

Purchase Opportunity



5575 Dobbins Bridge Road *Anderson, South Carolina*

±27,000 INDUSTRIAL FACILITY ON ±50 ACRES



5575 Dobbins Bridge Road

Anderson, SC

FOR SALE: CALL FOR PRICE

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INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
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5575 Dobbins Bridge Road

Anderson, SC

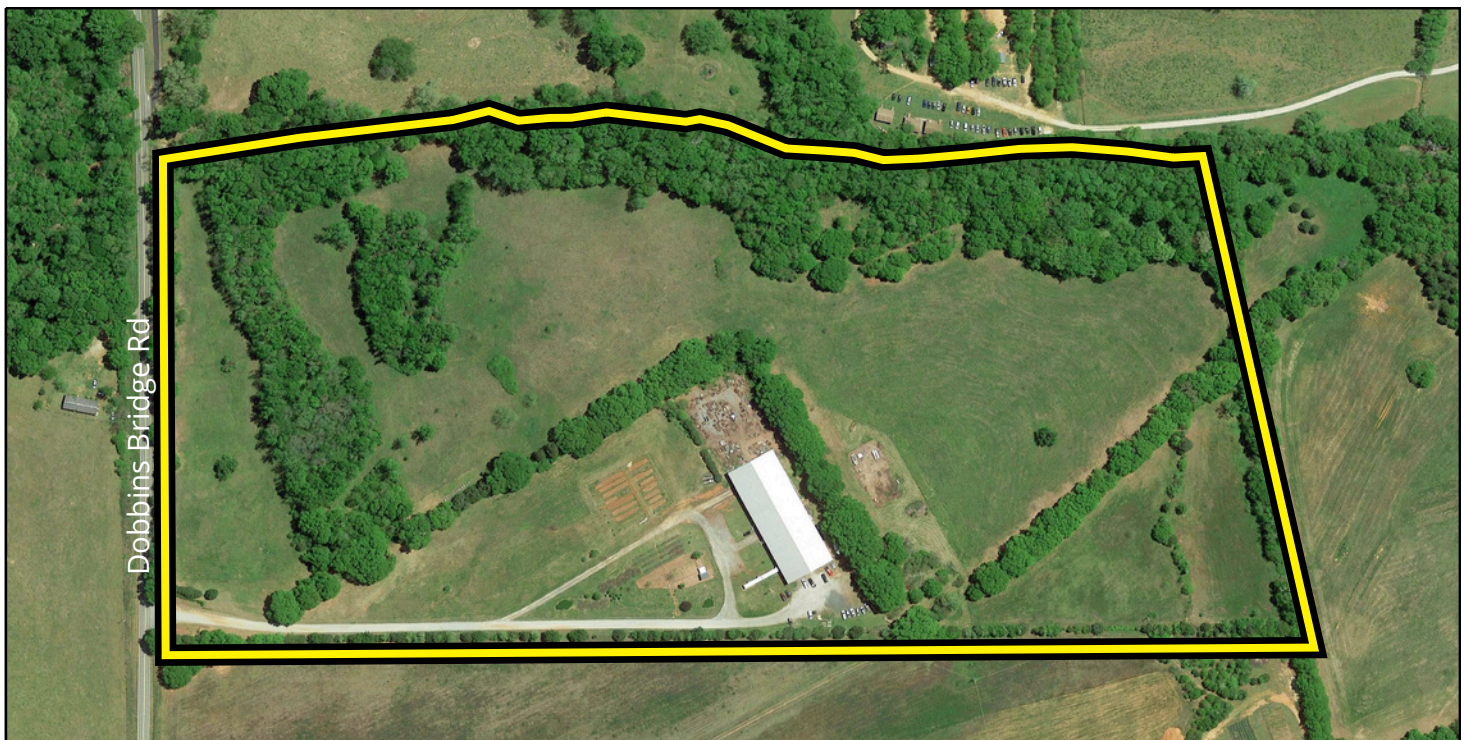
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Executive Summary

Lyons Industrial Properties is pleased to offer for sale +/- 27,000 SF of industrial space on 5575 Dobbins Bridge Road, in Anderson, SC. This warehouse includes a loading dock, 3 drive-in doors and 6 bathrooms. It sits on 50 acres conveniently located 4 miles from highway 29, 2 miles from Lake Hartwell and 8 miles from downtown Anderson, SC.

