

# BUILD-TO-SUIT OPPORTUNITY



## 980 BEAVERDAM ROAD

*Williamton, South Carolina*

± 30,000-45,000 SF INDUSTRIAL FACILITY

LEASE RATE: \$4.90-\$6.00/SF NNN



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*Williamston, SC*

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CORFAC INTERNATIONAL

# 980 BEAVERDAM ROAD

*Williamston, SC*

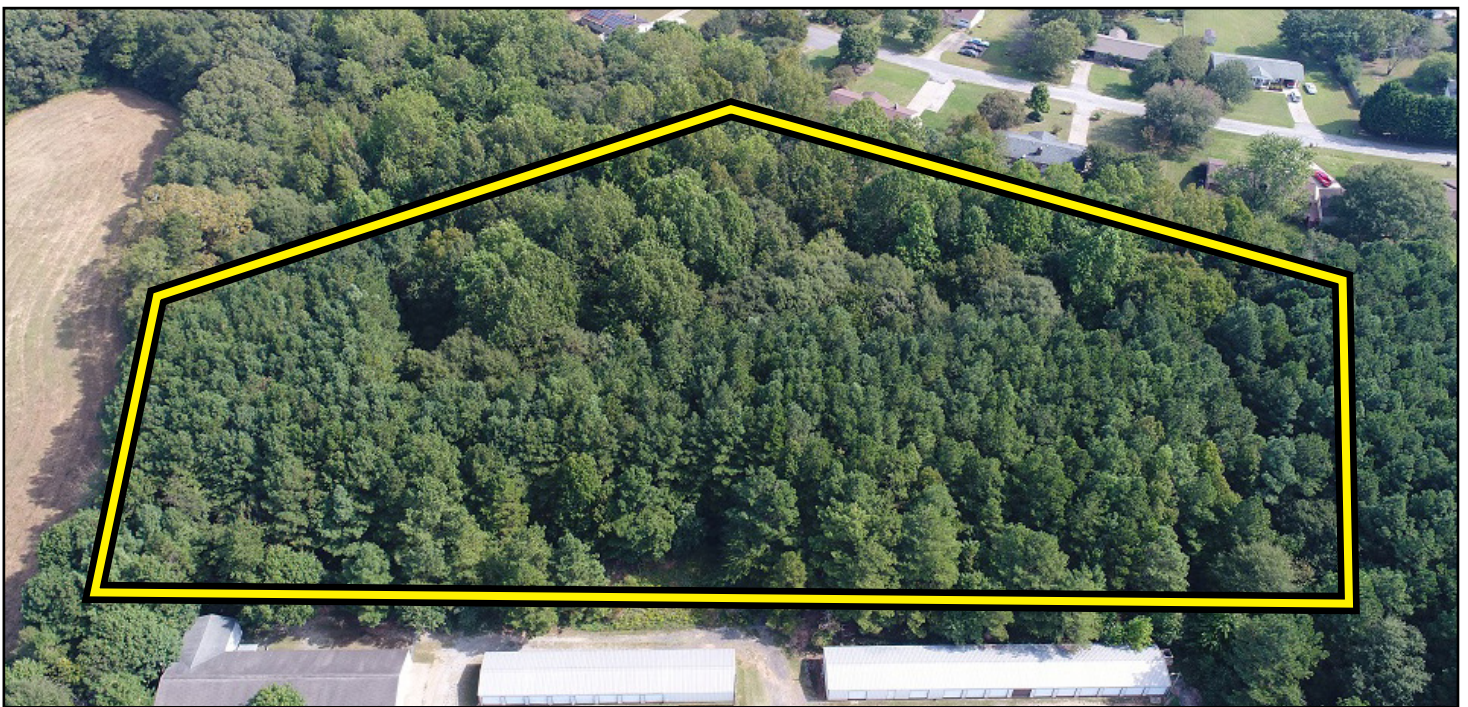
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## EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer for this 30,000 - 45,000 SF build-to-suit opportunity at 980 Beaverdam Road, in Williamston, SC. This property is convenient to I-85 and the Greenville-Spartanburg area. The site is approximately 30 minutes from both the Inland Port of Greer and Greenville-Spartanburg International Airport (GSP).

