

**±243,350 SF SINGLE TENANT, INDUSTRIAL**

**161 ROCK CHURCH RD SE**  
**Greenwood, SC 29649**



## EXECUTIVE SUMMARY

APG Advisors and Meybohm have been retained as the exclusive representatives to market for sale or lease a ±243,350-square-foot industrial facility in Greenwood, SC. Currently utilized as a modular manufacturing production plant, this property spans ±19.59 acres and is strategically situated within a thriving industrial corridor, offering excellent visibility and access along US Hwy 221 N.

This offering provides a rare opportunity to secure a highly adaptable industrial property. Tailored to support rigorous production operations, it features expansive, uninterrupted spaces for long production lines, bridge cranes, and clear heights ranging from 28 to 35 feet. This adaptability ensures you can customize the space for maximum efficiency.

Additional highlights include:

- Ample parking areas.
- Flat, unimproved pads ideal for expansion or outdoor storage.
- A 10,000-square-foot detached tool room.
- A 2,500-square-foot detached maintenance shop.

Whether you seek a ready-to-use facility or a site with growth potential, this property offers exceptional value in a prime industrial location.



**THE PROPERTY**

<b>ADDRESS</b>	161 Rock Church Rd SE Greenwood, SC 29649
<b>OWNERSHIP ENTITY</b>	AACRE Impressa Greenwood, LLC (NC LLC)
<b>PIN NUMBERS</b>	6867-519-299
<b>COUNTY</b>	Greenwood
<b>ACREAGE</b>	±19.59 acres
<b>MAIN BUILDING SIZE</b>	±243,350 SF, with two outbuildings
<b>ADDITIONAL BUILDINGS</b>	10,000 SF tool room with dock high door and 2,400 SF maintenance shop on-site
<b>CURRENT USE</b>	Modular Home Manufacturing
<b>CURRENT ZONING</b>	I-1
<b>OPPORTUNITY ZONE</b>	Yes
<b>TENANCY</b>	Vacant
<b>SALE PRICE</b>	\$10,000,000
<b>LEASE RATE</b>	\$4/SF