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 County 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 County 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 County offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.



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Property Specifications

Address:	5575 Dobbins Bridge Road, Anderson, SC
County:	Anderson
Tax Map ID:	490005006
Property Type:	Industrial
Building Size:	± 27,000 SF
Land Size:	± 50 Acres
Zoning:	N/A
Water:	WAWD
Sewer:	Septic
Topography:	Flat
Clear Height:	18' - 25'
Exterior Walls:	Metal
Interior Walls:	Insulated
Roof:	Metal
Loading Docks:	1
Drive-In Doors:	3



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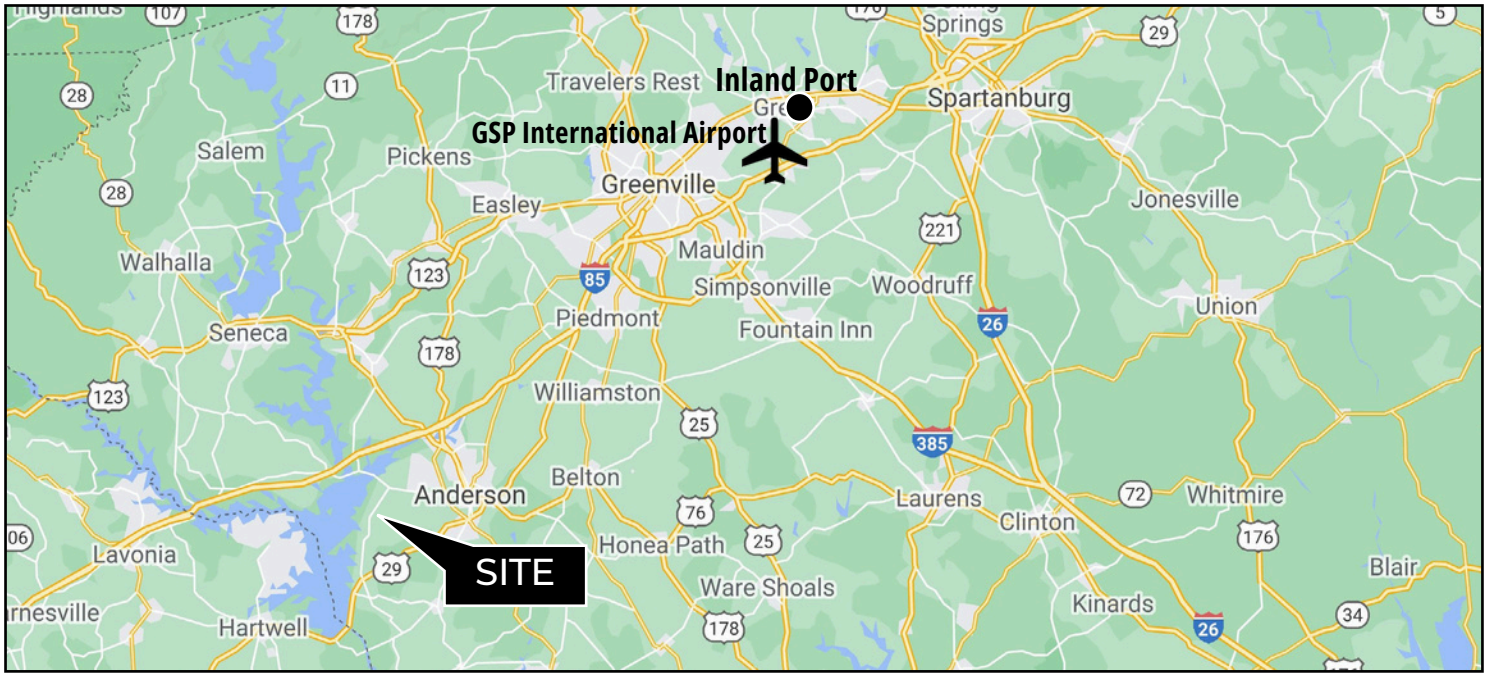
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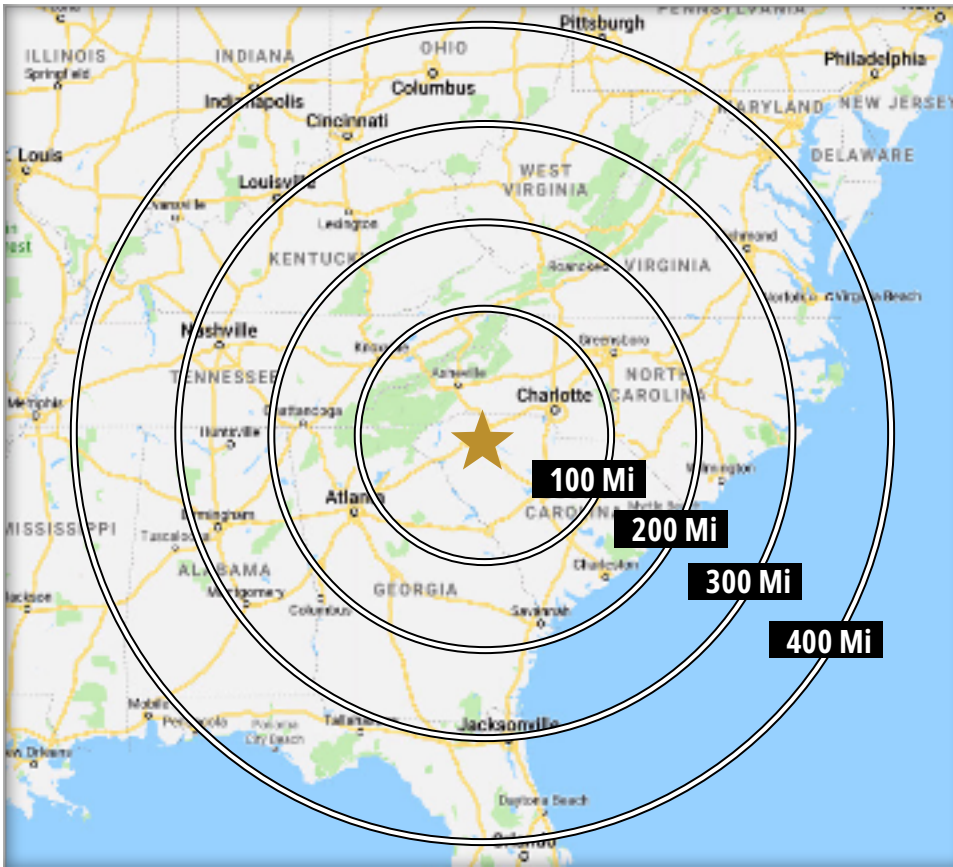
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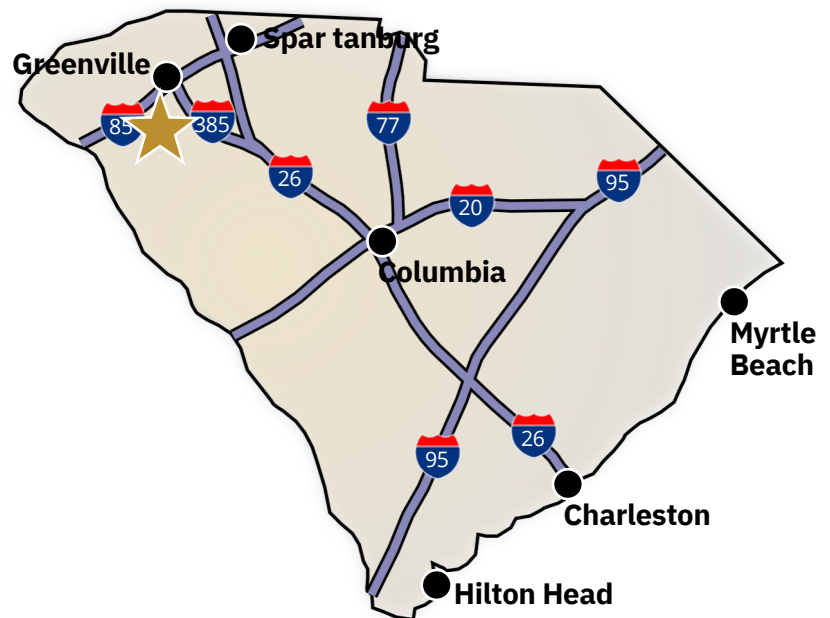