The property is located in Anderson County, which is one of the ten counties comprising South Carolina's thriving Upstate region. With a very business-friendly climate, the Upstate is home to several manufacturing powerhouses, including BMW, Michelin, Lockheed Martin, GE, Milliken, Bosch, and Electrolux, among others. Anderson County is located along the bustling I-85 corridor, and sits equidistant between Atlanta, GA, and Charlotte, NC; Greenville, SC, is only 30 miles away. Anderson County is also home to the 55,950-acre Lake Hartwell, a popular and scenic lake with nearly 1,000 miles of shoreline for residential and recreational use.

The Upstate enjoys a well-earned reputation as a superior business location, thanks to an exceptional business climate that helps companies hold down operating costs and increase their return on investment. The state of South Carolina's performance-based tax incentives reward companies for job creation and investment. South Carolina, and Anderson County in particular, have a pro-business philosophy that continues to attract manufacturing companies from across the country and around the world. Your business will thrive here!



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## PROPERTY SPECIFICATIONS

Address: 980 Beaverdam Road, Williamston, SC

County: Anderson

Tax Map ID: 2200301019

Property Type: Industrial Land

Building Size: ±30,000 SF - 45,000 SF

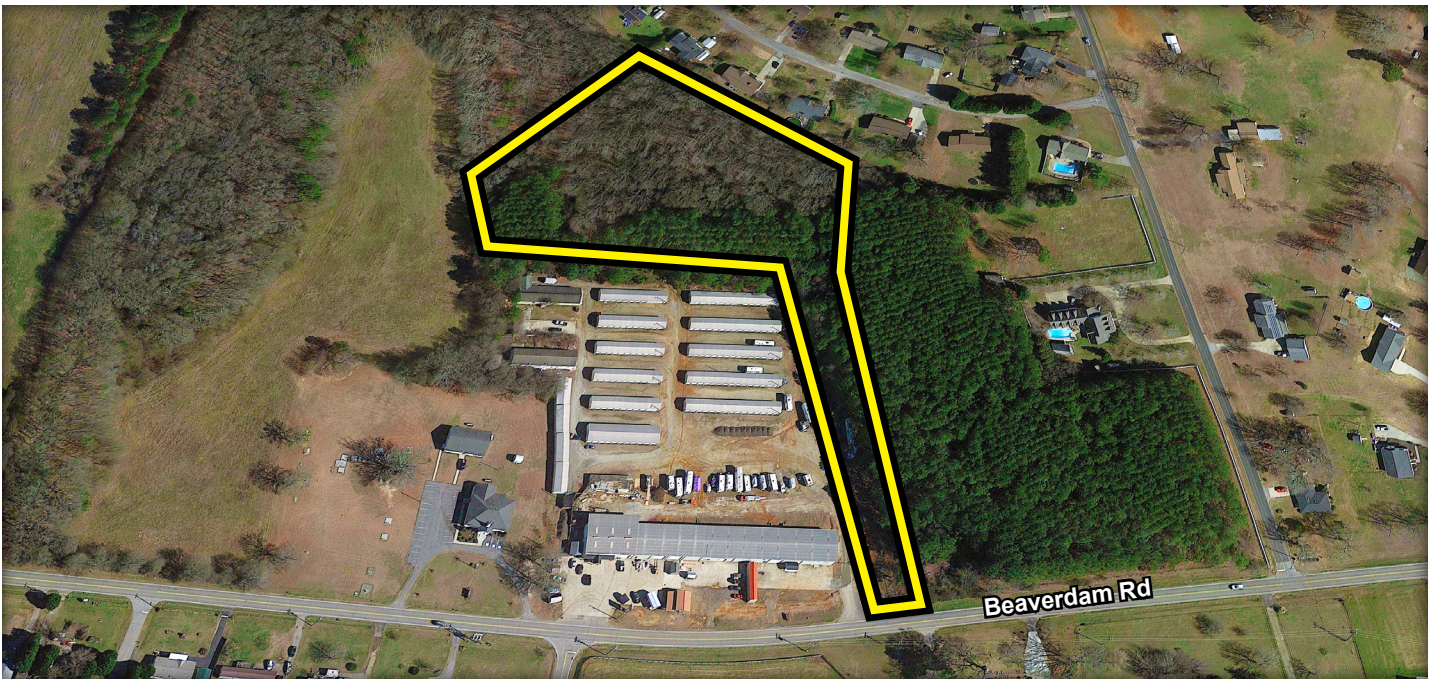
Land Size: ±3.3 Acres

Zoning: Unzoned

Water: Public, Available

Sewer: Public, Available

Topography: Level Site



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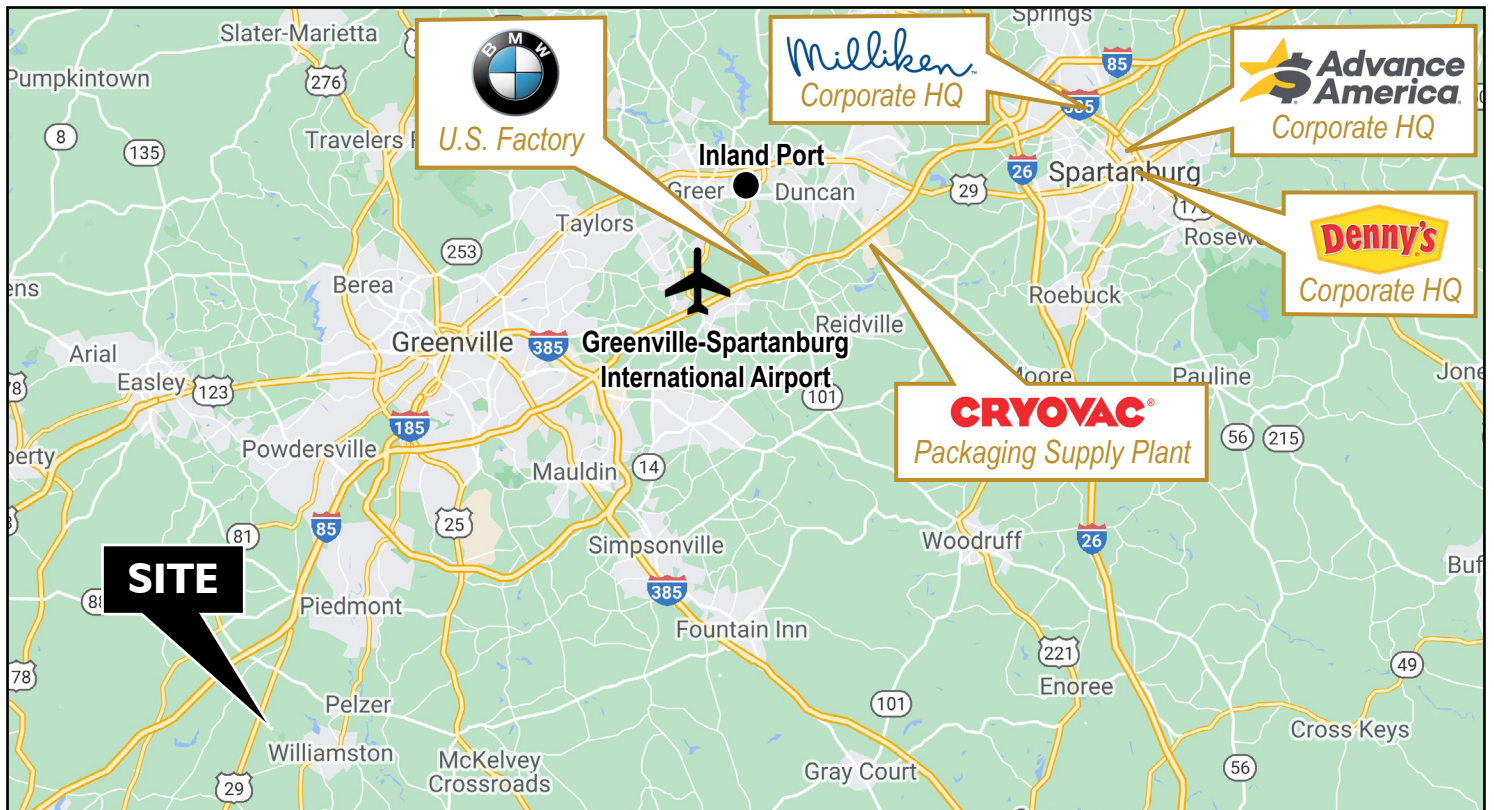
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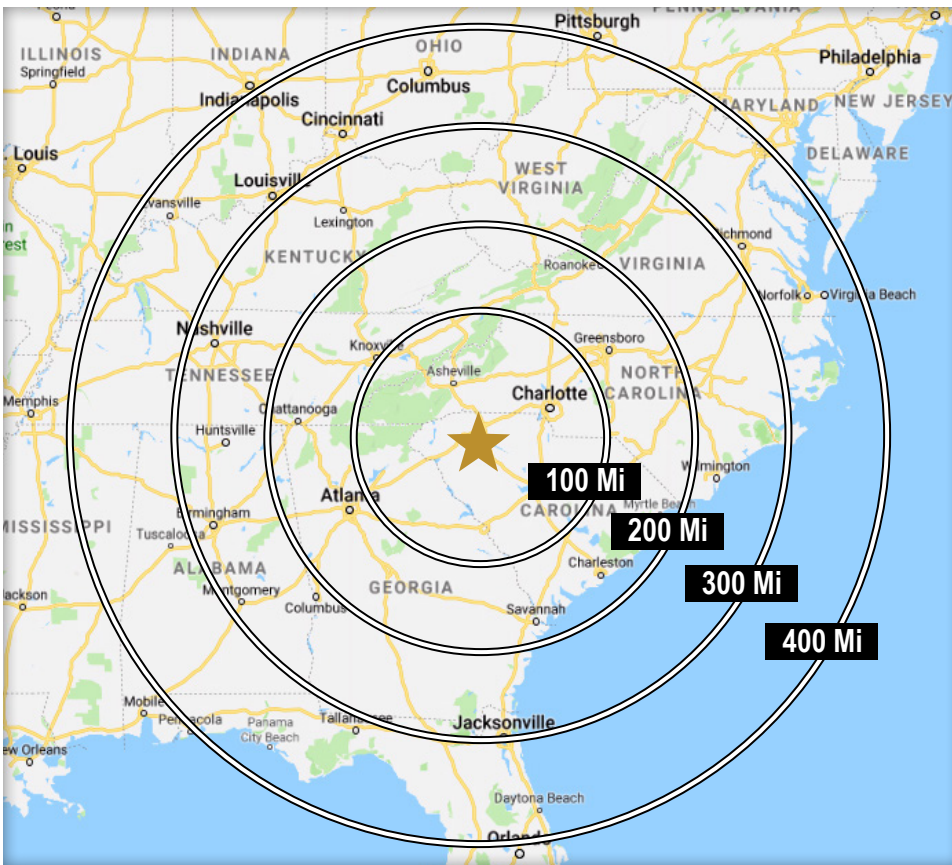
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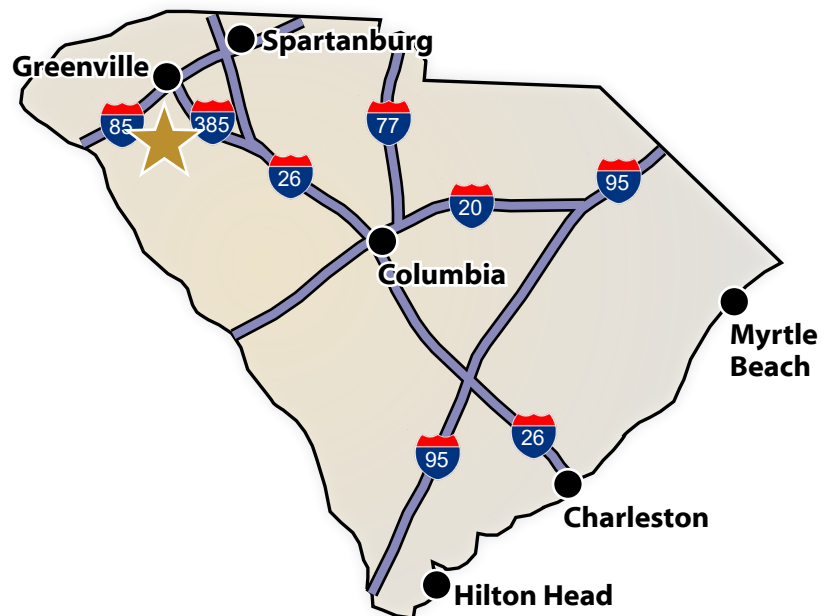


