

**FOR LEASE OR SALE**



**290 OLD ANDERSON ROAD  
PENDLETON, SC 29670**

**420,000 SF INDUSTRIAL BUILDING | 38.57 ACRES | 295,000 SF AVAILABLE**

**TRINITY  
PARTNERS**

## C O N T A C T



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## D I S C L A I M E R

Trinity Partners-Greenville, LLC, a South Carolina Limited Liability Company ("Trinity Partners"), has been retained as advisor and broker to Marbro, LLC (the "Owner") regarding the sale of 290 Old Anderson Road, Pendleton, SC 29670 (collectively, the "Property").

This Offering Memorandum has been prepared by Trinity Partners for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Trinity Partners, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by Trinity Partners or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Trinity Partners, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request by

interested and qualified prospective purchasers. The Owner and Trinity Partners expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. Trinity Partners is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Owner or Trinity Partners, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or Trinity Partners, and (v) to return it to Trinity Partners immediately upon request of Trinity Partners or the Owner.

## I N D E X

### O F F E R I N G S U M M A R Y

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### P R O P E R T Y D E S C R I P T I O N & L O C A T I O N

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### T E N A N T S U M M A R Y

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### I N D U S T R I A L M A R K E T O V E R V I E W

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## OFFERING SUMMARY

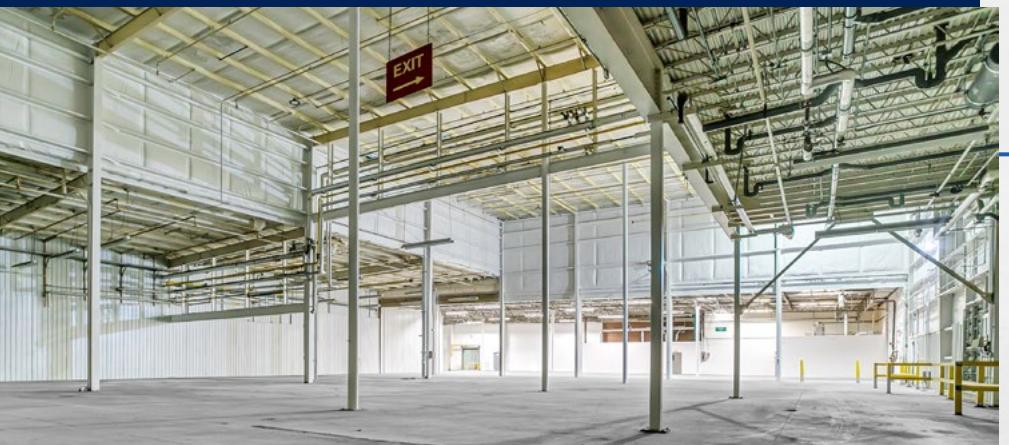
290 OLD ANDERSON ROAD  
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## OFFERING SUMMARY

Trinity Partners, LLC is proud to serve as the exclusive advisor for the leasing or sale of the LaFrance Center. Designed with distribution and manufacturing at its core, this facility was originally operated by a single user who maintained all distribution and manufacturing in-house. The property features substantial power capacity, currently offering 6 megawatts and is approved for up to 12 megawatts.

Located at 290 Old Anderson Rd. in Pendleton, South Carolina, the LaFrance Center is a 420,000-square-foot industrial facility situated on 38.57 acres. Designed in multiple phases, the building features heavy power availability throughout, along with variable ceiling heights ranging from 20 to 36 feet, with an average clear height of approximately 24 feet. Strategically positioned between Clemson University and I-85, the site provides seamless connectivity to major highways, rail lines, Inland Port Greer, and the Port of Charleston.

The property's central 125,000-square-foot section is occupied by LaFrance Industries under a triple net lease through April 2029. Founded in 1836 and established in Pendleton since the early 1900s, LaFrance Industries specializes in producing high-pile and velvet fabrics for various industrial applications, including the paint, automotive, and recreational markets. The company takes pride in manufacturing premium woven fabrics in the United States.



## BUILDING SPECIFICATIONS

<b>TOTAL BUILDING SIZE</b>	420,000 square feet (including 3,500 square foot office build-out)
<b>TOTAL SITE SIZE</b>	38.57 acres
<b>PERCENT LEASED</b>	103%
<b>CONSTRUCTION DATE</b>	1969 (renovated 2017)
<b>FOUNDATION</b>	1x6 inch concrete reinforced slab
<b>EXTERIOR WALLS</b>	Masonry and Metal
<b>CLEAR HEIGHT</b>	20' 0" to 36'
<b>LOADING DOORS</b>	Rear and side load with forklift (1) dock high doors; eight (5) drive-in doors with ramps; expandable
<b>FIRE PROTECTION</b>	Very ordinary hazard
<b>ELECTRICAL SERVICE</b>	6 megawatts currently available and approved for up to 12 megawatts. More could potentially be added
<b>HVAC - WAREHOUSE</b>	Suspended gas heaters with roof exhaust fans
<b>HVAC - OFFICE</b>	100% heated and air conditioned
<b>EMPLOYEE PARKING</b>	250 spaces



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## PROPERTY DESCRIPTION & LOCATION

290 OLD ANDERSON ROAD  
PENDLETON, SC 29670

# 290 OLD ANDERSON ROAD PENDLETON, SC 29670

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Located at 290 Old Anderson Rd, Pendleton, SC, this manufacturing facility is approximately 125,000 SF that is 30% leased to LaFrance Mill through July 2029. Originally constructed in 1969 this building underwent a significant expansion in 2007 and has an abundance of excess land that could be used for expansions, laydown, or extra parking.

