

100 Bailey Plant Road

Clinton, SC 29325

Offered for \$9,695,000 (\$34.11 PSF)

9.00% Cap Rate

Greenville MSA

Attractive Industrial Investment

284,230 SF Single-Tenant Warehouse

7-Year NNN Lease with Credit Enhancement



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This Offering Memorandum contains select information pertaining to the business and affairs of the Property known as 100 Bailey Plant Road, Clinton, SC 29325. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 100 Bailey Plant Road, Clinton, SC 29325 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Colliers



Southeast Industrial Capital Markets Advisors

Jimmy Ullrich
Executive Vice President
+1 212 292 3134
jimmy.ullrich@colliers.com

Robyn Hurrell
Executive Vice President
+1 813 226 7540
robyn.hurrell@colliers.com

Mike Macchia
Senior Associate
+1 631 626 5377
michael.maccia@colliers.com

Local Market Leasing Advisors

Brockton Hall
Vice President
+1 803 312 5298
brockton.hall@colliers.com

Dillon Swayngim
Vice President
+1 864 492 5956
dillon.swayngim@colliers.com

Greenville-Spartanburg 2025 Q3

Greenville-Spartanburg's industrial market is on track for a record year, with 5.3M SF of net absorption in Q3 and 11.7M SF year-to-date. Strong demand for logistics and warehousing—supported by utility-scale solar development—has sustained momentum despite over 2M SF of moveouts in each of the past two quarters. Short-term deals still dominate the largest warehouse spaces, but early interest from long-term logistics users suggests durable future demand. September announcements from Woodward and ZF Chassis underscored continued manufacturing growth in automotive and aerospace. Rear-load leasing has cooled from the first half's rapid pace, while cross-dock inventory remains in high demand. Rent growth has been uneven amid ample availability, but an abrupt slowdown in speculative deliveries is expected to tighten supply and push rents upward into 2026.

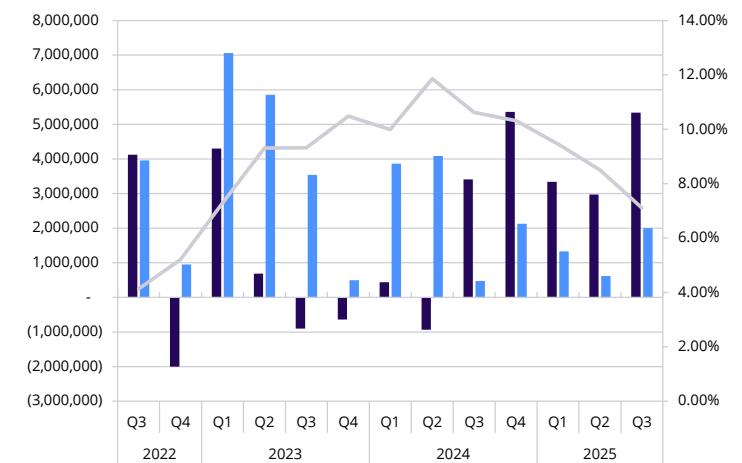


Market Indicators

3.98%	2.51%	4.21%
Unemployment Rate	GDP - % change yr/yr	U.S. 10-Yr Treasury Note