## DRIVE TIMES FROM SITE TO MAJOR CITIES

Charlotte, NC	2 Hr 2 Min
Atlanta, GA	2 hr 25 Min
Raleigh, NC	4 Hr 24 Min
Jacksonville, FL	5 Hr 48 Min
Nashville, TN	5 Hr 50 min
Richmond, VA	6 Hr 25 Min
Orlando, FL	7 Hr 52 Min
Louisville, KY	6 Hr 46 Min
Cincinnati, OH	6 Hr 51 Min
Mobile, AL	7 Hr
Washington, DC	8 Hr 9 Min
Indianapolis, IN	8 Hr 23 Min
Columbus, OH	8 Hr 26 Min

## DRIVE TIMES FROM THE SITE (South Carolina)

I-85	7 Min	Greenville	22 Min
I-385	20 Min	Spartanburg	51 Min
I-26	55 Min	Columbia	1 Hr 47 Min
I-20	1 Hr 39 Min	Charleston	3 Hr 28 Min
I-77	1 Hr 57 Min	Hilton Head	4 Hr 7 Min
I-95	2 Hr 33 Min	Myrtle Beach	4 Hr 17 Min



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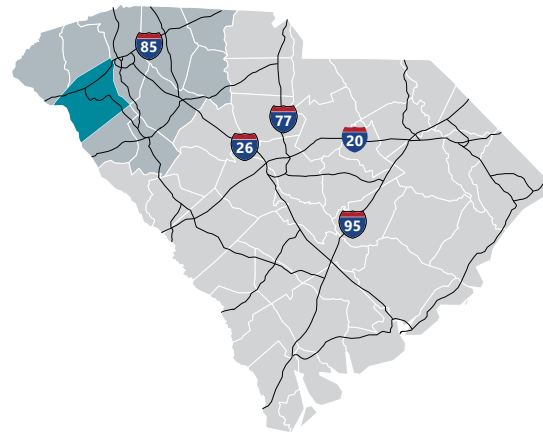
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## ANDERSON COUNTY INFO



### 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 <sup>1</sup>
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%

<sup>1</sup>Projected Annual Growth Rate 2020-2025

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## ANDERSON COUNTY INFO (CONT.)