290 Old Anderson Rd is situated on approximately 38.57 acres, strategically located on Hwy 76, three miles from Interstate 85. This building offers flexible leasing options and can accommodate either a single tenant occupying the entire space or multiple tenants through subdivision into five distinct suites. A potential subdivision plan includes the following suite allocations:

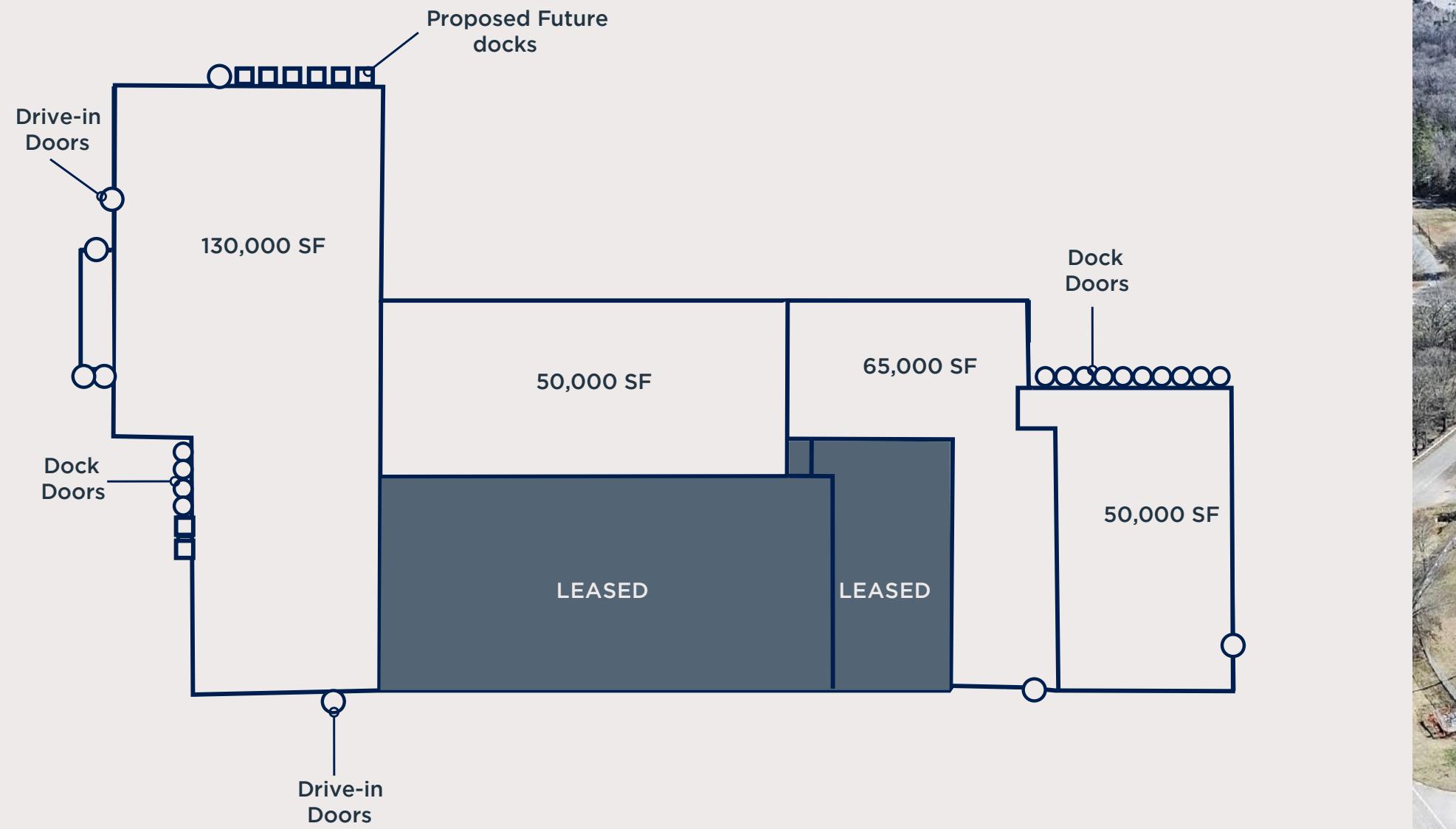
- Suite A: 50,000 SF
- Suite B: 65,000 SF
- Suite C: 50,000 SF
- Suite D: 130,000 SF
- Suite E: 125,000 SF (currently leased to LaFrance Mill)

