



Spec Building Coming Soon



FOR LEASE (12,000 SF COMING SOON) ORCHARD PARK BLVD

Spartanburg, South Carolina

±3.5 ACRES

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- +/-3.5 acres of industrial land with a proposed 12,000 SF modern industrial building and expansion potential up to 20,000 SF
- 24' - 27' ceiling height
- 2 (9'x10') truck dock doors, Up to 8 (12'x14') drive-in doors
- Prime location with easy access to I-85, I-26, Hwy 29, and GSP International Airport
- Over 1 acre of fenced IOS laydown yard included!
- Lease Rate: Please call for pricing
- Will be delivered Q2 2026

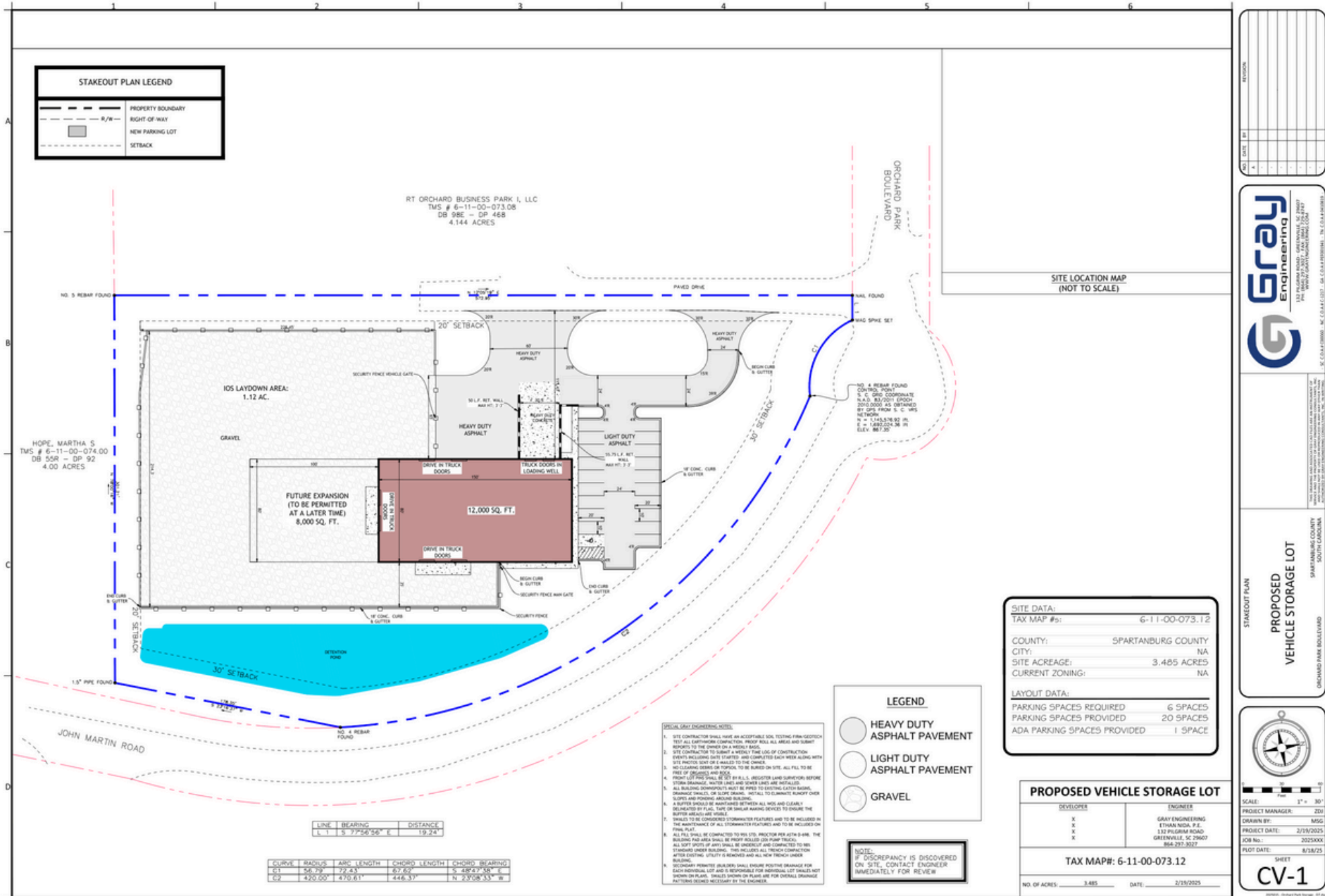
SNAPSHOT

Address:	Orchard Park Blvd Spartanburg, SC 29303
Tax ID:	6-11-00-073.12
County:	Spartanburg County
Land Size:	± 3.5 Acres
Lease Rate:	Please call for pricing

Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@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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STAKEOUT PLAN LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	NEW PARKING LOT
	SETBACK

RT ORCHARD BUSINESS PARK I, LLC
 TMS # 6-11-00-073.08
 DB 98E - DP 468
 4.144 ACRES

SITE LOCATION MAP
 (NOT TO SCALE)

HOPE, MARTHA S
 TMS # 6-11-00-074.00
 DB 55R - DP 92
 4.00 ACRES

FUTURE EXPANSION
 (TO BE PERMITTED
 AT A LATER TIME)
 8,000 SQ. FT.

12,000 SQ. FT.

LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	GRAVEL

SITE DATA:

TAX MAP #s:	6-11-00-073.1,2
COUNTY:	SPARTANBURG COUNTY
CITY:	NA
SITE ACREAGE:	3.485 ACRES
CURRENT ZONING:	NA

LAYOUT DATA:

PARKING SPACES REQUIRED	6 SPACES
PARKING SPACES PROVIDED	20 SPACES
ADA PARKING SPACES PROVIDED	1 SPACE

PROPOSED VEHICLE STORAGE LOT

DEVELOPER	ENGINEER
X	GRAY ENGINEERING
X	ETHAN NICK, P.E.
X	132 PILGRIM ROAD
X	GREENVILLE, SC 29607
	864.297.3327

TAX MAP#: 6-11-00-073.12

NO. OF ACRES: 3.485 DATE: 2/15/2025

REV.	DATE	BY	REVISION
1			
2			
3			
4			



PROPOSED VEHICLE STORAGE LOT

SPARTANBURG COUNTY
 SOUTH CAROLINA

ORCHARD PARK BOULEVARD

PROPOSED VEHICLE STORAGE LOT

SCALE: 1" = 30'

PROJECT MANAGER: ZJU

DRAWN BY: MSQ

PROJECT DATE: 2/15/2025

JOB No.: 2025XXX

PLOT DATE: 8/13/25

SHEET
CV-1

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OVERALL PLAN GENERAL NOTES

- A. ALL PLAN DIMENSIONS NOTED ARE TO FACE OF STUD AND/OR ROUGH OPENING, U.N.D.
- B. ALL OPENING DIMENSIONS ARE TO EDGE OF ROUGH OPENING, U.N.D.
- C. WITHIN BOUNDARIES OF OCCUPIED AREA, ALL EXTERIOR WALLS TO RECEIVE INTERIOR PARTITION TYPE "S23" ON EXTERIOR SIDE, U.N.D.
- D. REFER TO FLOOR PLANS FOR FURTHER INFORMATION.

DRAWING KEYNOTES



**GERALD P. NOE
ARCHITECT**

399 LUCERNE DRIVE
SPARTANBURG, SC 29302
P: 864.583.2215 F:
864.583.2265
mail@gpnarcht.com

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COPYRIGHT 2025 ALL RIGHTS RESERVED
DESIGNED BY: CWN
APPROVED BY: GPN

PRELIMINARY - FOR REVIEW

REVISIONS:

No.	Description	Date	By

PROJECT NAME:

ORCHARD PARK BOULEVARD IOS

ORCHARD PARK BLVD
SPARTANBURG, SC

SHEET

OVERALL FLOOR PLAN

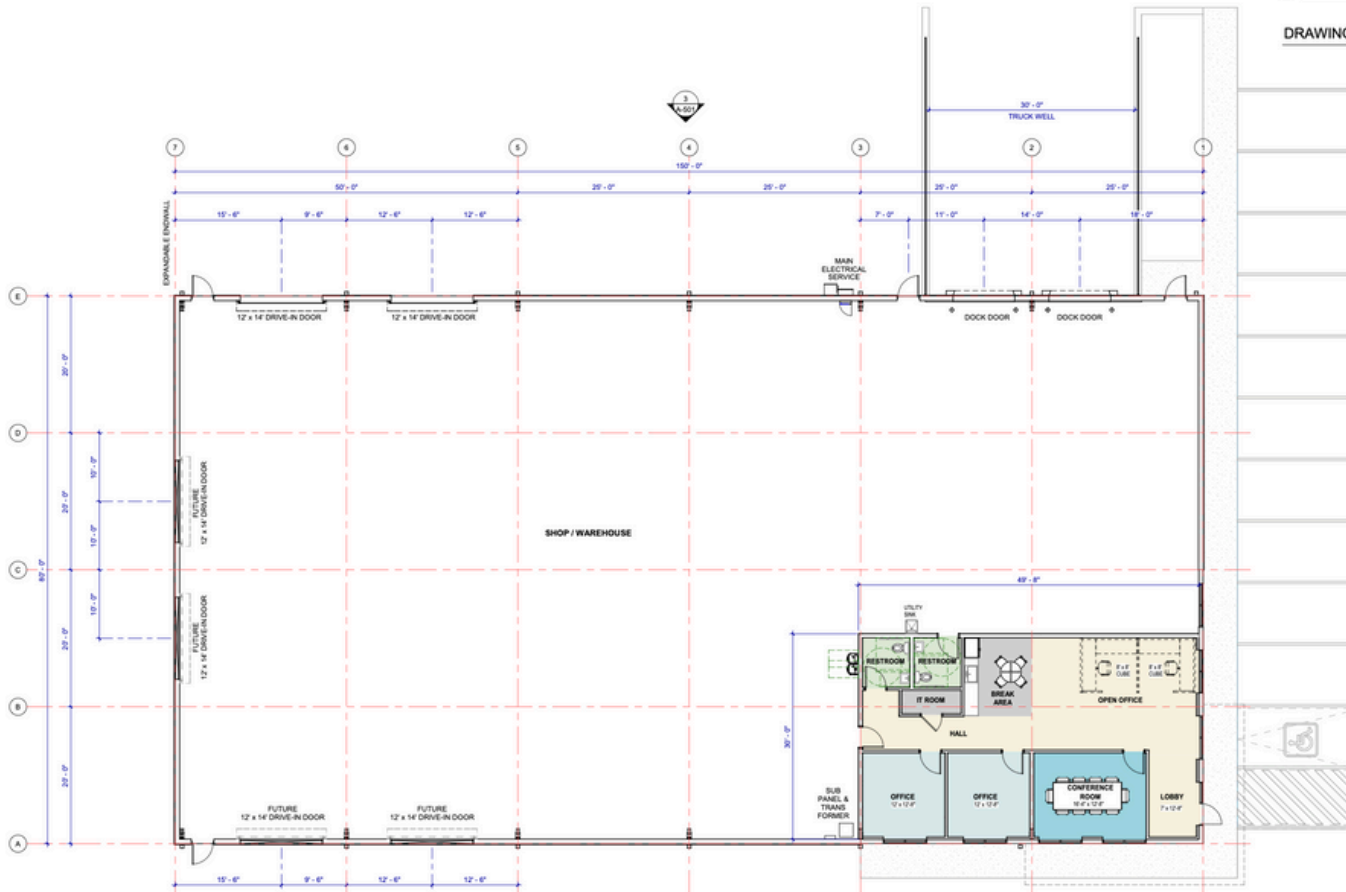
PROJECT NO. 25-097

DATE 8/8/2025

SHEET

A-100

SHEET ___ OF ___



1 FLOOR PLAN
A-100
1/8" = 1'-0"

SQUARE FOOTAGE

TOTAL BUILDING	12,000 SQ. FT.
SHOP / WAREHOUSE AREA	10,480 SQ. FT.
OFFICE AREA	1,540 SQ. FT.

PLAN LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION, FULL HEIGHT
- NEW CONSTRUCTION, 1-HOUR RATED
- NEW CONSTRUCTION, SMOKE RATED
- NEW CONSTRUCTION, PARTIAL HEIGHT
- NEW CONSTRUCTION, OVERHEAD