Drive Times From Site To Major Cities

Atlanta, GA	1 hr 54 Min
Charlotte, NC	2 Hr 31 Min
Raleigh, NC	4 Hr 55 Min
Jacksonville, FL	5 Hr 50 Min
Nashville, TN	6 Hr 2 min
Richmond, VA	6 Hr 55 Min
Mobile, AL	6 Hr 59 Min
Louisville, KY	7 Hr 11 Min
Cincinnati, OH	7 Hr 41 Min
Orlando, FL	7 Hr 53 Min
Washington, DC	8 Hr 32 Min
Columbus, OH	8 Hr 48 Min
Indianapolis, IN	8 Hr 49 Min

Drive Times From The Site (South Carolina)

I-85	13 Min	Greenville	46 Min
I-385	43 Min	Spartanburg	1 Hr 17 Min
I-20	1 Hr 29 Min	Columbia	2 Hr 16 Min
I-26	1 Hr 41 Min	Charleston	3 Hr 53 Min
I-77	2 Hr 32 Min	Hilton Head	4 Hr 36 Min
I-95	2 Hr 58 Min	Myrtle Beach	4 Hr 42 Min



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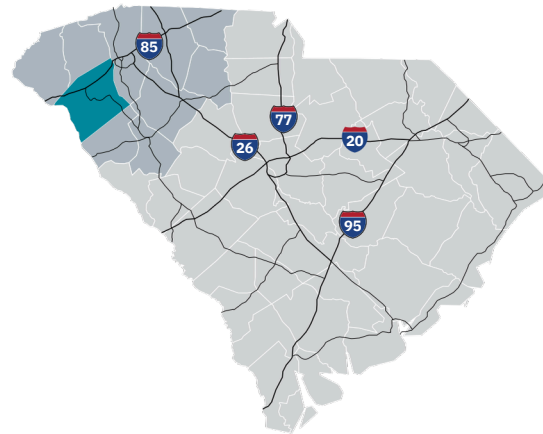
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Anderson County Info



Anderson County

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 County 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 County 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 County offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.



Total Population

	2010	2020	2025	Growth Rate ¹
Anderson County	187,126	208,587	219,541	1.03%
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%

¹Projected Annual Growth Rate 2020-2025

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Anderson County Info (cont.)

Population by Age

	2010	2020	2025
Under 5			
5 to 9	6.5%	5.8%	5.6%
10 to 14	6.6%	6.1%	5.9%
15 to 24	6.9%	6.2%	6.4%
25 to 34	12.5%	11.4%	11.1%
35 to 44	11.5%	12.4%	11.3%
45 to 54	13.3%	12.0%	12.4%
55 to 64	14.8%	13.2%	12.6%
65+	12.9%	14.2%	13.7%
Median Age	15.1%	18.8%	21.1%
	39.7	41.7	42.8

37.6% of the of 2020 population is prime working age

Population by Race & Ethnicity

	2010	2020	2025
White	80.1%	79.7%	79.3%
Black	16.0%	15.2%	14.8%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	0.8%	1.0%	1.2%
Hawaiian/ Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	1.3%	1.8%	2.1%
Two or More Races	1.5%	2.0%	2.3%
Hispanic Origin (Any Race)	2.9%	4.1%	4.9%

High School Diploma or Higher



Bachelor's Degree or Higher



Households & Families

	2010	2020	2025
Total Households	73,829	81,961	86,200
Total Families	51,922	56,666	59,284
Average HH Size	2.50	2.51	2.51
Renter	24.6%	25.3%	25.3%
Occupied* Owner	62.5%	62.9%	63.1%

Occupied data is a percentage of total occupied housing units

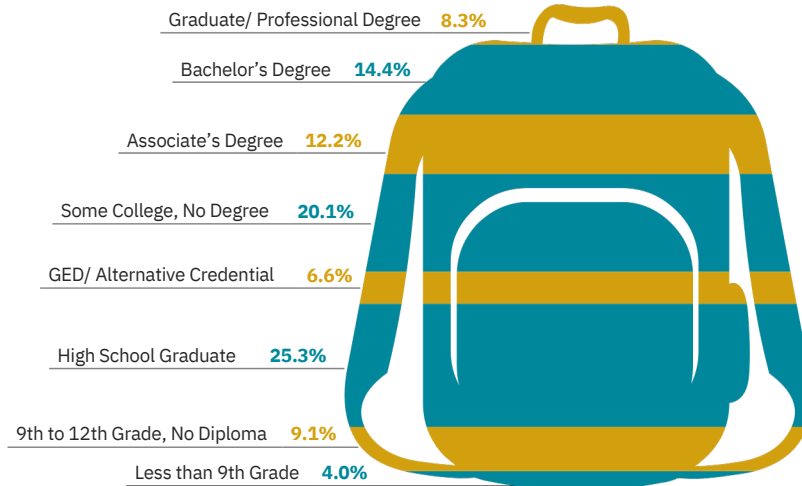
Median Household Income

Anderson County	2020	2025
South Carolina	\$52,904	\$56,092
United States	\$53,366	\$56,881
	\$62,203	\$67,325