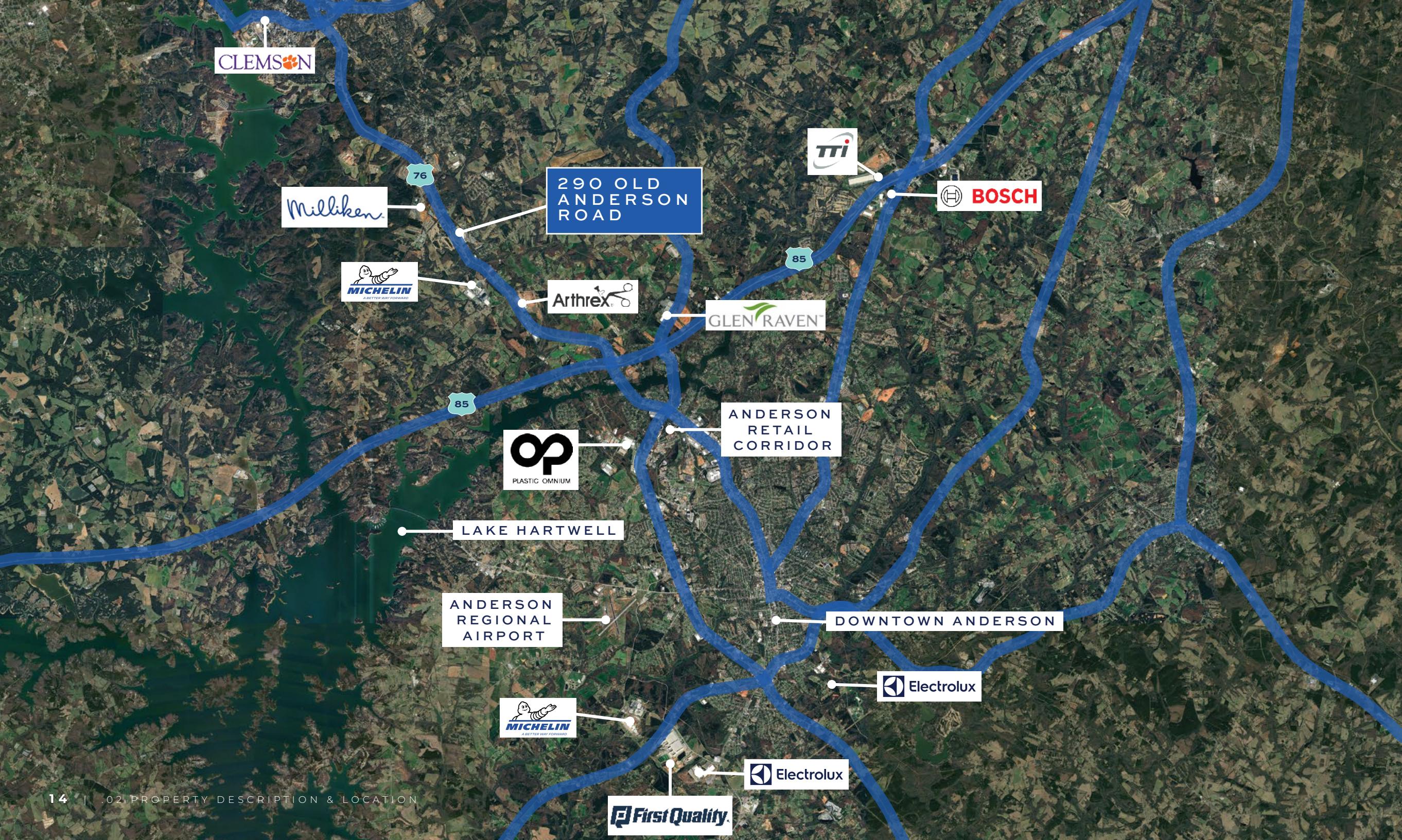
This layout allows for versatile occupancy solutions, catering to businesses with varying space requirements.

This manufacturing facility features a mixture of masonry and metal construction with minimum clear height within the facility is 20' and a maximum of 36'. The facility is rear-loaded with fourteen (14) dock high doors and five (5) drive-in ramps.



290 OLD ANDERSON ROAD  
PENDLETON, SC 29670





## LOCATION & ACCESS

Strategically positioned in Pendleton, South Carolina, this property is located approximately 30 miles southwest of Greenville and 120 miles northeast of Atlanta. Its prime location offers seamless access to major transportation corridors, including Interstate 85, Interstate 26, and US Highway 76.

The property is conveniently situated near Clemson University and Anderson University, making it an ideal location for businesses looking to serve the growing Upstate region. Additionally, it is within a 600-mile reach of over half of the U.S. population, ensuring efficient distribution and logistics operations.

Ongoing infrastructure improvements along major nearby highways will further enhance connectivity, improving access for commercial traffic and supporting continued regional growth.