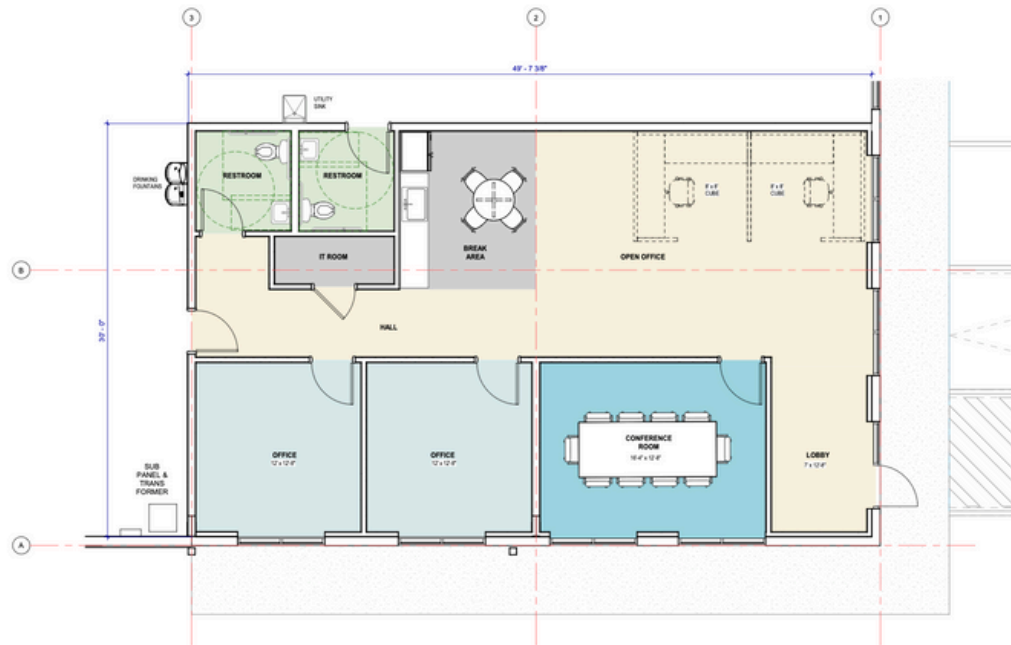
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APPROVED BY: GPN

DRAWING KEYNOTES



1
A-201 ENLARGED OFFICE FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE

TOTAL BUILDING	12,000 SQ. FT.
SNCP / WAREHOUSE AREA	10,460 SQ. FT.
OFFICE AREA	1,540 SQ. FT.

PLAN LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION, FULL HEIGHT
- NEW CONSTRUCTION, 1-HOUR RATED
- NEW CONSTRUCTION, SMOKE RATED
- NEW CONSTRUCTION, PARTIAL HEIGHT
- NEW CONSTRUCTION, OVERHEAD

PRELIMINARY - FOR REVIEW

REVISIONS:

No.	Description	Date	By

PROJECT NAME:

ORCHARD PARK BOULEVARD IOS

ORCHARD PARK BLVD
SPARTANBURG, SC

SHEET

ENLARGED PLANS

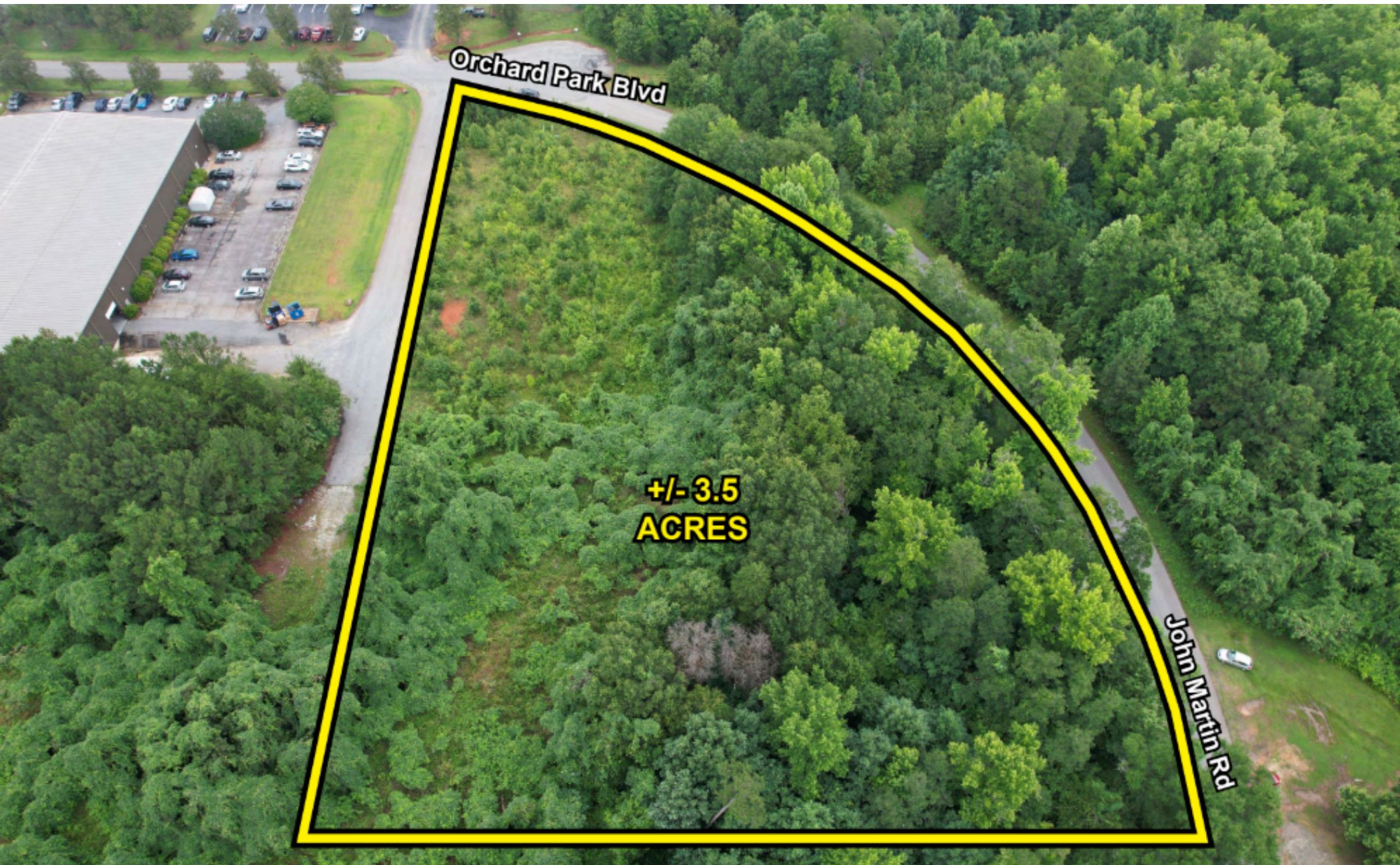
PROJECT NO. 25-097

DATE 8/8/2025

SHEET

