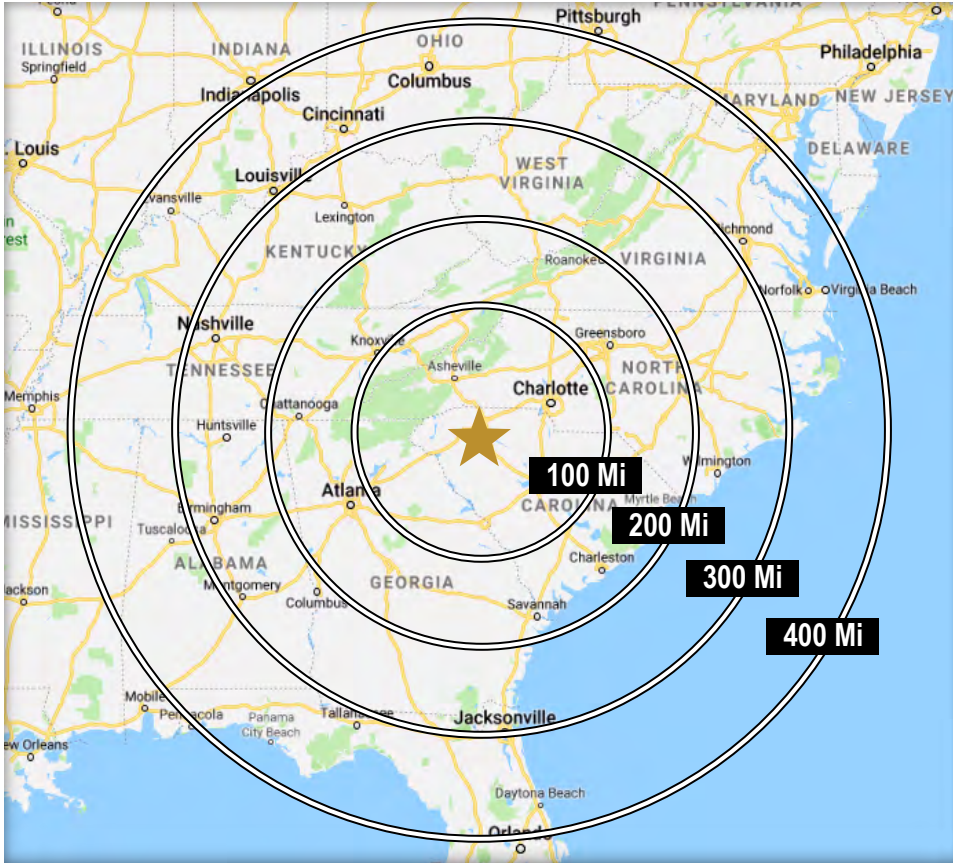
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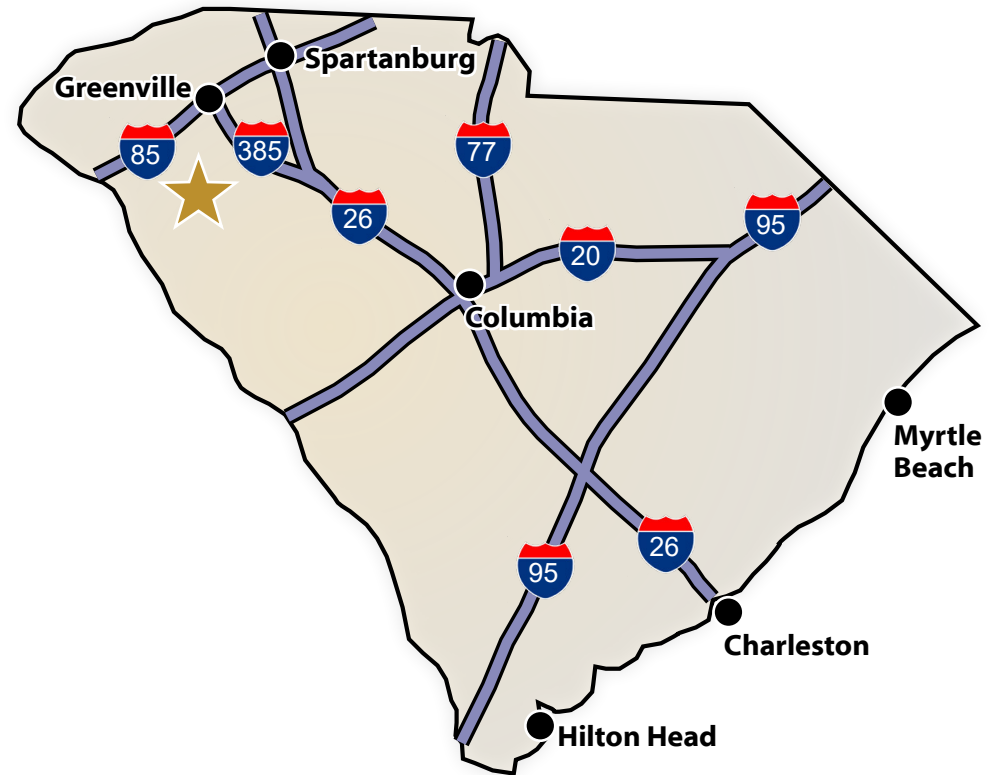
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## DRIVE TIMES IN SOUTH CAROLINA