Per Capita Income

Anderson County	2020	2025
South Carolina	\$52,904	\$56,092
United States	\$53,366	\$56,881
	\$62,203	\$67,325

2020 Highest Education Attainment, Age 25+



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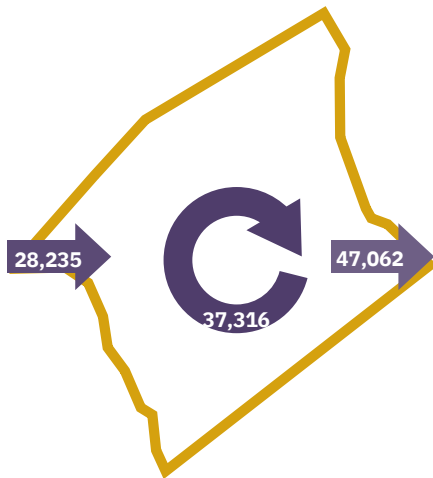
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	38.5%
10-24 miles	30.7%
25-50 miles	17.0%
50 miles or more	13.8%

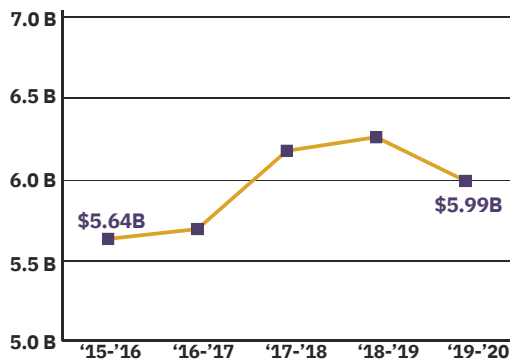
69.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Anderson County	37,316
Commute into Anderson County	28,235
Commute Out of Anderson County	5
Total	47,062

Gross Retail Sales by Fiscal Year



Where Do Anderson County Workers Live?

Anderson County	56.9%
Greenville County	11.3%
Pickens County	7.3%
Oconee County	3.9%
Spartanburg County	2.8%
Abbeville County	2.3%
Laurens County	1.3%
Greenwood County	1.3%
Richland County	1.1%
Lexington County	0.8%

2020 Employment by Industry

Agriculture/Mining	0.6%	487
Construction	6.4%	5,613
Manufacturing	22.1%	19,254
Wholesale Trade	2.7%	2,391
Retail Trade	10.6%	9,266
Transportation/Utilities	4.1%	3,541
Information	1.0%	885
Finance/Insurance/Real Estate	4.5%	3,929
Services	45.1%	39,335
Public Administration	3.0%	2,611
Total	100%	87,312

2020 Civilian Population in Labor Force (16+)

Labor Force	90.1%
Unemployed	9.9%

2020 Business Establishments by Industry



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Anderson County Info (cont.)

Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Electrolux Home Products	1,950	Home appliances
Robert Bosch	1,431	Automotive components
Michelin North America	1,365	Rubber tires
Techtronic Industries (TTI)	1,100	Power equipment and tools
First Quality Enterprises	800	Paper and tissue products

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Anderson County Public Schools	4,184	Public Schools, K-12
AnMed Health	3,777	Healthcare Local
Anderson County	1,118	Government Higher
Tri-County Technical College	856	Education Higher
Anderson University	674	Education