A-201

SHEET ___ OF ___

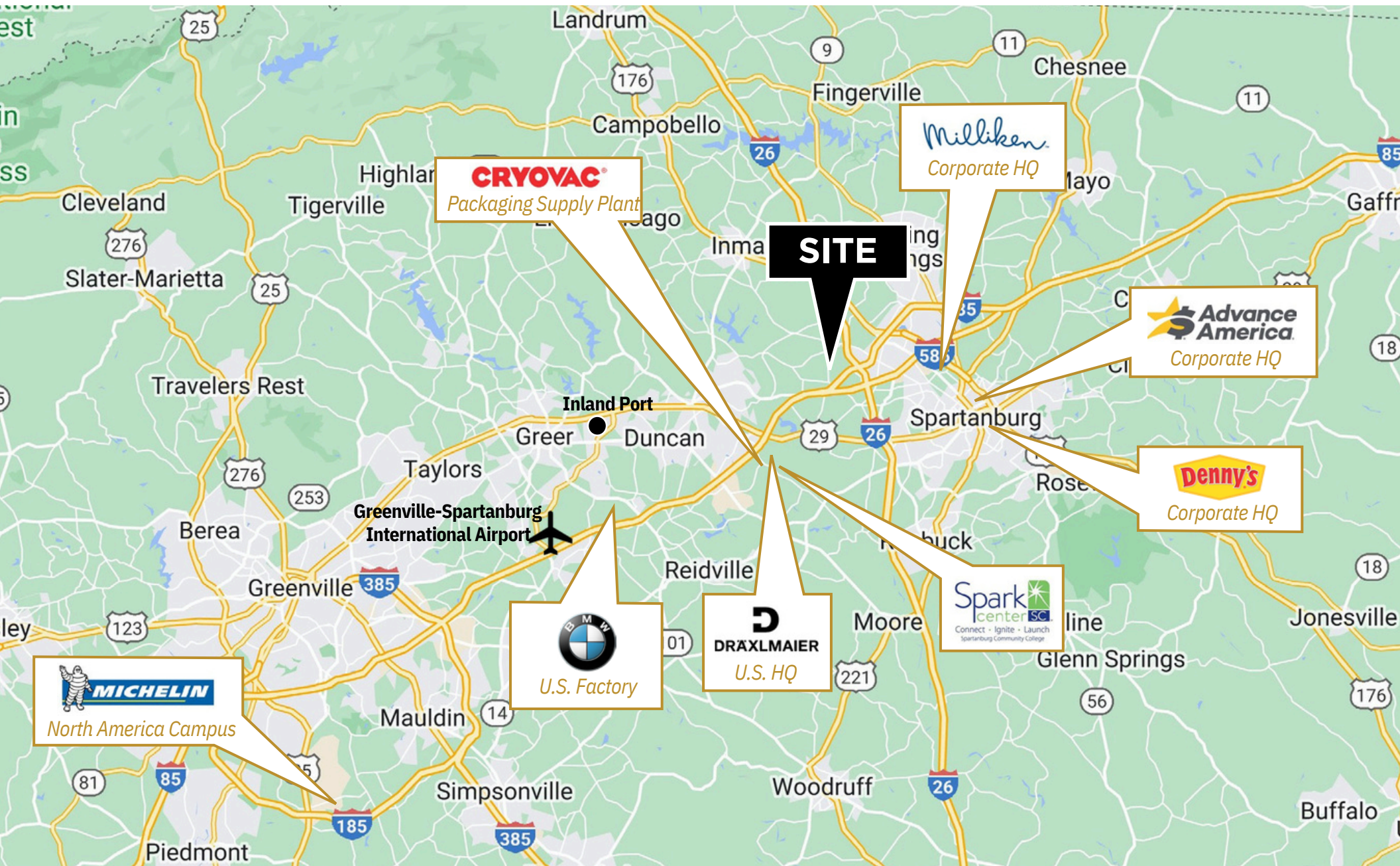


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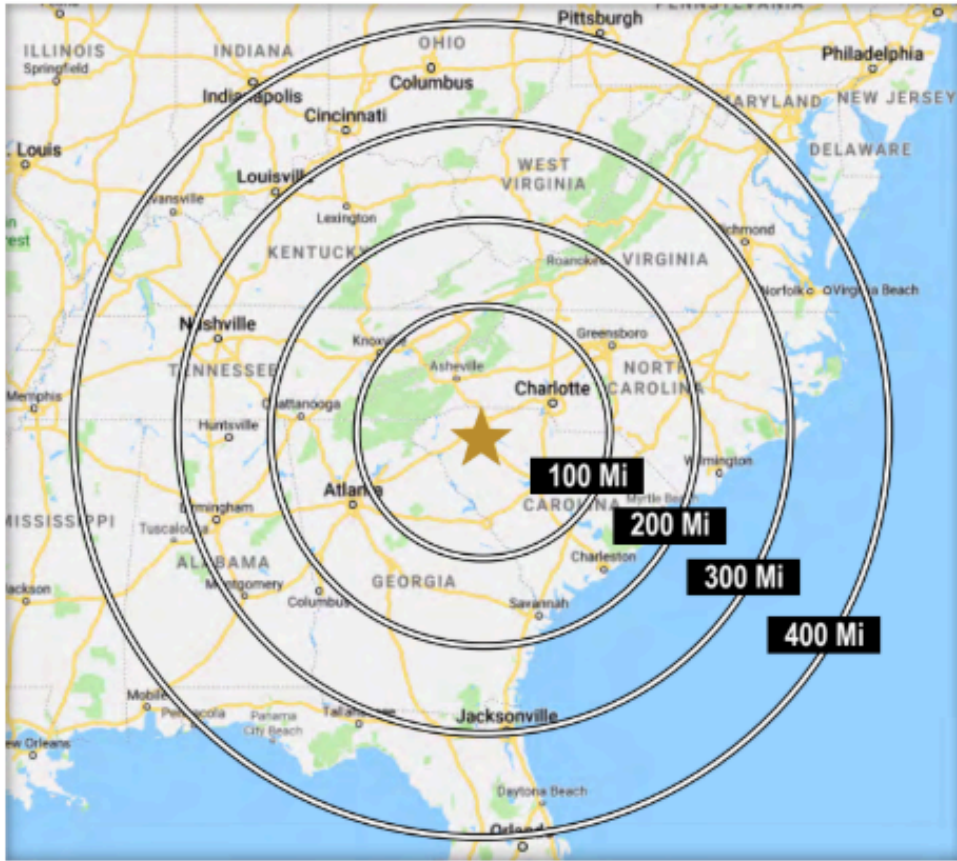