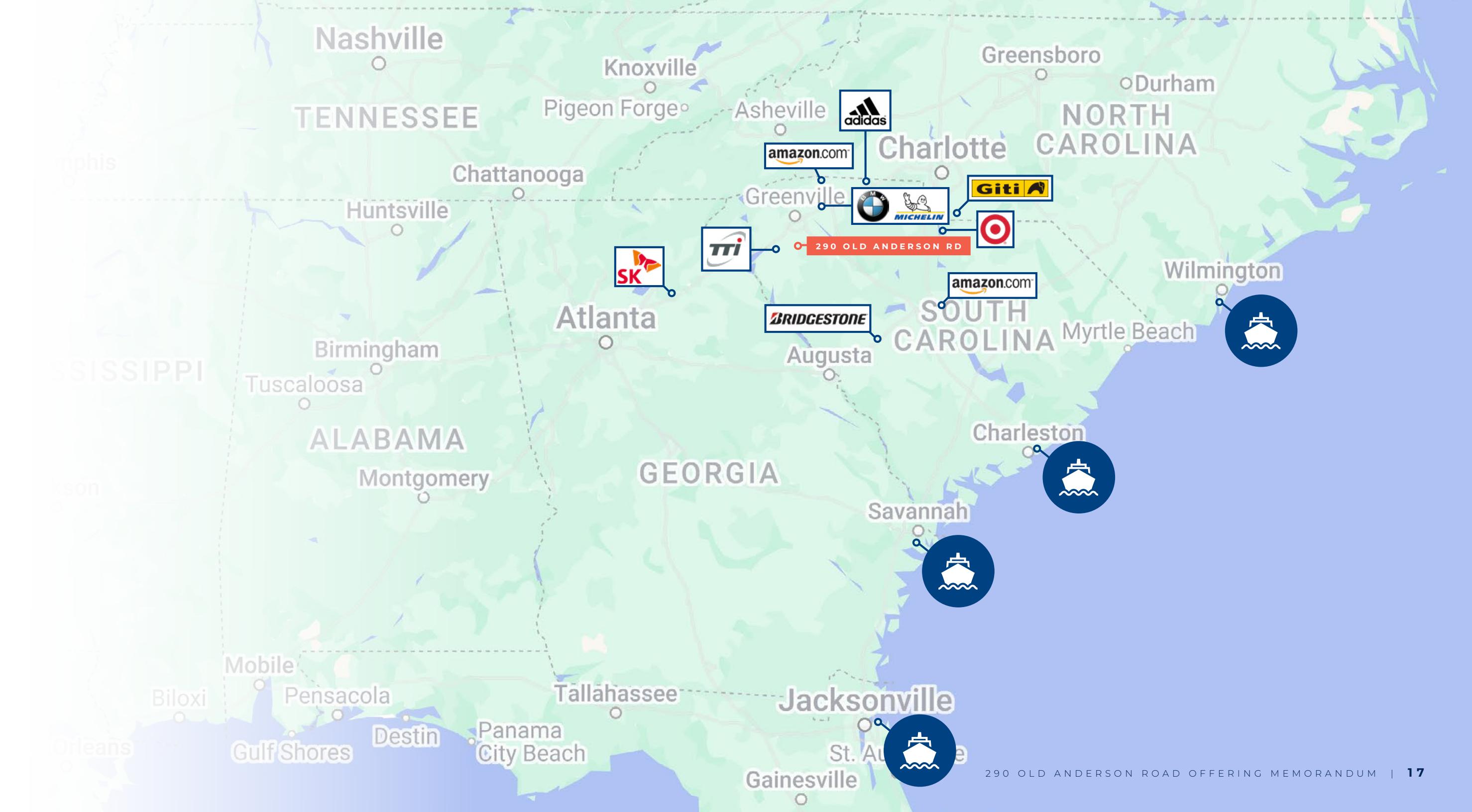
### DRIVING DISTANCES

4 MILES FROM I-85 ON HWY 76
TO I-85: 5 MILES
TO HWY 29: 13 MILES
TO I-385: 41 MILES
TO GSP AIRPORT: 42.8 MILES
TO INLAND PORT GREER: 49 MILES

## REGIONAL ACCESS

### LOCATION

LOCATION	DISTANCE
ANDERSON, SC	8.8 miles
GREENVILLE, SC	21.8 miles
SPARTANBURG, SC	52.8 miles
CHARLOTTE, NC	121 miles
ATLANTA, GA	127 miles
KNOXVILLE, TN	202 miles
CHATTANOOGA, TN	221 miles
CHARLESTON, SC	229 miles
SAVANNAH, GA	272 miles
WILMINGTON, NC	332 miles
JACKSONVILLE, FL	404 miles



## OPERATING EXPENSES

The LaFrance and vacant leases are structured on a triple-net basis with each tenant responsible for arranging its various services and payment of its operating expenses. The landlord is not privy to these operating costs, as each service provider is paid directly by the tenants.

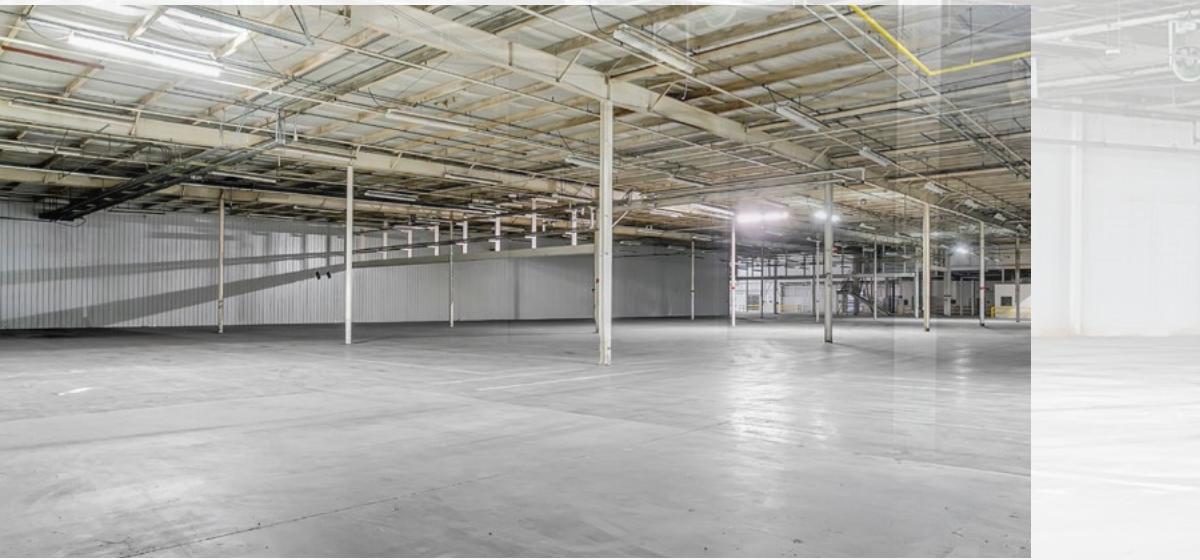
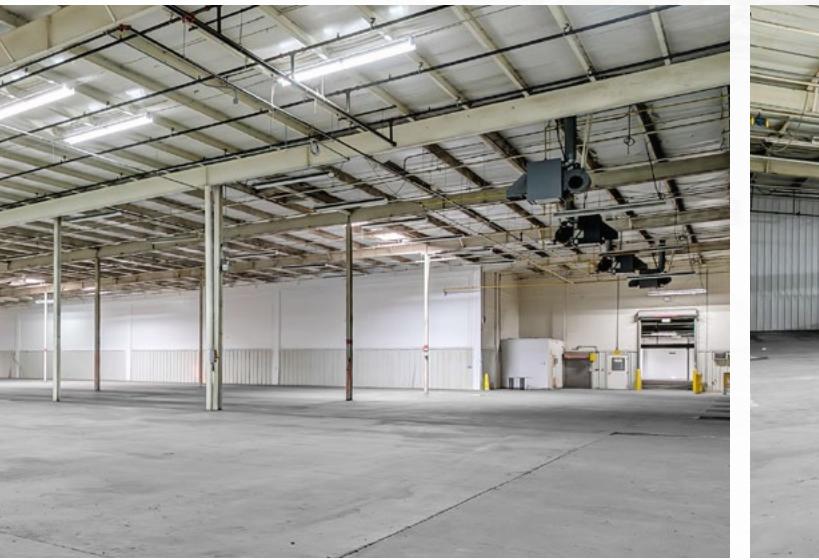
As such, operating expenses included in each cash flow projection are based primarily on estimates by Trinity Partners and include the following:

Property Taxes – estimated to be \$0.61 per rentable square foot

Insurance – estimated to be \$0.27 per rentable square foot

Regime Fee – estimate per property based on historical actual expenses

Operating Expenses – estimated to be \$0.27 per rentable square foot





# .03 TENANT SUMMARY

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Founded in Roxboro, NC over 100yrs ago LaFrance Industries is one of the nation's largest flexible packaging converters. LaFrance Industries, a division of Mount Vernon Mills, has a storied history in textile manufacturing and continues to play a significant role in the industry today.

#### HISTORY

The origins of LaFrance Industries date back to 1836, with the establishment of a textile operation in what is now La France, South Carolina. Initially known as the Pendleton Manufacturing Company, it holds the distinction of being the oldest continually operating textile plant in South Carolina. Over the years, the facility underwent several ownership and name changes, eventually becoming part of Riegel Textile Corporation and later Mount Vernon Mills.

#### CURRENT OPERATIONS AND PERFORMANCE

Today, LaFrance Industries specializes in producing high-pile and velvet fabrics for various industrial applications, including the paint, automotive, and recreational markets. The company prides itself on manufacturing premium woven fabrics in the United States, with its operations centered in La France, South Carolina.

Specific details regarding the company's current financial performance, number of employees, and market share are not publicly disclosed. However, as a division of Mount Vernon Mills, LaFrance Industries benefits from the resources and support of a larger organization, contributing to its stability and capacity to serve diverse markets.

#### MARKET POSITION

LaFrance Industries maintains a strong market position by focusing on niche applications that require specialized fabrics. Its commitment to quality and domestic manufacturing has enabled the company to establish long-standing relationships with clients in various industries. While specific market share data is unavailable, the company's longevity and continued operation suggest a resilient presence in the textile sector.

In summary, LaFrance Industries leverages its extensive history and specialized manufacturing capabilities to serve a range of industrial markets, maintaining a notable position within the textile industry.



#### LAFRANCE – LEASE ABSTRACT

LOCATION	290 Old Anderson Rd., Pendleton, SC										
TENANT	P&A Group, LLC										
LANDLORD	Marbo Realty, LLC										
RENTABLE SQUARE FEET	125,000										
EXPIRATION DATE	May 1, 2029										
BASE RENTAL RATE	<table><thead><tr><th>PERIOD</th><th>MONTHLY BASE RENT (\$/SF)</th></tr></thead><tbody><tr><td>5/1/2024–4/30/2026</td><td>\$40,104.16 (\$3.85)</td></tr><tr><td>5/1/2026–4/30/2027</td><td>\$41,145.89 (\$3.95)</td></tr><tr><td>5/1/2027–4/30/2028</td><td>\$42,187.50 (\$4.05)</td></tr><tr><td>5/1/2028–4/30/2029</td><td>\$43,229.16 (\$4.15)</td></tr></tbody></table>	PERIOD	MONTHLY BASE RENT (\$/SF)	5/1/2024–4/30/2026	\$40,104.16 (\$3.85)	5/1/2026–4/30/2027	\$41,145.89 (\$3.95)	5/1/2027–4/30/2028	\$42,187.50 (\$4.05)	5/1/2028–4/30/2029	\$43,229.16 (\$4.15)
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5/1/2028–4/30/2029	\$43,229.16 (\$4.15)										
OPERATING EXPENSES	Triple net; tenant is responsible for CAM, taxes, insurance.										
EXTENSION OPTION	1 (5-year) renewal with 3% increases										
TERMINATION RIGHT	None										



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## INDUSTRIAL MARKET OVERVIEW