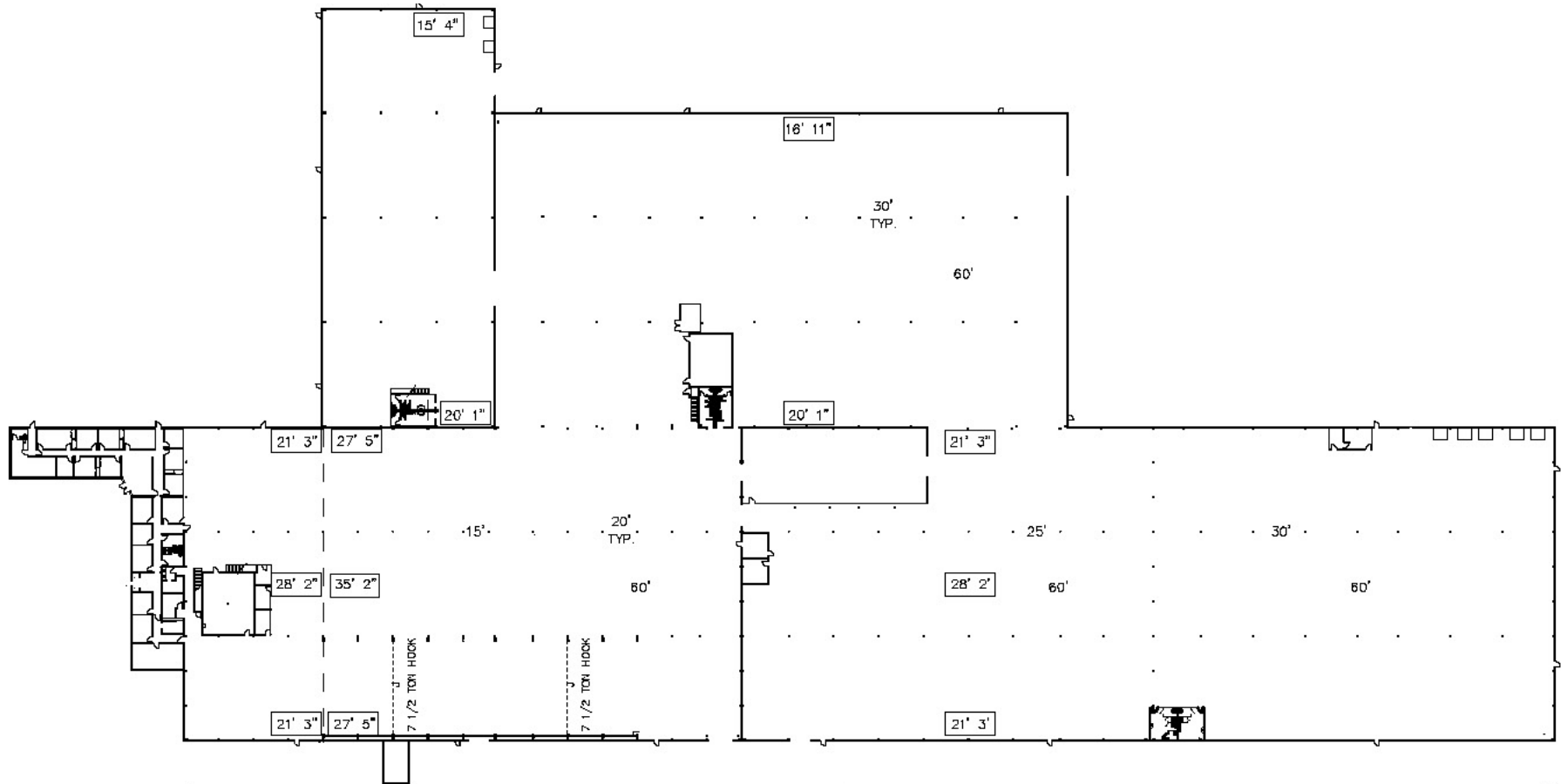


## BUILDING INFORMATION






<b>PARKING</b>	157 Parks
<b>OFFICE</b>	±5,400 SF - Private offices, conference room, restroom, reception area
<b>YEAR BUILT/RENOVATED</b>	1987-1998
<b>CLEAR HEIGHT</b>	28'2", 35'2" center section
<b>COLUMN SPACING</b>	20' x 60' and 30' x 60'
<b>FIRE SPRINKLER</b>	Wet Pipe System
<b>LIGHTING</b>	4' LED fixtures with sensors
<b>POWER</b>	6,200amp/480v 3p 4w Heavy
<b>CRANES</b>	(2) 7.5 ton with ±20' clear under hook
<b>DOCK DOORS</b>	(7) 9' x 10' with levelers
<b>DRIVE IN DOORS</b>	(1) 14' x 12'; (1) 14' x 16'; (2) 12' x 14'
<b>CONDITIONING</b>	Office, RTU, Warehouse: Gas Radiant Heater
<b>OUTDOOR STORAGE</b>	3-5 Acres paved yard with fencing