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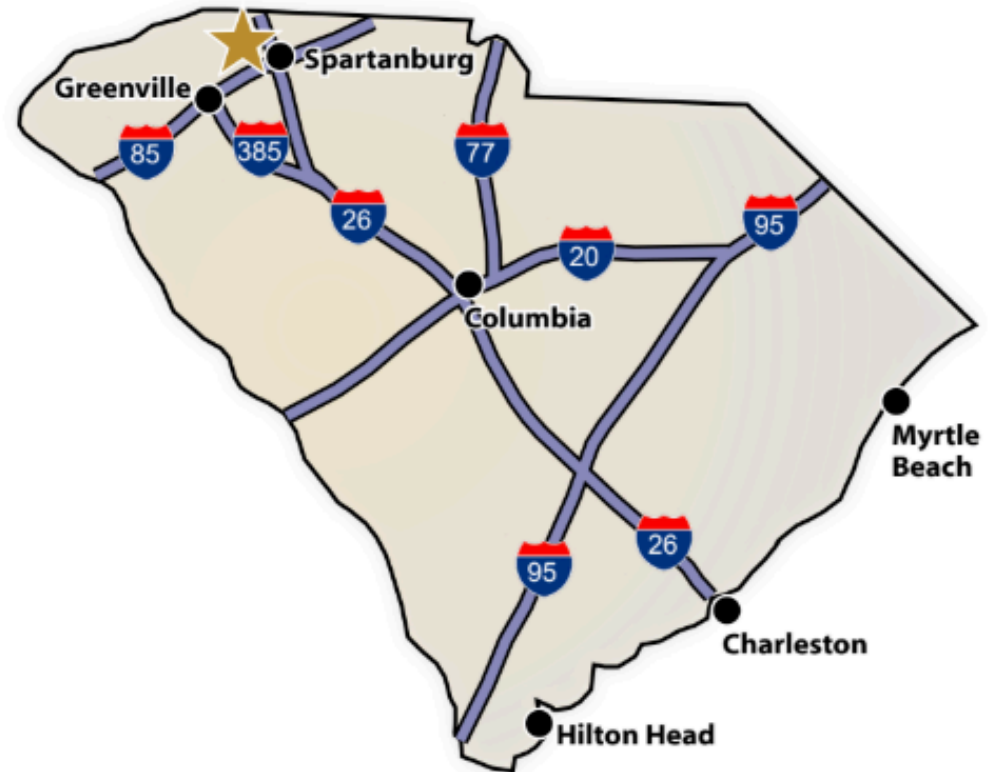


DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 45 Min	Cincinnati, OH	6 Hr 37 Min
Atlanta, GA	2 Hr 33 Min	Washington DC	7 Hr 16 Min
Raleigh, NC	3 Hr 41 Min	Mobile, AL	7 Hr 21 Min
Nashville, TN	5 Hr 26 min	Orlando, FL	7 Hr 33 Min
Jacksonville, FL	5 Hr 35 Min	Columbus, OH	7 Hr 59 Min
Richmond, VA	5 Hr 29 Min	Pittsburgh, PA	8 Hr 12 Min
Louisville, KY	6 Hr 31 Min	Indianapolis, IN	8 Hr 19 Min

DRIVE TIMES IN SOUTH CAROLINA

I-85	1 Min	Spartanburg	13 Min
I-26	4 Min	Greenville	25 Min
I-385	18 Min	Columbia	1 Hr 33 Min
I-20	1 Hr 24 Min	Charleston	3 Hr 11 Min
I-77	1 Hr 27 Min	Hilton Head	3 Hr 48 Min
I-95	2 Hr 15 Min	Myrtle Beach	3 Hr 59 Min



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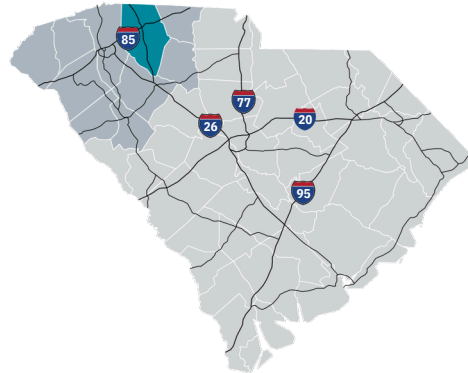


SPARTANBURG COUNTY INFO



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+

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree **10.2%**

Bachelor's Degree **16.7%**

Associate's Degree **10.8%**

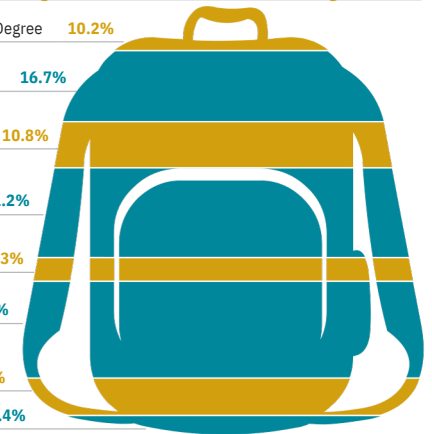
Some College, No Degree **21.2%**

GED/ Alternative Credential **5.3%**

High School Graduate **22.9%**

9th to 12th Grade, No Diploma **8.6%**

Less than 9th Grade **4.4%**



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SPARTANBURG COUNTY INFO (CONT.)