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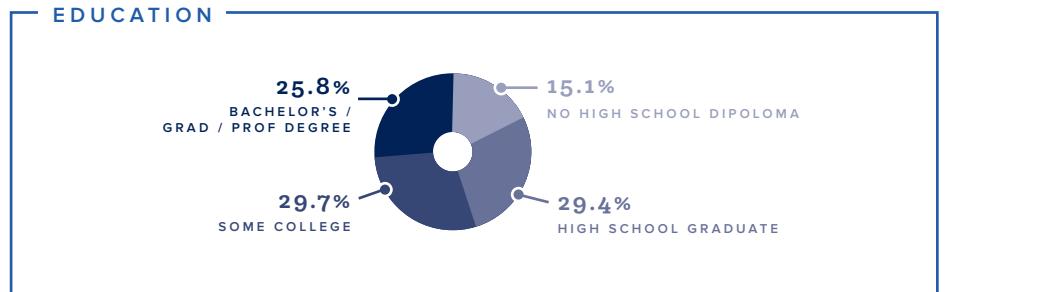
# UPSTATE SC MARKET

## GREENVILLE / SPARTANBURG

A diverse range of companies seeking a competitive advantage have found a business-friendly setting in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life.

Businesses are attracted by the area's favorable tax rates, accessibility and the quality and availability of the workforce. The region is located between Charlotte and Atlanta, two of the Southeast's largest markets and economic engines, but is unique in its ability to attract and service the engineered materials, aerospace, automotive and life science industries. Supporting this is the Upstate's dedication to research and innovation, including R&D facilities for large industrial companies, such as Michelin, Fuji and General Electric, and research centers that support these industries. Further, the quality of life available to residents magnifies this attraction, where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse demographic.

### WORKFORCE STATS



### TOP MANUFACTURING EMPLOYERS

COMPANY	INDUSTRY	EMPLOYMENT
Michelin North America	HQ; R&D; tire manufacturing	6,040
BMW	Automobile manufacturing	8,000
GE Power & Water	Gas turbines	3,340
Milliken & Co.	HQ; Textile manufacturing & research	2,500+
Sealed Air Corp-Cryovac	Flexible plastic products	2,564
Electrolux Home Products	Refrigerators	1,950
ZF Transmissions	Automotive parts	2,300
The Timken Co.	Industrial bearings	1,500+
Nestle USA	Frozen prepared foods	1,300
Robert Bosch Corp.	Automotive components	1,200
Fujifilm	Graphic system products	1,000
Adidas	Sporting goods	1,000+

Sources: Manufacturers News, Inc. (2016 data); and SC Department of Commerce (Industrial Directory);

## ECONOMIC DRIVERS AND LEADING INDUSTRY SECTORS

The economy of Anderson County is bolstered by a variety of key industries:



### MANUFACTURING

This sector is the backbone of the county's economy, employing approximately 18,443 individuals. The area is home to over 230 manufacturers, including 22 international companies. Notable industries include automotive products, metal products, industrial machinery, plastics, publishing, and textiles. The presence of 11 automotive suppliers and 27 plastics companies underscores the county's significant role in these sectors.

#### KEY MANUFACTURERS AND MAJOR EMPLOYERS

**Arthrex:** A global leader in orthopedic surgical devices, Arthrex has significantly expanded its operations in Anderson County. In 2021, the company announced a substantial investment exceeding \$100 million, aiming to create 500 new jobs at its facility located at 130 Arthrex Drive in Pendleton.

Arthrex employs over 7,000 individuals worldwide. In Anderson County, Arthrex has a significant presence. As of approximately 1.2 years ago, the company employed around 1,200 people. In 2021, Arthrex announced plans to invest over \$100 million to expand its operations in Anderson County, aiming to create 500 new jobs. This expansion aligns with earlier projections from 2017, which anticipated the creation of 1,000 jobs in Anderson County by 2025. These developments underscore Arthrex's commitment to growth and its significant role in the local economy.

**Plastic Omnium:** As a leading automotive equipment provider, Plastic Omnium has a longstanding presence in Anderson County. In 2021, the company invested over \$17.7 million to expand its operations, adding 76 new jobs. The facility, situated at 5100 Pearman Dairy Road in Anderson, focuses on producing bumpers and tailgates for General Motors' new Lyric electric vehicle.

**Bosch:** Operating in Anderson County, Bosch

is a prominent manufacturer of gasoline systems and electronic automotive components. The company employs between 1,000 to 2,500 individuals, underscoring its significant role in the local economy.

**Electrolux Home Products:** In 2022, Electrolux completed a \$250 million expansion at its Anderson facility, reinforcing its commitment to the region and contributing to the county's economic development.