**Floor Plan**



## Sales Comps

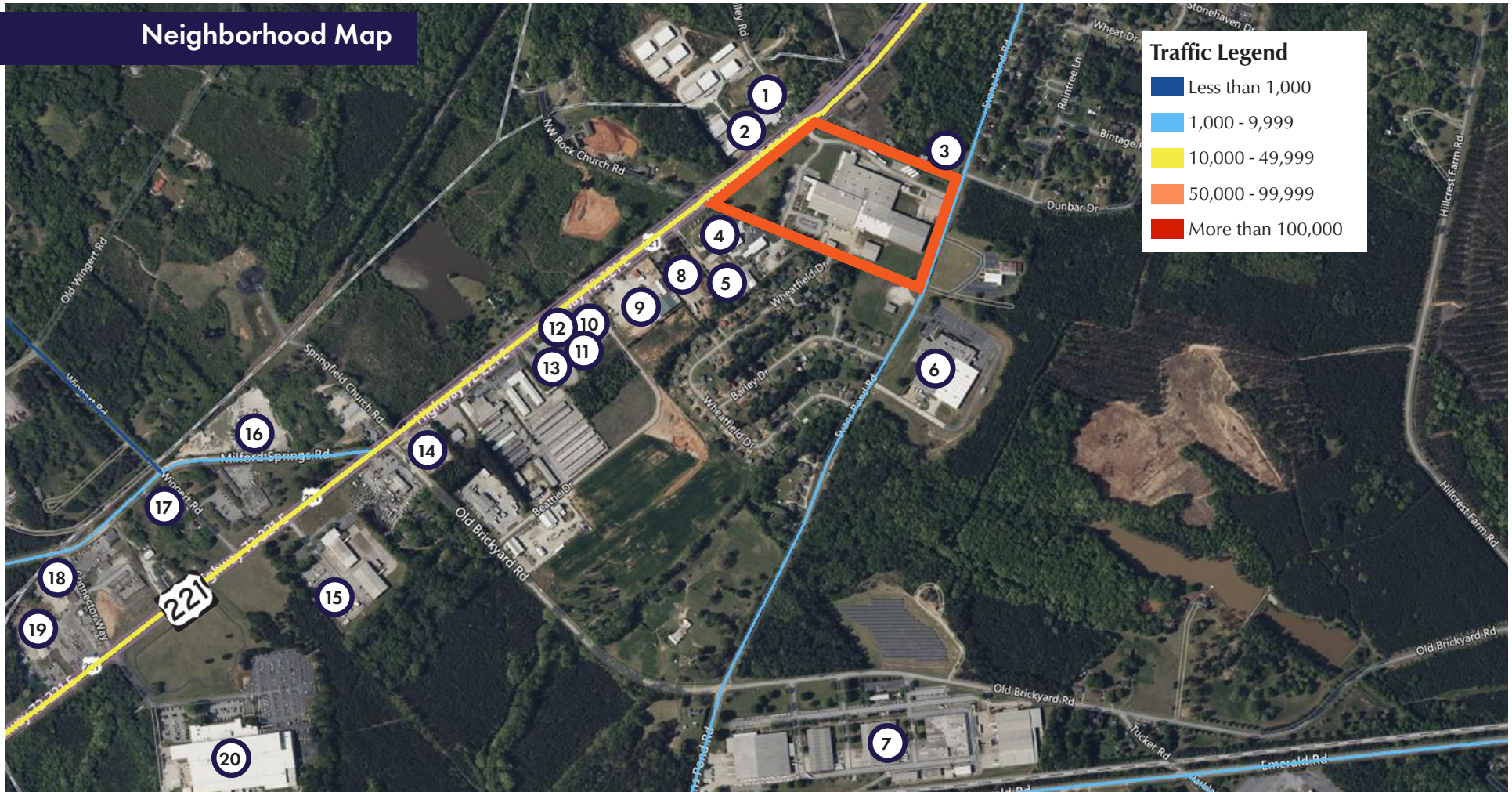
Building	Address	Year Built/ Renovated	Building SF	Sale Date	Sale Price	Price/SF
	161 Rock Church Rd SE Greenville, SC	1987/1998	±243,350	-	\$10,000,000	\$41.09/SF
	877 Torrington Rd Clinton, SC	1980/2008	±169,510	10/18/2022	\$10,584,595	\$62.44/SF
	208 Bi-Lo Blvd Greenville, SC	1981	±251,750	2/22/2023	\$9,240,000	\$36.70/SF
	1298 New Cut Rd Spartanburg, SC	1987	±201,000	5/12/2023	\$8,725,000	\$43.41/SF
	1 Bosal Way Lavonia, GA	1995/2005	±167,594	4/13/2023	\$6,500,000	\$38.78/SF

**Lease Comps**

Building	Address	Price/SF/Yr	Services	Date Leased	SF Leased	Building SF
	161 Rock Church Rd SE Greenville, SC	\$4.00	-	-	-	±243,350 SF
	302 Palmer St Greenwood, SC	\$3.50	NNN	9/26/2023	±467,000 SF	±467,000 SF
	612 Florida Ave Greenwood, SC	\$2.50	-	7/29/2022	±250,000 SF	±250,000 SF
	234 Industrial Park Rd Abbeville, SC	\$3.75	NNN	1/3/2024	±150,000 SF	±334,275 SF
	435 Sayre St Anderson, SC	\$4.48	MG	12/12/2022	±125,000 SF	±125,000 SF