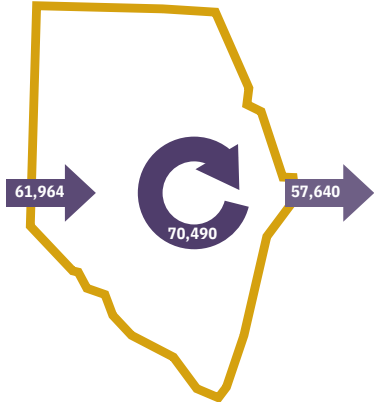
2018 Commuting Patterns

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

Worker Inflow/Outflow



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

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
Ser vices	42.9%	64,639
Public Administration	2.9%	4,416
Total	100%	150,812

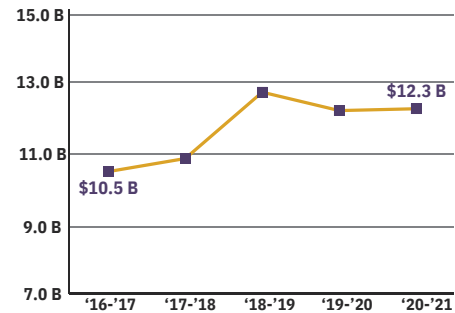
2021 Civilian Population in Labor Force (16+)

Labor Force	158,746
Unemployed	5.0%

2021 Business Establishments by Industry



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
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Interstates I-85 I-585 I-26 Highways US-29 US-176 US-221 SC-85 (Business 85) 	<ul style="list-style-type: none"> Rail Providers CSX Norfolk-Southern Carolina Piedmont

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.onespartanburginc.com	www.upstatealliance.com	www.southcarolinaparks.com
www.spartanburgcounty.org	www.upstateforever.org	www.scinway.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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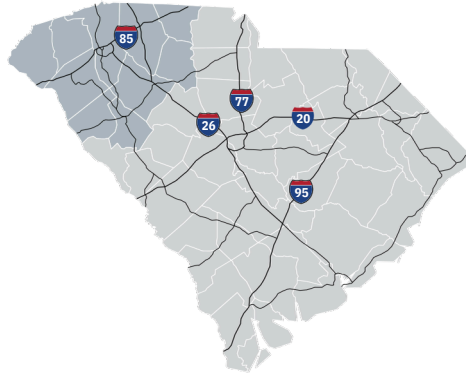


UPSTATE SOUTH CAROLINA INFO



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%

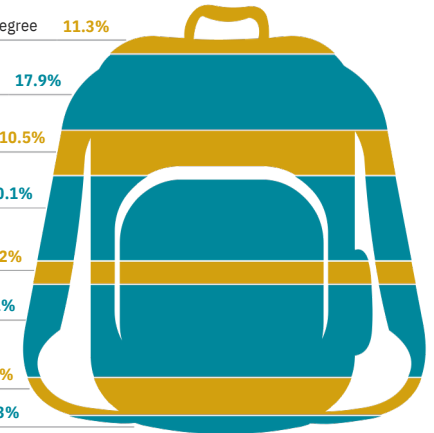
Some College, No Degree 20.1%

GED/ Alternative Credential 5.2%

High School Graduate 22.1%

9th to 12th Grade, No Diploma 8.7%

Less than 9th Grade 4.3%



UPSTATE SOUTH CAROLINA (CONT.)

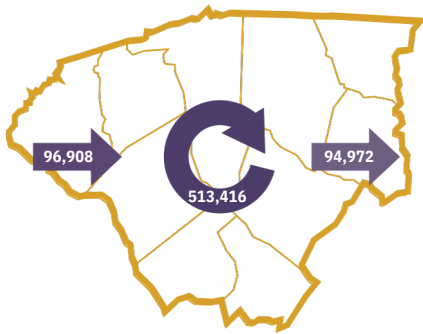
2018 Commuting Patterns

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

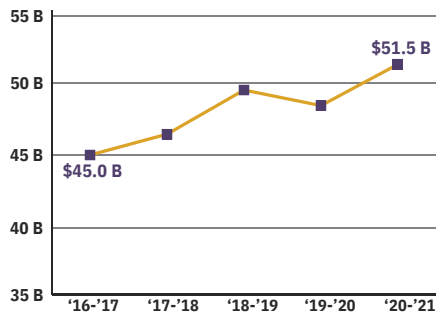
2021 Civilian Population in Labor Force (16+)

Labor Force	755,338
Unemployed	5.0%

2021 Business Establishments by Industry



Gross Retail Sales by Fiscal Year



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.cherokeeconomydevelopmentboard.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
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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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