### Population by Age

	2010	2020	2025
Under 5	6.5%	5.8%	5.6%
5 to 9	6.6%	6.1%	5.9%
10 to 14	6.9%	6.2%	6.4%
15 to 24	12.5%	11.4%	11.1%
25 to 34	11.5%	12.4%	11.3%
35 to 44	13.3%	12.0%	12.4%
45 to 54	14.8%	13.2%	12.6%
55 to 64	12.9%	14.2%	13.7%
65+	15.1%	18.8%	21.1%
Median Age	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 Occupied*	24.6%	25.3%	25.3%
Owner Occupied*	62.5%	62.9%	63.1%

\*Housing tenure data is a percentage of total occupied housing units

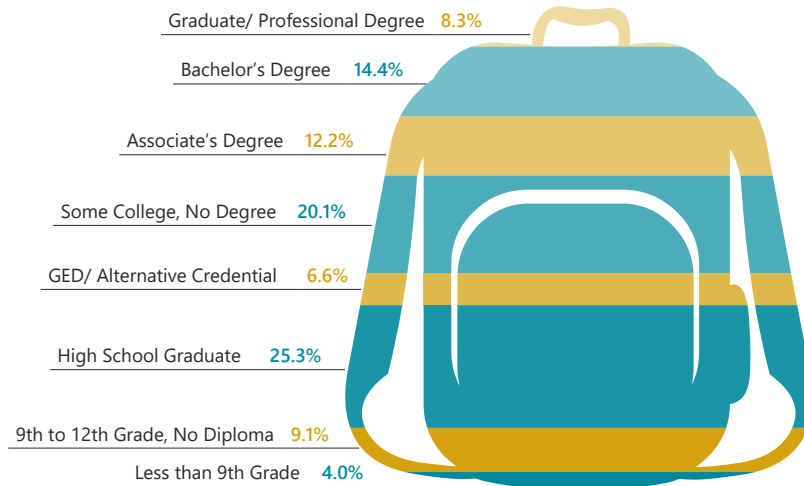
### Median Household Income

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

### Per Capita Income

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

### 2020 Highest Education Attainment, Age 25+



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## ANDERSON COUNTY INFO (CONT.)



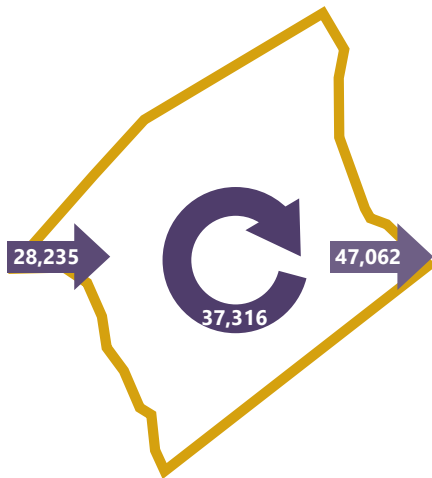
### 2018 Commuting Patterns

#### 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	47,062

### 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%

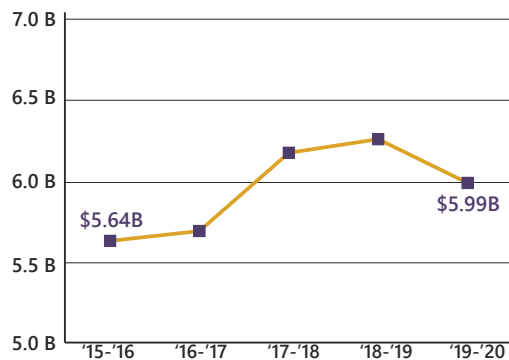
### 2020 Employment by Industry

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%

### Gross Retail Sales by Fiscal Year



### 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
Anderson County	1,118	Local Government
Tri-County Technical College	856	Higher Education
Anderson University	674	Higher Education

