



124 N Charleston Street

Blacksburg, SC

Executive Summary

124 N Charleston Street

REEDY



Sale Price:
\$2,300,000



Lease Rate:
\$4.50/SF NNN



Building Size:
±43,466 Sqft

Key features include:

- ±20 ft clearance
- Partially sprinkled
- ±1,600 SF office space
- Onsite utilities
- Four (4) exterior roll-up doors
- Tenant improvement allowance negotiable
- Three (3) dock doors
- ±90 ft dock wall
- ±3.02 acre site
- ±2 miles to I-85
- ±15 mins to new Catawba Two Kings Casino in Kings Mountain, NC

Parcel Overview

Cherokee County TMS#: 174-01-00-094.000

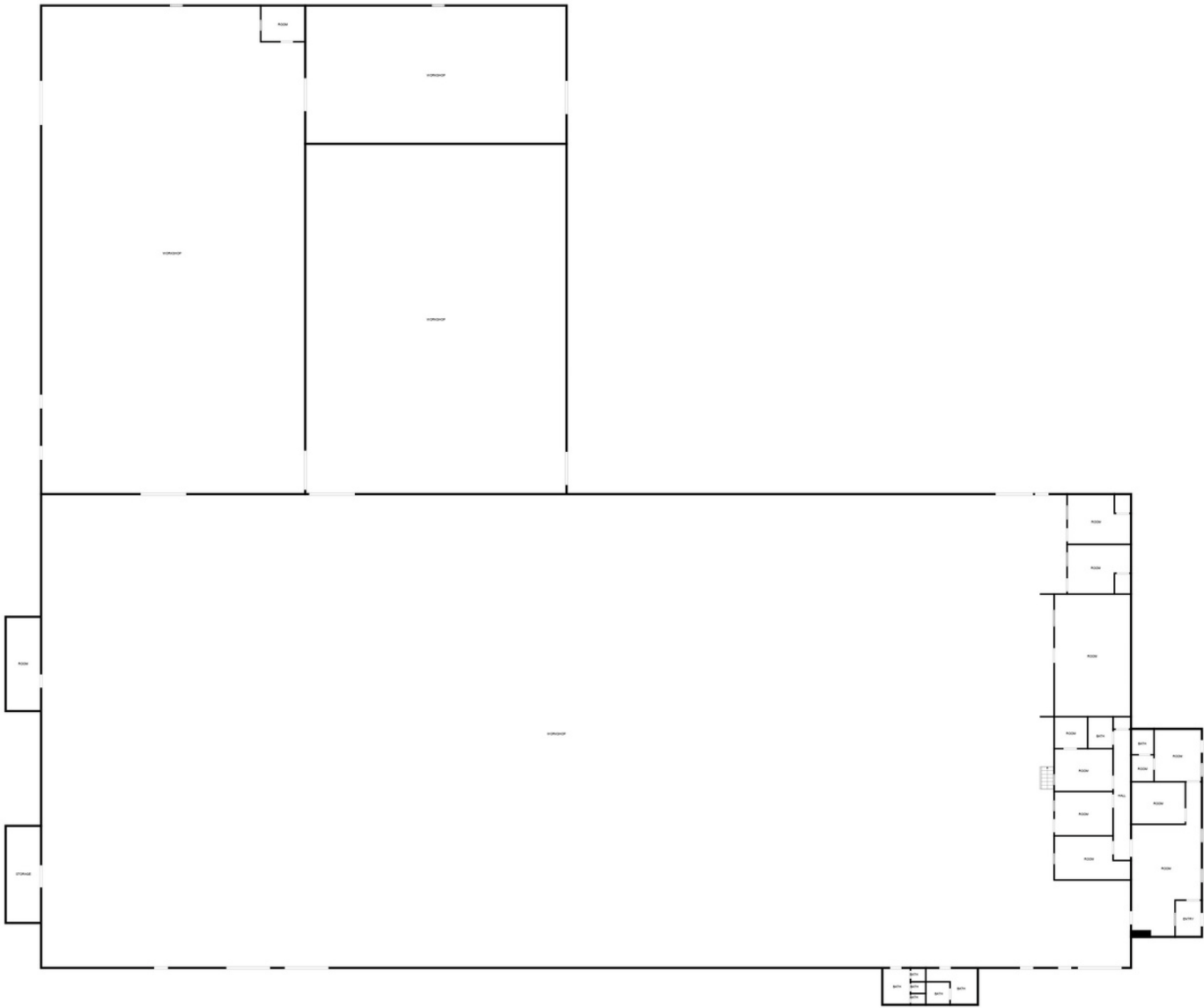
REEDY



Floor Plans

124 N Charleston

REEDY



Exterior Photos



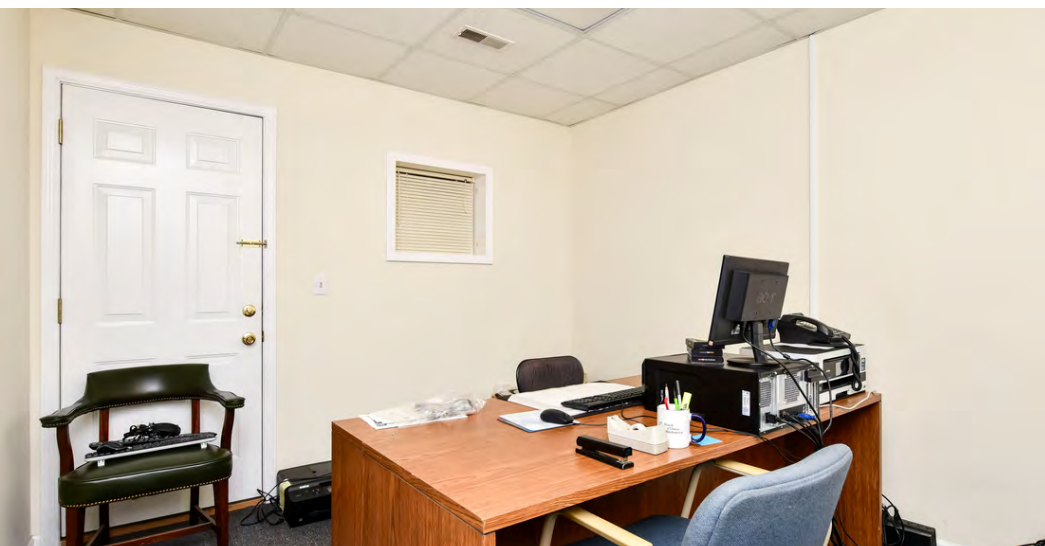
Interior Photos

Warehouse



Interior Photos

Office



Interstates & Ports

SC Department of Commerce

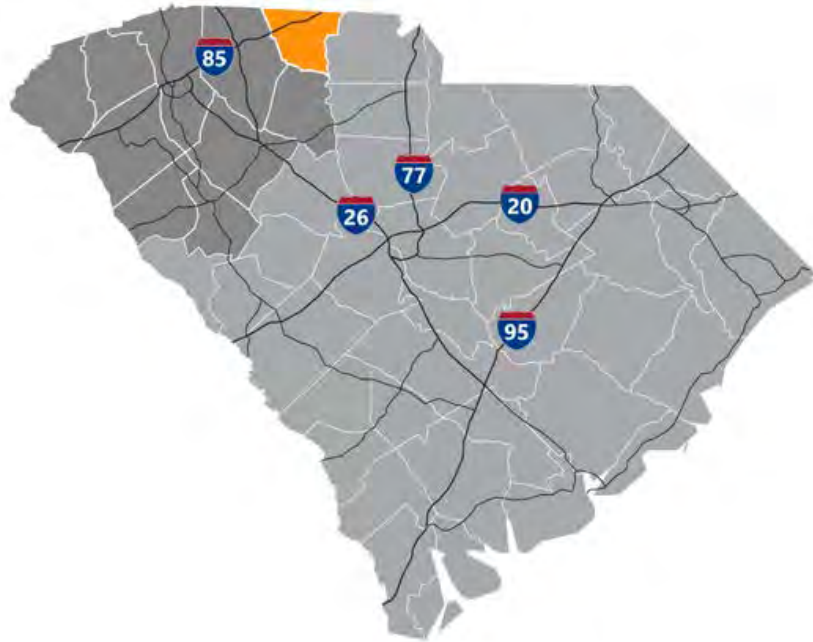
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Cherokee County

County Overview

“The county was named for the Cherokees who once made it their home. It was formed in 1897, and the county seat is Gaffney. Iron mining was such an important activity in this region before the Civil War, it is sometimes called the Old Iron District. Today, Cherokee County enjoys a thriving and profitable local economy and an abundance of natural and manufactured resources. Cherokee County sits in a prime location just off I-85 between Charlotte, NC and Greenville/Spartanburg, SC. Charlotte’s Douglas International Airport and the Greenville-Spartanburg International Airport are both within 45 miles and the mainline of Norfolk Southern Railroad runs through Cherokee County. The Port of Charleston is easily accessible via major highways. Cherokee County offers an unbeatable combination of such factors as an abundant and educated work force with customized training by South Carolina Special Schools, a diversified industrial base, a high standard of living and quality of life, pro-business local governments, and easy access to transportation routes.”