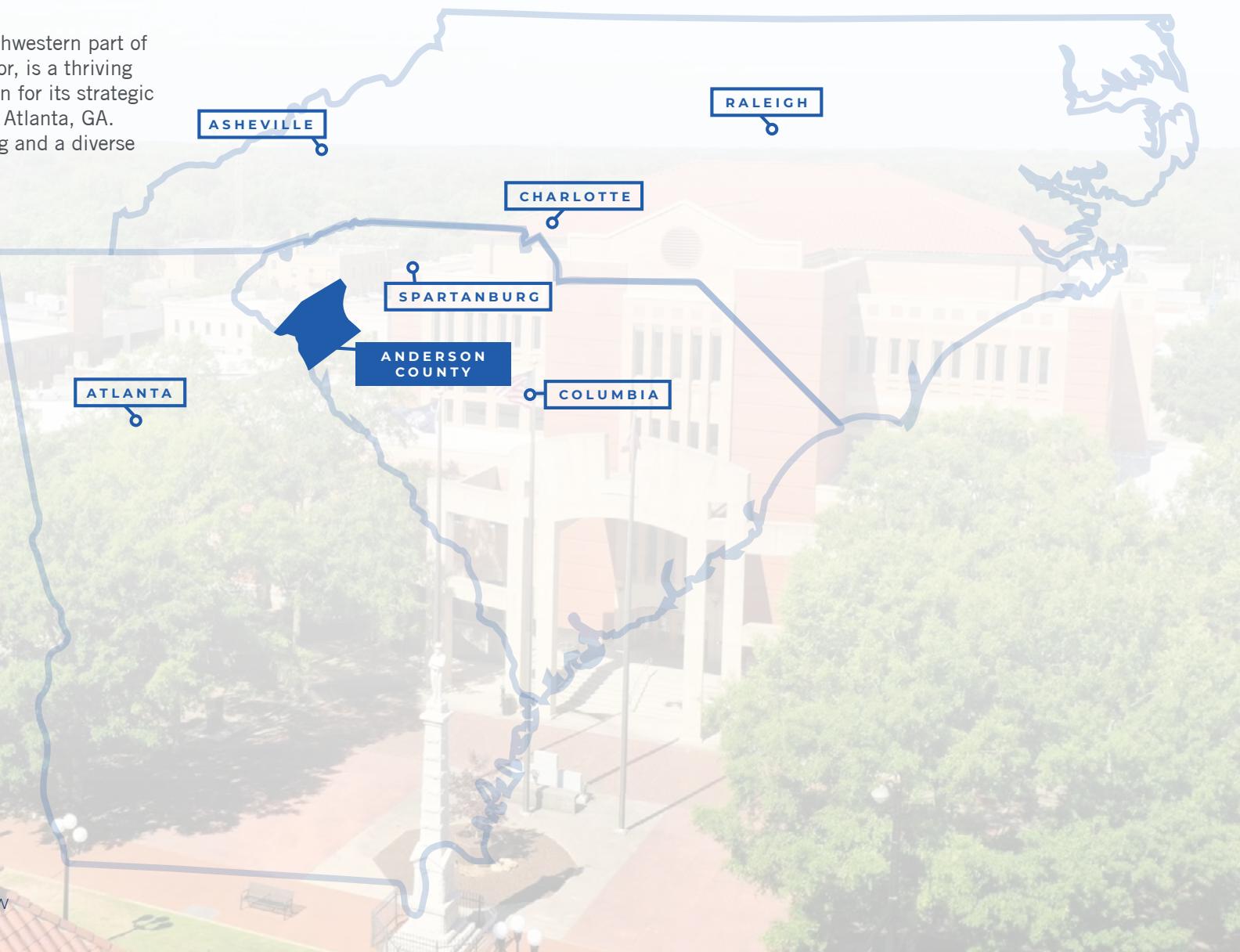
**Techtronic Industries:** This company recently undertook a \$135 million expansion, further diversifying the county's industrial base and providing additional employment opportunities.

**Healthcare and Social Assistance:** Employing around 11,076 people, this sector is pivotal to the county's economy. AnMed Health Medical Center stands out as a major employer, providing comprehensive medical services to the community.

**Retail Trade:** With a workforce of about 9,313, the retail sector contributes significantly to the local economy, offering a range of goods and services to residents and visitors alike.

## ANDERSON COUNTY

Anderson County, located in the northwestern part of South Carolina along the I-85 corridor, is a thriving industrial and commercial hub known for its strategic location between Charlotte, NC, and Atlanta, GA. The county boasts a low cost of living and a diverse economic landscape.



## LABOR FORCE

Anderson County's labor force is both diverse and skilled, with a total employment of approximately 92,900 individuals. The manufacturing sector leads in employment, followed by healthcare and retail trade. The county's strategic location and robust infrastructure make it an attractive destination for both domestic and international companies.

Anderson County, South Carolina, has experienced notable population growth in recent years, reflecting its economic vitality and appeal as a place to live and work.

### POPULATION GROWTH (2020-2024)

According to the U.S. Census Bureau, the county's population was 203,718 in 2020.

By 2022, estimates indicate the population increased to approximately 209,581, marking a growth of about 5,863 residents over two years.

In 2024, the population is estimated to have reached 216,500, representing a significant increase from the 2020 census figures.

### PROJECTED GROWTH THROUGH 2030

Projections from the South Carolina Revenue and Fiscal Affairs Office estimate that Anderson County's population will continue to grow, reaching approximately 224,293 by 2030.



## CLEMSON UNIVERSITY'S ECONOMIC IMPACT

Located near Anderson County, Clemson University significantly influences the regional economy. In the Greenville-Spartanburg-Anderson Combined Statistical Area, Clemson's economic impact was estimated at \$1.647 billion in 2013. This includes the creation of 21,454 jobs and \$874 million in disposable income. The university's contributions extend beyond direct economic effects, fostering innovation, research, and a skilled workforce that benefits the entire Upstate region.

In summary, Anderson County's strategic location, diverse industry base, skilled labor force, and proximity to Clemson University collectively drive its economic vitality and growth.

## STRATEGIC LOCATION AND INFRASTRUCTURE

Situated along the I-85 corridor between Atlanta and Charlotte, Anderson and Greenville offer manufacturers efficient access to major markets in the Southeastern United States. This prime location facilitates streamlined distribution and logistics operations.

### TAX INCENTIVES

South Carolina provides a pro-business tax environment with several incentives that appeal to manufacturers:

#### NO STATE PROPERTY TAX:

The state does not impose a property tax, reducing the financial burden on businesses.

#### NO INVENTORY TAX:

Manufacturers benefit from the absence of taxes on inventory, enhancing cost efficiency.