I-26	1 Hr 5 Min	Greenville	43 Min
I-85	22 Min	Spartanburg	1 Hr 33 Min
I-385	34 Min	Columbia	2 Hr 9 Min
I-20	1 Hr 52 Min	Charleston	3 Hr 57 Min
I-77	2 Hr 7 Min	Hilton Head	4 Hr 17 Min
I-95	2 Hr 55 Min	Myrtle Beach	4 Hr 43 Min



## DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	2 Hr 29 Min	Cincinnati, OH	7 Hr 9 Min
Atlanta, GA	2 Hr 35 Min	Louisville, KY	7 Hr 15 Min
Raleigh, NC	4 Hr 56 Min	Orlando, FL	7 Hr 55 Min
Jacksonville, FL	5 Hr 49 Min	Washington DC	8 Hr 30 Min
Nashville, TN	6 Hr 6 min	Indianapolis, IN	8 Hr 41 Min
Richmond, VA	6 Hr 20 Min	Columbus, OH	8 Hr 42 Min
Mobile, AL	6 Hr 38 Min	Pittsburgh, PA	9 Hr 16 Min

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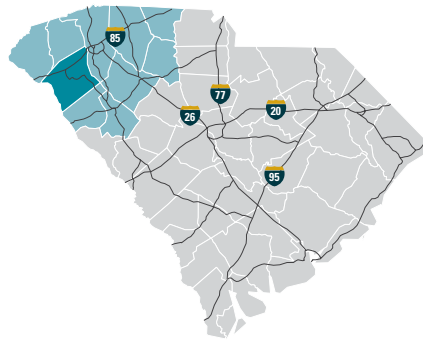
# ANDERSON COUNTY INFO



**Anderson  
COUNTY**

## WHERE THE WORLD COMES TO WORK

Anderson County lies along I-85 in the northwestern portion of Upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri-County Technical College. Anderson is also home to 55,950-acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small-town feel that make people want to stay. From a temperate southern climate and Lake Hartwell, to leading universities and a variety of arts programs, Anderson offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.



## TOTAL POPULATION

	2010	2023	2028	Growth Rate*
Anderson County	187,126	210,054	214,930	0.46%
Upstate SC	1,362,073	1,568,057	1,615,810	0.60%
South Carolina	4,625,364	5,311,184	5,473,930	0.61%

\*Projected annual growth rate 2023-2028

## POPULATION BY AGE

	2010	2023	2028
Under 5	6.5%	5.5%	5.4%
5 to 9	6.6%	6.1%	5.8%
10 to 14	6.9%	6.2%	6.3%
15 to 24	12.5%	11.4%	11.2%
25 to 34	11.4%	12.1%	10.7%
35 to 44	13.3%	12.4%	12.7%
45 to 54	14.8%	12.5%	12.5%
55 to 64	12.9%	13.8%	13.0%
65+	15.1%	20.1%	22.2%
<b>MEDIAN AGE</b>	<b>39.7</b>	<b>42.2</b>	<b>43.2</b>

*37% of the 2023 population is prime working age*

## HOUSEHOLDS & FAMILIES

	2010	2023	2028
Total Households	73,829	83,279	85,830
Total Families	51,922	56,610	58,142
Average Household Size	2.50	2.48	2.47
Owner Occupied	62.5%	70.2%	71.3%
Renter Occupied	24.5%	20.2%	19.6%
Vacant	12.9%	9.6%	9.1%

## MEDIAN HOUSEHOLD INCOME

	2023	2028
Anderson County	\$57,912	\$62,941
South Carolina	\$60,025	\$67,198
United States	\$72,603	\$82,410