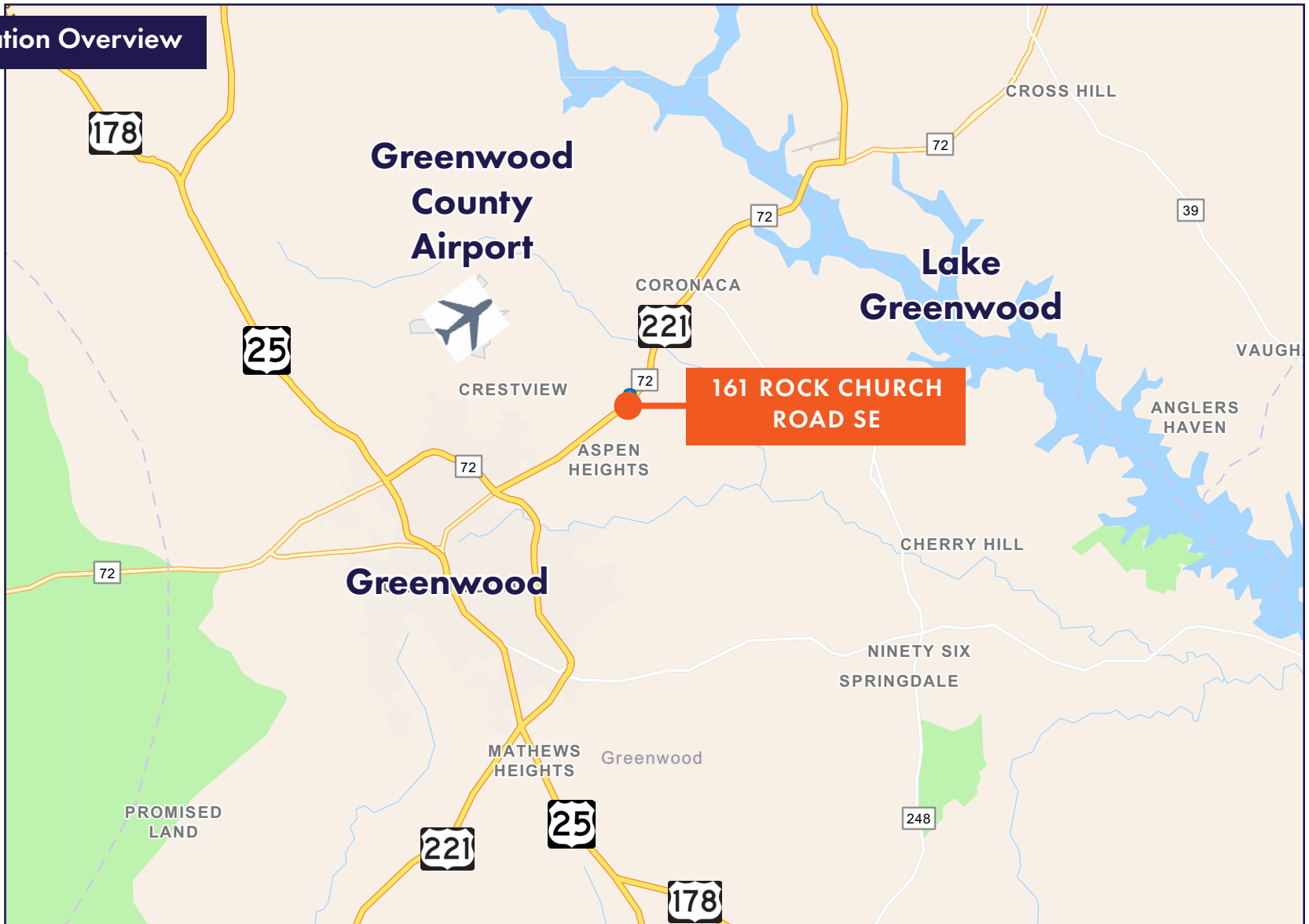
## Neighborhood Map



- |                                |                                   |                          |                                    |                              |
|--------------------------------|-----------------------------------|--------------------------|------------------------------------|------------------------------|
| 1. Rush Heating & Cooling      | 5. Exterior Supply of Greenwood   | 9. Metal Garage Inc.     | 13. Marlboro Bulb Company          | 17. ServPRO                  |
| 2. Fastenal Fulfillment Center | 6. VELUX Design & Development USA | 10. One-Stop Liquidators | 14. United Rentals                 | 18. Globe Communications     |
| 3. The Skinner Company         | 7. VELUX                          | 11. Vansco               | 15. Burton Center Auto/Truc Repair | 19. Satterfield Construction |
| 4. Gunnell's Marince           | 8. Kinards                        | 12. Bearing Distributors | 16. Concrete Supply Co.            | 20. Eaton                    |