#### SALES TAX EXEMPTIONS:

There is no sales tax on manufacturing machinery, industrial power, or materials used in finished products, lowering initial setup and operational costs.

**INVESTMENT TAX CREDIT:** Manufacturers investing in new production equipment may receive a one-time credit against corporate income tax, up to 2.5% of the investment, depending on the equipment's recovery period under the Internal Revenue Code.

**CORPORATE HEADQUARTERS TAX CREDIT:** Companies establishing or expanding corporate headquarters in South Carolina can receive a tax credit equal to 20% of the value of the facility dedicated to headquarters operations or 20% of the first five years of direct lease costs. This credit can be applied against corporate income tax or license fees.



## IMPACT OF INLAND PORT GREER

Inland Port Greer, operational since 2013, has significantly enhanced the region's appeal to manufacturers by extending the Port of Charleston's reach 212 miles inland via dedicated daily rail service. This facility offers several advantages:

**Efficient Supply Chain:** Manufacturers benefit from expedited movement of goods between the Upstate and the Port of Charleston, reducing transportation costs and transit times.

**Economic Growth:** The port has been instrumental in attracting advanced manufacturers and retailers to the region, contributing to the Upstate's economic success. A recent study highlighted that port operations support 132,000 jobs in the Upstate and generate a \$44 billion economic impact annually.

# ACCESSIBILITY

Upstate South Carolina is a key logistical hub in the southeastern U.S., offering extensive road, air, rail, and port connectivity that enables seamless movement of goods and people. The region's strategic location between major metropolitan areas like Atlanta and Charlotte makes it a prime destination for commerce, manufacturing, and distribution.



## BY LAND: MAJOR HIGHWAY CONNECTIVITY

The Upstate is anchored by an extensive highway system that ensures efficient regional and national transportation.

- **Interstate 85 (I-85)** serves as the backbone of the region's highway network, running north-south and linking Atlanta, GA, to Charlotte, NC. This corridor is vital for freight movement and business operations, supporting industries such as automotive manufacturing, logistics, and retail distribution.
- **Interstate 26 (I-26)** provides a direct east-west connection from the Upstate to Charleston and the Port of Charleston, offering a crucial route for imports and exports.
- The region's highway infrastructure enables one-day truck service to approximately 31% of the U.S. population, giving businesses an edge in supply chain efficiency and customer reach.

Several major industrial parks, logistics hubs, and commercial centers are positioned along these interstates, leveraging high-speed connectivity for streamlined operations.



## BY AIR: ACCESS TO NATIONAL & GLOBAL MARKETS

Upstate South Carolina benefits from multiple major airports, ensuring both passenger travel and cargo transportation are fast and efficient

### Greenville-Spartanburg International Airport (GSP)

- GSP provides direct flights to 24 cities and 27 airports with seamless global connections
- Recognized as the "Best Airport in North America" (2-5 million passengers per year) by Airports Council International, GSP is known for its efficiency, modern facilities, and traveler-friendly amenities
- The airport's accessibility makes it a critical asset for corporate travel, tourism, and economic development
- For businesses and cargo operations, GSP offers unique advantages:
  - » Exclusive nonstop international cargo service in the Carolinas with flights to Germany, Mexico, and Korea—key trade partners for automotive and advanced manufacturing industries
  - » Major logistics providers such as FedEx, UPS, and Maersk operate at GSP, ensuring fast and reliable freight movement
  - » 1,500 acres surrounding the terminal, which is available for industrial and logistics development, creating opportunities for manufacturing, aerospace, and supply chain expansion



## BY SEA: INLAND & DEEPWATER PORT ACCESS

The Upstate is strategically positioned to take advantage of South Carolina's port infrastructure, enabling cost-effective international trade. SC Ports has invested more than \$2 billion into port infrastructure in recent years to support the state's booming business sector. Combined with port funding and state funding, SC Ports plans to spend an additional \$2.5 billion over the next decade.

### Port of Charleston

- » As the deepest seaport in the Southeast, Charleston facilitates high-volume cargo movement with industry-leading productivity
- » Fastest crane moves per hour in the region
- » 23-minute gate mission turn time, minimizing delays for trucking and shipping operations

### Inland Port Greer

- » Located near GSP, Inland Port Greer serves as a direct intermodal rail hub connected to the Port of Charleston via Norfolk Southern's mainline

Additionally, businesses in the Upstate have convenient access to two of the largest airports in the U.S.:

### Charlotte Douglas International Airport (CLT)

- Just 90 minutes from the Upstate, CLT serves as a major American Airlines hub with extensive international and domestic flight options.

### Hartsfield-Jackson Atlanta International Airport (ATL)

- The busiest airport in the world is only 2-3 hours away, providing unmatched global connectivity for businesses and travelers in the region.

» This inland facility allows businesses in the Upstate to move cargo efficiently via rail instead of relying solely on trucking, reducing transportation costs and congestion.

» Inland Port Greer is an essential logistics hub for industries such as automotive (BMW), advanced manufacturing, and distribution.



## BY RAIL: INDUSTRIAL FREIGHT CONNECTIVITY

The Upstate's rail infrastructure plays a crucial role in supporting business operations, allowing companies to receive raw materials and ship finished goods quickly.

- CSX Transportation and Norfolk Southern serve the region, offering reliable freight rail connections to major markets
- Short-line rail services provide additional flexibility for businesses requiring customized transport solutions
- Rail access supports high-volume manufacturing and logistics operations, enabling cost-effective shipping across the eastern U.S.

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