 Airport Access	 Port Access	 Highway Access	 Rail Access
<p>Greenville Spartanburg International</p> <ul style="list-style-type: none"> <li>- 50 non-stop daily departures</li> <li>- 17 major cities and airports across the US</li> <li>- Allegiant Air</li> <li>- American Airlines</li> <li>- Delta</li> <li>- Southwest Airlines</li> <li>- United Airlines</li> <li>- 2.6 M passengers served in 2019</li> <li>- 57,304 tons of air cargo moved in 2019</li> </ul> <p>Anderson Regional Airport</p> <ul style="list-style-type: none"> <li>- 6,001 ft runway</li> <li>- Category 1 Instrument Landing System</li> </ul>	<p>Inland Port Greer</p> <ul style="list-style-type: none"> <li>- 43 miles from the Heart of the County</li> <li>- 157,343 rail lifts in 2019</li> <li>- 29.4% growth from 2018</li> </ul> <p>Port of Charleston</p> <ul style="list-style-type: none"> <li>- 217 miles from the Heart of the County</li> <li>- 2.4 M TEUs handled in 2019</li> <li>- 5.18% growth from 2018</li> </ul>	<p>Interstates</p> <ul style="list-style-type: none"> <li>- 37 miles of I-85 and 8 interchanges</li> </ul> <p>Highways</p> <ul style="list-style-type: none"> <li>- US-29</li> <li>- US-76</li> <li>- US-178</li> <li>- SC-24</li> <li>- SC-81</li> </ul>	<p>Rail Providers</p> <ul style="list-style-type: none"> <li>- 2 Major providers                             <ul style="list-style-type: none"> <li>- CSX</li> <li>- Norfolk-Southern</li> </ul> </li> <li>- 2 Short line providers                             <ul style="list-style-type: none"> <li>- Greenville &amp; Western</li> <li>- Pickens</li> </ul> </li> <li>- Carolina Piedmont</li> <li>- All major MSA's in the US are accessible by rail within 3 to 6 days</li> </ul>



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



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

### Additional Resources

[www.andersoncountysc.org/econ-dev](http://www.andersoncountysc.org/econ-dev)  
[www.visitanderson.com](http://www.visitanderson.com)

[www.andersonscchamber.com](http://www.andersonscchamber.com)  
[www.upstatealliance.com](http://www.upstatealliance.com)

[www.upstateforever.org](http://www.upstateforever.org)  
[www.southcarolinaparks.com](http://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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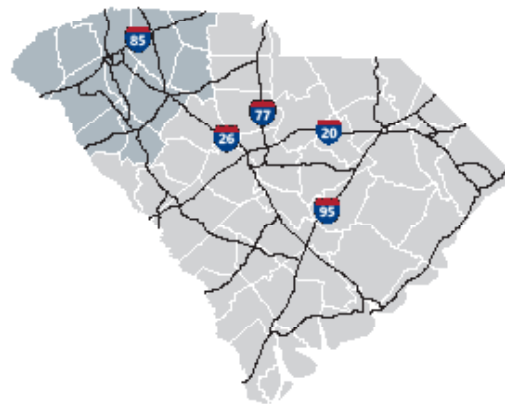
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## UPSTATE SOUTH CAROLINA INFO



### 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 <sup>1</sup>
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%

<sup>1</sup>Projected Annual Growth Rate 2020-2025

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## UPSTATE SOUTH CAROLINA INFO (CONT.)

### Population by Age

	2010	2020	2025
Under 5	6.5%	5.8%	5.7%
5 to 9	6.4%	6.2%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.6%	12.4%
25 to 34	12.1%	13.0%	11.9%
35 to 44	13.3%	12.2%	12.7%
45 to 54	14.4%	12.9%	12.1%
55 to 64	12.4%	13.4%	13.0%
65+	14.0%	17.7%	19.8%
Median Age	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	590,337	633,863
Total Families	363,460	402,006	422,779
Average HH Size	2.49	2.50	2.50
Renter Occupied*	26.8%	28.9%	29.1%
Owner Occupied*	61.2%	59.8%	59.9%

\*Renting (same date) is a percentage of total occupied housing units.