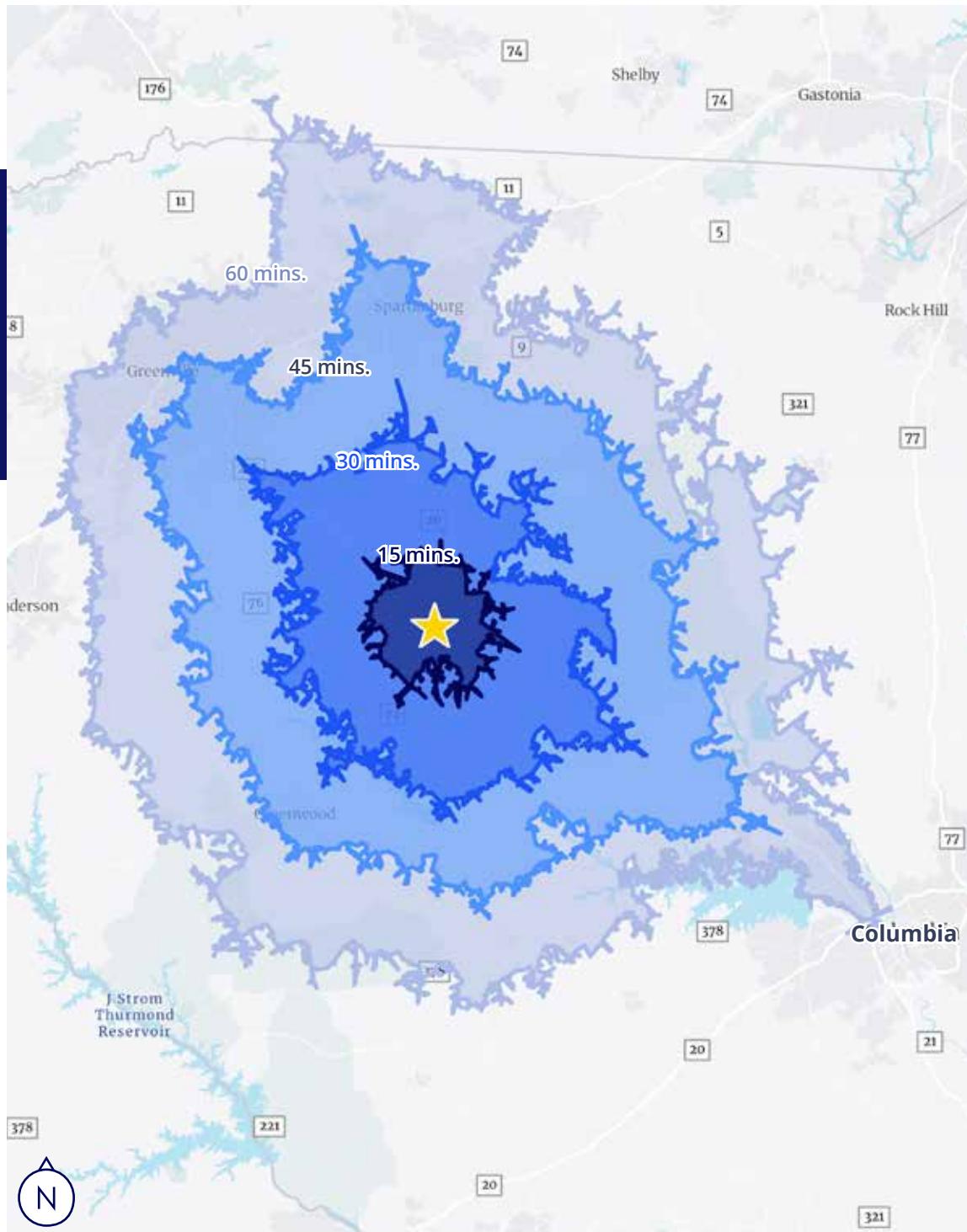


Market Graph



5,339,262 square feet of net absorption lowered vacancy to 7.11% in another robust quarter. 1,999,640 square feet of new deliveries brought the market to a total of 253,528,028 square feet of inventory. While new speculative construction remains limited and focused on smaller properties, robust build-to-suit activity has kept the construction pipeline at 2,656,483 square feet with further manufacturing starts upcoming.

Distances & Demographics



Located strategically within the Greenville MSA industrial corridor, 100 Bailey Plant Road offers outstanding regional connectivity. Direct access to I-85, I-26, and I-385 supports same-day delivery across major Southeast markets and provides one-day reach to 44% of the U.S. population.

The Greenville-Spartanburg market is on pace for a record-setting 2025, with vacancy rates down 426 basis points year-over-year. While rent growth has been uneven, tightening supply conditions are expected to drive more stable gains through 2026. Speculative construction remains well below absorption levels, pointing to a potential supply shortage by 2027.

Demographics	15 Minutes	30 Minutes	45 Minutes	60 Minutes
2025 Population	25,748	85,941	571,528	1,285,064
2030 Estimated Population	25,699	88,322	607,775	1,364,311
Population Change Since 2010	-3.9%	5.1%	17.9%	17.9%
2025 Households	10,228	34,317	232,624	523,653
2030 Estimated Households	10,375	35,873	251,941	566,094
Total Businesses	1,010	2,522	21,347	43,895
Median Household Income	\$51,989	\$61,023	\$70,268	\$71,570
Bachelor's Degree or Higher	21%	22%	33%	35%
Unemployment Rate	6.1%	5.2%	4.9%	4.7%

Source: Esri, Esri-Data Axle, U.S. Census

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+1 212 292 3134
jimmy.ullrich@colliers.com

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Executive Vice President
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