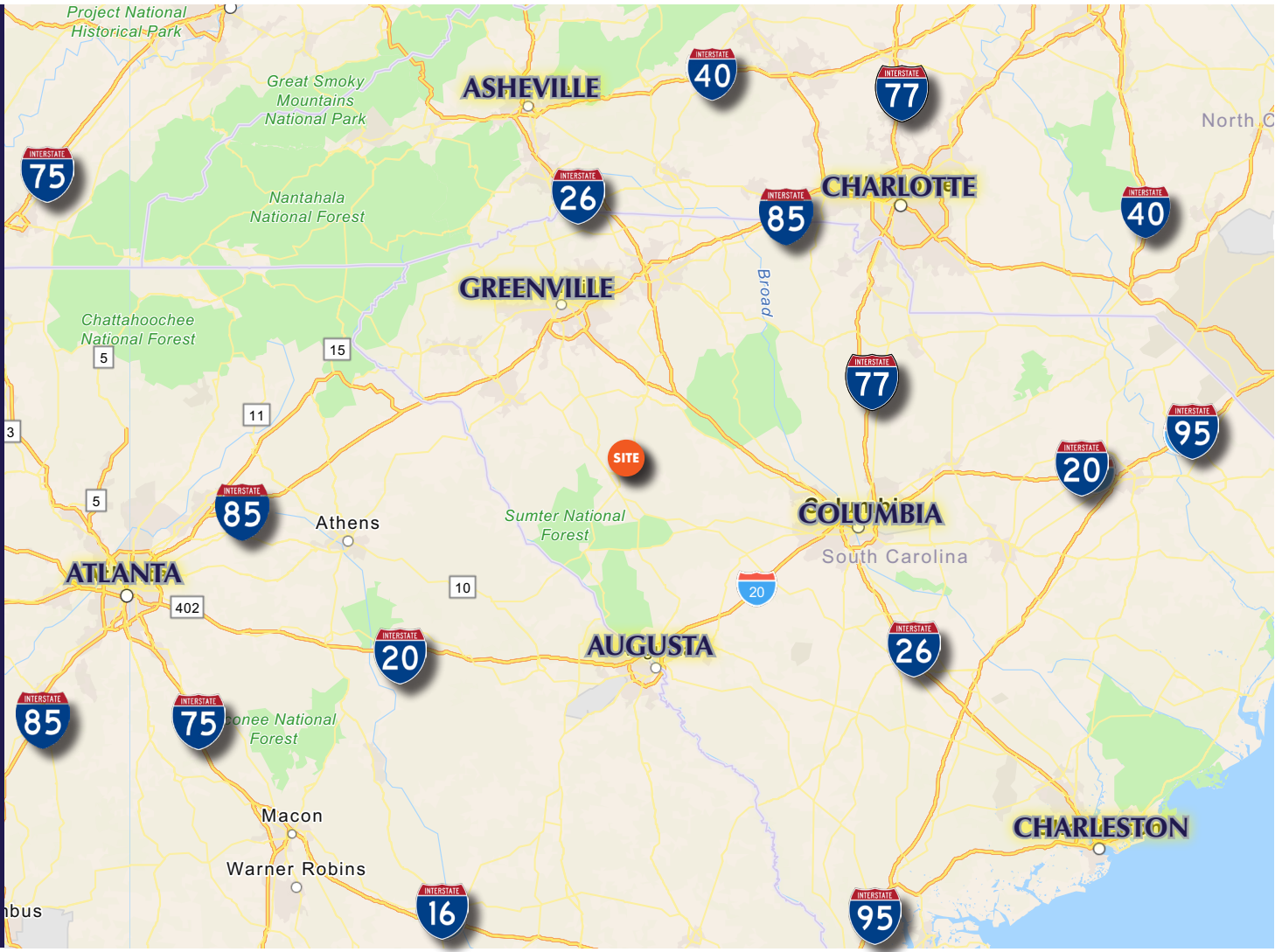


Location Overview



Proximity Map

Location	Driving Distance
US Highway 221	±0 minutes
I-26	±30 minutes
I-85	±58 minutes
Greenville-Spartanburg Int'l Airport	±1 hour
Greenville, SC	±1 hour 6 Minutes
I-20	±1 hour 8 Minutes
Inland Port Greer, SC	±1 hour 12 Minutes
Columbia, SC	±1 hour 25 Minutes
Charlotte Int'l Airport	±2 Hours 8 Minutes
Port of Charleston	±2 Hours 30 Minutes
Hartsfield Atlanta Int'l Airport	±3 Hours 5 Minutes
Port of Savannah	±3 Hours 43 Minutes





## DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population	11,082	38,733	68,212
2020 Population	11,180	38,683	68,136
2024 Population	11,279	38,465	68,339
2029 Population	11,285	38,303	68,567
2024-2029 Annual Rate	0.01%	-0.08%	0.05%
2024 Median Age	38.0	37.5	41.3
HOUSEHOLDS	3-MILES	5-MILES	10-MILES
2010 Households	4,595	15,114	27,138
2020 Households	4,772	15,469	27,899
2024 Total Households	4,848	15,558	28,297
2029 Total Households	4,927	15,738	28,803
2024-2029 Annual Rate	0.32%	0.23%	0.36%
2024 Average Household Size	2.32	2.30	2.32
HOUSING	3-MILES	5-MILES	10-MILES
2024 Total Housing Units	5,395	17,346	32,552
2024 Owner Occupied Housing Units	55.1%	54.5%	60.5%
2024 Renter Occupied Housing Units	34.8%	35.2%	26.4%
2024 Vacant Housing Units	10.1%	10.3%	13.1%

DAYTIME POPULATION	3-MILES	5-MILES	10-MILES
2024 Total Daytime Population	14,261	43,993	68,931
Workers	8,087	21,703	29,323
Residents	6,174	22,290	39,608
MEDIAN HOUSEHOLD INCOME	3-MILES	5-MILES	10-MILES
2024 Median Household Income	\$39,519	\$42,440	\$50,459
2029 Median Household Income	\$43,364	\$47,854	\$56,511
AVERAGE HOUSEHOLD INCOME	3-MILES	5-MILES	10-MILES
2024 Average Household Income	\$54,079	\$64,605	\$73,994
2029 Average Household Income	\$62,020	\$73,933	\$85,203
PER CAPITA INCOME	3-MILES	5-MILES	10-MILES
2024 Per Capita Income	\$23,487	\$26,247	\$30,678
2029 Per Capita Income	\$27,375	\$30,492	\$35,853
EDUCATION	3-MILES	5-MILES	10-MILES
Associate's Degree	16.3%	14.0%	13.9%
Bachelor's Degree	15.5%	16.7%	17.6%
Graduate/Professional Degree	7.5%	8.9%	10.0%
AGE	3-MILES	5-MILES	10-MILES
18+	77.6%	78.7%	79.3%

## GREENWOOD COUNTY QUICK FACTS

Greenwood County provides unique investment opportunities and an exceptional quality of life. Greenwood County's modern and diverse economic base includes international corporations and nationally recognized companies working in a variety of industries, including manufacturing, distribution, research and development, healthcare and genetics research.

Greenwood is centrally located among major Southern markets, including Atlanta, Charlotte, Greenville, Columbia and Augusta and within a day's drive of almost half of the U.S. population. Greenwood has four-lane access to I-26, I-385, and I-85, three commercial airports within an easy commute and rail service through two CSX mainlines.

The confluence of high utility capacities and heavy rail access makes Greenwood prime for industrial site location projects. Greenwood has excellent rail accessibility, with daily service to Atlanta and Charlotte and direct rail to the Ports of Charleston and Savannah.

Employers draw from a workforce of more than 87,000 and a wide labor shed of employees willing to commute up to 60 minutes. Greenwood's high concentration of in-demand occupations includes production, engineering, maintenance, and logistics.

Greenwood cultivates the talent pipeline through Greenwood Promise, which makes it possible for every student to earn an associate's degree or technical certificate tuition-free. Greenwood EDGE helps students earn manufacturing certification for immediate employability.

Sources: [greenwoodtogether.com](http://greenwoodtogether.com)

- Number of **manufacturing jobs** is **220%** above national average
- **23%** Lower than national average cost of **manufacturing labor**
- **25%** Of local workforce is in manufacturing
- **Cost of living** is **17%** lower than national average



## Greenwood Together



## DISCLAIMER

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner") to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner, APG Advisors and Meybohm. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the Owner, APG Advisors or Meybohm, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner.

## CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any another entity without the prior written authorization of the Owner, APG Advisors or Meybohm. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner, APG Advisors or Meybohm. If after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to APG Advisors or Meybohm.

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