## POPULATION by Race & Ethnicity

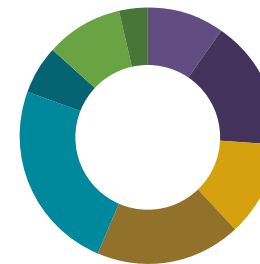
	2010	2023	2028
White	80.1%	75.5%	75.1%
Black	16.0%	14.6%	14.2%
American Indian / Alaska Native	0.3%	0.3%	0.3%
Asian	0.8%	1.3%	1.5%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	1.3%	2.5%	2.8%
Two or More Races	1.5%	5.7%	6.1%
Hispanic Origin (any race)	2.9%	5.1%	5.7%

## PER CAPITA INCOME

	2023	2028
Anderson County	\$32,345	\$36,629
South Carolina	\$35,757	\$40,747
United States	\$41,310	\$47,525

## 2023 EDUCATIONAL ATTAINMENT, AGE 25+

- 9.9% Graduate / Professional Degree
- 16.4% Bachelor's Degree
- 11.9% Associate Degree
- 18.2% Some College; No Degree
- 24.2% High School Diploma
- 6.3% GED / Alternative Credential
- 9.7% 9th-12th Grade, No Diploma
- 3.4% Less than 9th Grade



**86.9%**  
high school diploma or higher

**26.3%**  
bachelor's degree or higher

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# ANDERSON COUNTY INFO (CONT.)

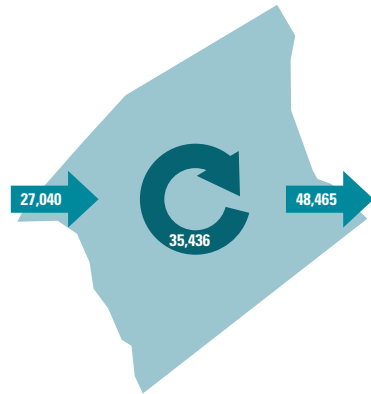
## 2020 COMMUTING PATTERNS

### TRAVEL DISTANCE TO WORK

Less than 10 miles	37.1%
10-24 miles	31.0%
25-50 miles	18.0%
50 miles or more	13.9%



### WORKER INFLOW & OUTFLOW



Live and work in Anderson County	35,436
Commute into Anderson County	27,040
Commute out of Anderson County	48,465

## Anderson County WHERE DO WORKERS LIVE?

Anderson County	56.7%
Greenville County	11.5%
Pickens County	7.3%
Oconee County	3.9%
Spartanburg County	2.6%
Abbeville County	2.2%
Greenwood County	1.4%
Laurens County	1.2%
York County	1.0%
Richland County	1.0%

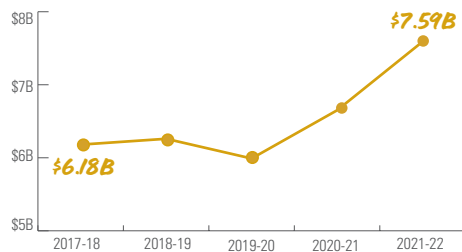
## 2023 EMPLOYMENT by Industry

Agriculture / Mining	0.3%	313
Construction	6.8%	6,328
Manufacturing	20.4%	19,111
Wholesale Trade	1.7%	1,617
Retail Trade	11.2%	10,511
Transportation / Utilities	5.7%	5,358
Information	1.2%	1,129
Finance / Insurance / Real Estate	3.6%	3,374
Services	46.0%	43,043
Public Administration	3.0%	2,801
<b>TOTAL</b>	<b>100%</b>	<b>93,585</b>

## 2023 CIVILIAN POPULATION by Labor Force (16+)

Labor Force	97,487
Unemployed	4.0%

## GROSS RETAIL SALES by Fiscal Year



## 2023 BUSINESS ESTABLISHMENTS by Industry

- 237** Manufacturing
- 560** Leisure and Hospitality
- 942** Retail
- 562** Professional and Business Services
- 96** Transportation and Warehousing

## TOP 10 MAJOR EMPLOYERS

COMPANY	PRIMARY PRODUCT(S) / INDUSTRY
Anderson County	Local Government
Anderson County Public Schools	Primary Schools, K-12
Anderson University	Higher Education
AnMed Health	Healthcare
Electrolux Home Products	Home Appliances
First Quality Enterprises	Paper and Tissue Products
Michelin North America	Rubber Tires
Robert Bosch	Automotive Components
Techronic Industries (TTI)	Power Equipment and Tools
Tri-County Technical College	Higher Education