 Airport Access	 Port Access	 Highway Access	 Rail Access
<p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> - 50 non-stop daily departures - 17 major cities and airports across the US - Allegiant Air - American Airlines - Delta - Southwest Airlines - United Airlines <p>- 2.6 M passengers served in 2019</p> <p>- 57,304 tons of air cargo moved in 2019</p> <p>Anderson Regional Airport</p> <ul style="list-style-type: none"> - 6,001 ft runway - Category 1 Instrument Landing System 	<p>Inland Port Greer</p> <ul style="list-style-type: none"> - 43 miles from the Heart of the County - 157,343 rail lifts in 2019 - 29.4% growth from 2018 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 217 miles from the Heart of the County <p>- 192.4 M TEUs handled in 2019</p> <p>- 5.18% growth from 2018</p>	<p>Interstates</p> <ul style="list-style-type: none"> - 37 miles of I-85 and 8 interchanges <p>Highways</p> <ul style="list-style-type: none"> - US-29 - US-76 - US-178 - SC-24 - SC-81 	<p>Rail Providers</p> <ul style="list-style-type: none"> - 2 Major providers <ul style="list-style-type: none"> - CSX - Norfolk-Southern - 2 Short line providers <ul style="list-style-type: none"> - Greenville & Western - Pickens - Carolina Piedmont - All major MSA's in the US are accessible by rail within 3 to 6 days



UpstateSCAlliance

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



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

Additional Resources

www.andersoncountysc.org/econ-dev
www.visitanderson.com

www.andersonscchamber.com
www.upstatealliance.com

www.upstateforever.org
www.southcarolinaparks.com

Sources: ESRI Business Analyst (2020 and 2025 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, Cherokee County Development Board, and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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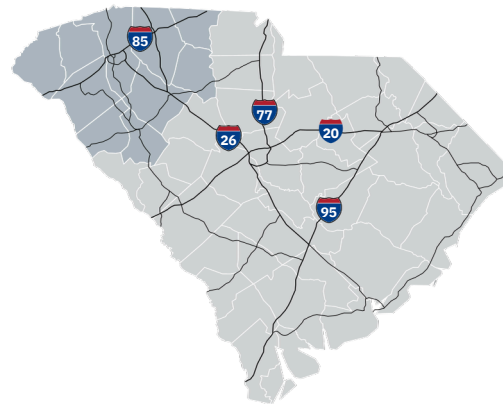
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Upstate South Carolina Info



Upstate SC 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 ¹
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%

¹Projected Annual Growth Rate 2020-2025

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Upstate South Carolina Info (cont.)

Population by Age

	2010	2020	2025
Under 5			
5 to 9	6.5%	5.8%	5.7%
10 to 14	6.4%	6.2%	5.9%
15 to 24	6.6%	6.2%	6.3%
25 to 34	14.2%	12.6%	12.4%
35 to 44	12.1%	13.0%	11.9%
45 to 54	13.3%	12.2%	12.7%
55 to 64	14.4%	12.9%	12.1%
65+	12.4%	13.4%	13.0%
Median Age	14.0%	17.7%	19.8%
	38.2	39.9	40.9

38.1% of the of 2020 population is prime working age

Population by Race & Ethnicity

	2010	2020	2025
White	75.5%	74.8%	74.2%
Black	18.3%	17.5%	17.1%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	1.4%	1.9%	2.2%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	3.3%	3.7%
Two or More Races	1.6%	2.2%	2.5%
Hispanic Origin (Any Race)	5.5%	6.7%	7.5%

High School Diploma or Higher



Bachelor's Degree or Higher



Households & Families

	2010	2020	2025
Total Households	532,065	599,337	633,863
Total Families	363,466	402,006	422,779
Average HH Size	2.49	2.50	2.50
Renter	26.8%	28.9%	29.1%
Occupied* Owner	61.2%	59.8%	59.9%

Occupied data is a percentage of total occupied housing units

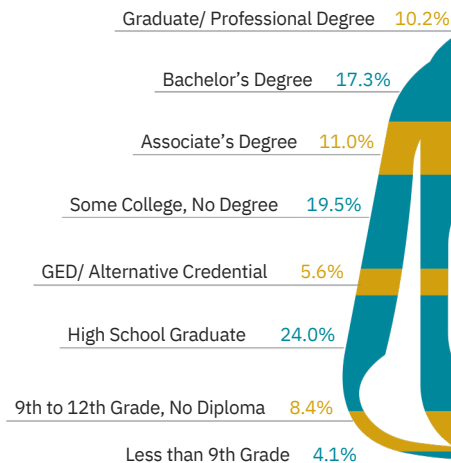
Median Household Income

Upstate SC Region	2020	2025
South Carolina	\$53,145	\$56,449
United States	\$53,366	\$56,881
	\$62,203	\$67,325