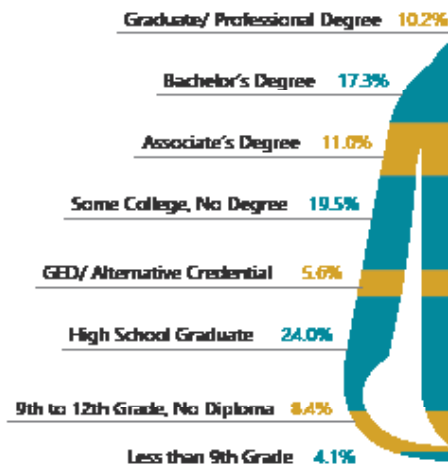
### Median Household Income

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

### Per Capita Income

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

### 2020 Highest Education Attainment, Age 25+



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## UPSTATE SOUTH CAROLINA INFO (CONT.)

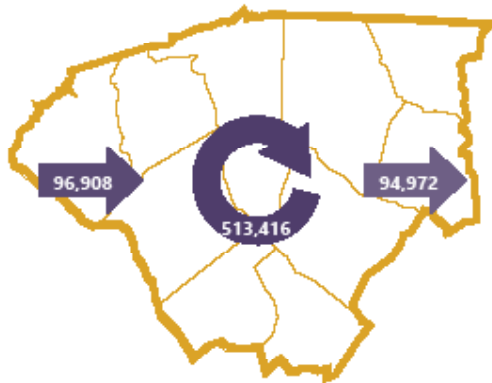
### 2018 Commuting Patterns

#### 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%

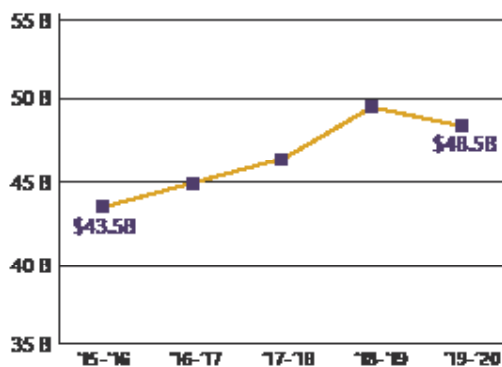
73.1% of workers travel less than 25 miles

#### 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

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

### Additional Resources

[www.investabbevillecounty.com](http://www.investabbevillecounty.com)

[www.andersoncountysc.org/econ-dev](http://www.andersoncountysc.org/econ-dev)

[www.cherokeecountydevelopmentboard.com](http://www.cherokeecountydevelopmentboard.com)

[www.gogadlc.com](http://www.gogadlc.com)

[www.greenwoodcounty-sc.gov](http://www.greenwoodcounty-sc.gov)

[www.growlaurenscounty.com](http://www.growlaurenscounty.com)

[www.investicooneesc.com](http://www.investicooneesc.com)

[www.alliancepickens.com](http://www.alliancepickens.com)

[www.economicfuturegroup.com](http://www.economicfuturegroup.com)

[www.uniondevelopmentboard.com](http://www.uniondevelopmentboard.com)

[www.sccdcg.org](http://www.sccdcg.org)

[www.gatawbacog.org](http://www.gatawbacog.org)

[www.uppersavannah.com](http://www.uppersavannah.com)

[www.southcarolinaparks.com](http://www.southcarolinaparks.com)

[www.sciway.net](http://www.sciway.net)



Upstate SC Alliance  
124 Vendae Boulevard, Suite 202, Greenville, SC 29607  
864.283.2300 | [www.upstatesc Alliance.com](http://www.upstatesc Alliance.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; Upstate SC Alliance; and SC Department of Revenue and Taxation (Fiscal Year Retail Sales).

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