### AIRPORT

**GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT**

- 50 non-stop daily departures
- 17 major cities & 20 airports
- 2.2 million passengers flown in FY2022
- 97,221 tons of air cargo moved in FY2022

**ANDERSON REGIONAL AIRPORT**

- 6,001+ foot runway
- Category 1 Instrument Landing System

### PORT

**INLAND PORT GREER**

- 43 miles from the heart of the county
- 151,261 rail lifts in FY2022

**PORT OF CHARLESTON**

- 217 miles from the heart of the county
- 2.9 million TEUs handled in FY2022
- ▲ 11.9% from FY2021

### HIGHWAY

**INTERSTATES**

85 • 37 miles of I-85 and 8 interchanges

**HIGHWAYS**

29, 76, 178, 24, 81

### RAIL

**MAJOR PROVIDERS**

[CSX] [NS]

**SHORT-LINE PROVIDERS**

Greenville & Western

Carolina Piedmont

Pickens

All major MSAs in the US are accessible by rail within 3 to 6 days

## ADDITIONAL RESOURCES



**UpstateSCalliance**

Upstate SC Alliance  
John Lummus, President / CEO  
864.283.2300 • upstateSCalliance.com

Sources: Appalachian Council of Governments, Esri Business Analyst, Greenville-Spartanburg International Airport, Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, and US Census Bureau

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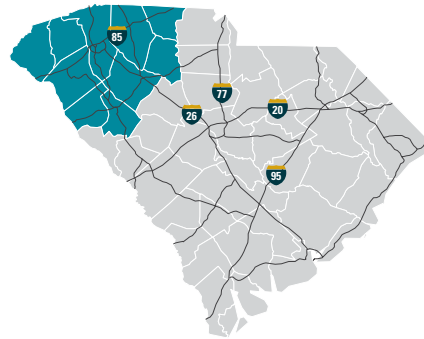
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# UPSTATE SOUTH CAROLINA



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 affordable 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	2022	2027	Growth Rate*
Upstate SC	1,362,073	1,550,553	1,600,850	0.64%
South Carolina	4,625,364	5,255,014	5,434,182	0.67%
United States	308,745,538	335,707,897	339,902,796	0.25%

\*Projected annual growth rate 2022-2027

### POPULATION BY AGE

	2010	2022	2027
Under 5	6.5%	5.7%	5.6%
5 to 9	6.4%	6.1%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.6%	12.5%
25 to 34	12.1%	12.9%	11.6%
35 to 44	13.3%	12.3%	12.9%
45 to 54	14.4%	12.4%	12.0%
55 to 64	12.4%	13.2%	12.6%
65+	14.1%	18.5%	20.5%
<b>MEDIAN AGE</b>	<b>38.2</b>	<b>40.2</b>	<b>41.1</b>

**37.6%** of the 2022 population is prime working age

### HOUSEHOLDS & FAMILIES

	2010	2022	2027
Total Households	532,065	613,944	635,608
Total Families	363,466	404,034	416,221
Average Household Size	2.49	2.46	2.46
Renter Occupied	61.2%	64.5%	65.2%
Owner Occupied	26.8%	25.8%	25.0%
Vacant	12.0%	9.7%	9.8%

### MEDIAN HOUSEHOLD INCOME

	2022	2027
Upstate SC	\$60,127	\$69,990
South Carolina	\$61,645	\$72,650
United States	\$72,414	\$84,445

### POPULATION by Race & Ethnicity

	2010	2022	2027
White	75.5%	69.8%	68.6%
Black	18.3%	17.3%	17.4%
American Indian / Alaska Native	0.3%	0.4%	0.4%
Asian	1.4%	1.9%	2.1%
Hawaiian / Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	4.3%	4.6%
Two or More Races	1.6%	6.3%	6.9%
Hispanic Origin (any race)	5.5%	8.0%	8.3%

### PER CAPITA INCOME

	2022	2027
Upstate SC	\$34,518	\$40,048
South Carolina	\$36,186	\$41,955
United States	\$40,363	\$47,064

### 2022 EDUCATIONAL ATTAINMENT, AGE 25+

- 11.6% Graduate / Professional Degree
- 18.8% Bachelor's Degree
- 11.4% Associate Degree
- 18.6% Some College, No Degree
- 5.2% GED / Alternative Credit
- 22.4% High School Diploma
- 8.1% 9th-12th Grade, No Diploma
- 3.8% Less than 9th Grade



**88%**  
high school diploma or higher

**30.4%**  
bachelor's degree or higher

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# UPSTATE SOUTH CAROLINA (CONT.)