Per Capita Income

Upstate SC Region	2020	2025
South Carolina	\$28,532	\$31,624
United States	\$29,227	\$32,506
	\$34,136	\$37,691

2020 Highest Education Attainment, Age 25+



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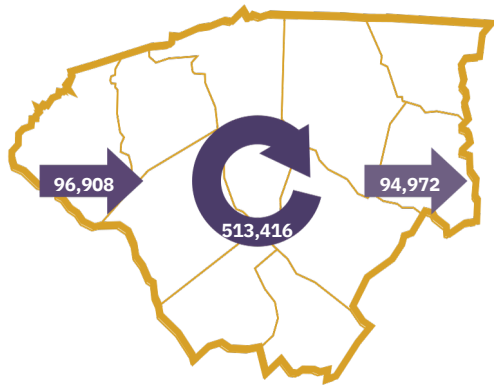
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	44.4%
10-24 miles	28.7%
25-49 miles	12.0%
50 miles or more	14.9%

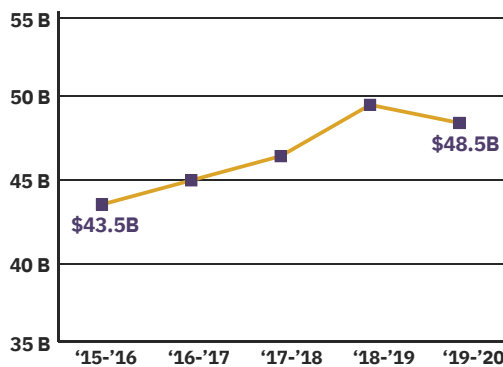
73.1% of workers travel less than 25 miles

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

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%

2020 Employment by Industry

Agriculture/Mining	0.5%	3,336
Construction	6.5%	42,463
Manufacturing	20.5%	134,865
Wholesale Trade	2.5%	16,633
Retail Trade	9.9%	65,195
Transportation/Utilities	4.9%	32,266
Information	1.4%	9,136
Finance/Insurance/Real Estate	5.2%	33,928
Services	45.8%	300,541
Public Administration	2.9%	18,732
Total	100%	657,095

2020 Civilian Population in Labor Force (16+)

Labor Force	89.8%
Unemployed	10.2%

2020 Business Establishments by Industry



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Upstate South Carolina Info (cont.)

Top 10 Major Employers

Company	Employees	Primary Product(s) / Industry
Prisma Health-Upstate	5,000+	Healthcare System
State of South Carolina	5,000+	State Government
BMW	5,000+	Automobile Manufacturer
Greenville County Schools	5,000+	K-12 Public Education
Spartanburg Regional Healthcare System	5,000+	Healthcare System
United States Government	5,000+	Federal Government
Michelin North America	5,000+	Tire Manufacturing
Wal-Mart	5,000+	Retail Stores and Distribution
Clemson University	5,000+	Public Research University
Bon Secours St. Francis Health System	2,501-5,000	Healthcare System

Airport Access	Port Access	Highway Access	Rail Access
<p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> - 50 non-stop daily departures - 17 major cities and airports across the US <ul style="list-style-type: none"> - Allegiant Air - American Airlines - Delta - Southwest Airlines - United Airlines - 2.6 M passengers served in 2019 - 57,304 tons of air cargo moved in 2019 	<p>Inland Port Greer</p> <ul style="list-style-type: none"> - 157,343 rail lifts in 2019 - 29.4% growth from 2018 <p>Port of Charleston</p> <ul style="list-style-type: none"> - 2.4 M TEUs handled in 2019 - 5.18% growth from 2018 	<p>Interstates</p> <ul style="list-style-type: none"> - I-26 - I-85 - I-385 - I-585 	<p>Rail Providers</p> <ul style="list-style-type: none"> - 2 Major providers <ul style="list-style-type: none"> - CSX - Norfolk-Southern - 2 Short line providers <ul style="list-style-type: none"> - 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.economicfuturegroup.com

www.uniondevelopmentboard.com

www.scacog.org

www.catawbacog.org

www.uppersavannah.com

www.southcarolinaparks.com

www.sciway.net



Upstate SC Alliance

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Sources: ESRI Business Analyst (2020 and 2025 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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