Total Population

	2010	2018	2023	Growth Rate ¹
Cherokee County	55,342	57,807	58,991	0.41%
Upstate SC	1,362,073	1,482,416	1,563,925	1.08%
South Carolina	4,625,364	5,108,693	5,437,217	1.25%

¹Projected Annual Growth Rate 2018-2023

2018 Civilian Population in Labor Force (16+)

Employed	95.2%
Unemployed	4.8%



Cherokee County

Demographics Report

Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Nestlé USA - Prepared Foods Division	1,400	Frozen prepared foods
Milliken & Co. (Allen, Limestone & Magnolia Plants)	989	Broadwoven fabrics, fabric dyeing & finishing, chemicals
Freightliner Custom Chassis	909	Motor home chassis
Homrick Mills, Inc. (Multiple Locations)	890	Ball & roller bearings
The Timken Company	625	Print cloth, shade cloth & sheeting

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Local Government	2,102	Local Government
Cherokee County School District	1,580	Education
Dollar Tree Distribution	450	Warehouse & Distribution
UPS	400	Warehouse & Distribution
Limestone College	360	Education



Airport Access

Greenville Spartanburg International
 50 non-stop daily departures
 16 major cities and 19 major airports across the US
 Allegiant Air
 American Airlines
 Delta
 Frontier Airlines
 Southwest Airlines
 United Airlines
 Spartanburg Downtown Memorial Airport
 Shelby-Cleveland County Regional Airport (Shelby, NC)



Port Access

Inland Port Greer
 40 Miles from the City of Gaffney
 124,817 Rail Lifts in 2017
 20.4% growth from 2016
 Port of Charleston
 202 Miles from the City of Gaffney
 2.2 M TEUs handled in 2017
 9.0% growth from 2016



Highway Access

Interstates
 I-85
 Highways
 US 29
 US 221
 SC 11
 SC 18
 SC105
 US 150



Rail Access

Rail Providers
 Norfolk-Southern
 CSX

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.



Contact Information

Reedy Property Group

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.



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