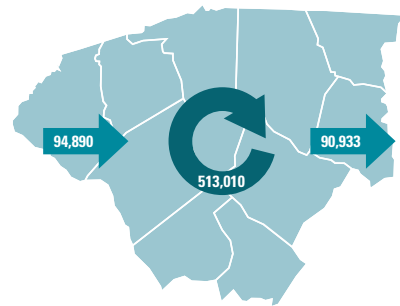
## 2020 COMMUTING PATTERNS

### TRAVEL DISTANCE TO WORK

Less than 10 miles	44.3%
10-24 miles	29.3%
25-50 miles	12.1%
50 miles or more	14.2%

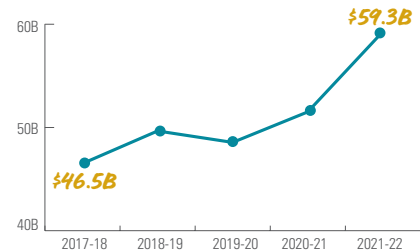
**73.7%**  
of workers travel less than 25 miles

### WORKER INFLOW & OUTFLOW



Live and work in the region	513,010
Commute into the region	94,890
Commute out of the region	90,933

### GROSS RETAIL SALES by Fiscal Year



## Upstate SC WHERE DO WORKERS LIVE?

Greenville County	30.6%
Spartanburg County	18.5%
Anderson County	12.0%
Pickens County	6.8%
Oconee County	4.0%
Laurens County	3.7%
Greenwood County	3.5%
Cherokee County	2.9%
Richland County	1.5%
Union County	1.3%

## 2022 EMPLOYMENT by Industry

Natural Resources & Mining	0.2%	1,447
Construction	4.6%	29,507
Manufacturing	17.9%	115,523
Trade, Transportation, and Utilities	19.7%	127,013
Information	1.1%	7,243
Financial Activities	4.0%	25,595
Professional & Business Services	13.8%	88,783
Education & Health Services	11.0%	70,857
Leisure & Hospitality	10.4%	67,208
Other Services	2.1%	13,735
Government	15.1%	97,365
<b>TOTAL</b>		<b>644,416</b>

## 2022 CIVILIAN POPULATION by Labor Force (16+)

Labor Force	701,749
Unemployed	3.1%

## 2022 BUSINESS ESTABLISHMENTS by Industry

<b>3,505</b> Construction	<b>2,234</b> Manufacturing	<b>705</b> Information
<b>8,113</b> Trade, Transportation and Utilities	<b>4,068</b> Financial Activities	<b>7,186</b> Professional and Business Services
<b>4,309</b> Education and Health Services	<b>3,818</b> Leisure and Hospitality	<b>2,698</b> Other Services (except Public Admin)

## TOP 10 MAJOR EMPLOYERS

COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
BMW Manufacturing Corporation	Automobile Manufacturer	5,000+
Prisma Health	Healthcare System	5,000+
Spartanburg Regional Healthcare System	Healthcare System	5,000+
School District of Greenville County	K-12 Public Education	5,000+
Spartanburg County School Districts	K-12 Public Education	5,000+
Michelin North America	Tire Manufacturer	5,000+
Clemson University	Public Research University	5,000+
Bon Secours St. Francis Health System	Healthcare System	2,501-5,000
Spectrum Communications	Call Center	2,501-5,000
Greenville County	Local Government	2,501-5,000

### AIRPORT

**GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT**

- 50 non-stop daily departures
- 17 major cities & 20 airports
- 22 million passengers flown in FY2022
- 97,221 tons of air cargo moved in FY2022

### PORT

**INLAND PORT GREER**

- 151,261 rail lifts in FY2022

**PORT OF CHARLESTON**

- 2.9 million TEUs handled in FY2022
- 11.9% from FY2021

### HIGHWAY

**INTERSTATES**

### RAIL

**MAJOR PROVIDERS**

[CSX] [NS]

**SHORT-LINE PROVIDERS**

Greenville & Western  
Pickens  
Carolina Piedmont

## ADDITIONAL RESOURCES

Sources: Appalachian Council of Governments, ESRI Business Analyst, Greenville-Spartanburg International Airport, Lightcast 2023.2 (DCEW), Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, US Bureau of Labor Statistics, and US Census Bureau

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