



FOR SUBLEASE
1101 SYPHRIT ROAD (Building D)

Wellford, South Carolina

±40,000 - 177,422 SF INDUSTRIAL SPACE

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to offer for Sublease this amazing Industrial/Warehouse space located just off of I-85 in Wellford, SC.
- Features up to 177,422 SF of excellent Industrial. Any space offers multiple drive-in doors and dock positions for users.
- Being located in Wellford, SC, this property is in the heart of Spartanburg County, a continuously growing industrial market. The property is in very close proximity to Interstate-85 being just 0.2 miles from Exit 66, less than 10 miles from BMW, and just 11 miles from Greenville-Spartanburg International Airport.

SNAPSHOT

Address:	1101 Syphrit Road Wellford, SC
Tax ID:	5-16-00-066.00
Type:	Warehouse
County:	Spartanburg County
Size:	± 177,422 SF
Lease Rate:	\$3.75 NNN

Bobby Lyons, SIOR, CCIM
864.590.3476
bobby@lyonsindustrial.com

Luke Lyons
864.838.1886
luke@lyonsindustrial.com

PROPERTY SPECS

Address: 1101 Syphrit Road Wellford,
SC 29385

County: Spartanburg

Tax Map ID: 5-16-00-066.00

Property Type: Industrial/Warehouse

Building Size: ± 177,422 SF

Year Built: 1961

Loading Docks: 15 ext.

Drive-In Doors: 4

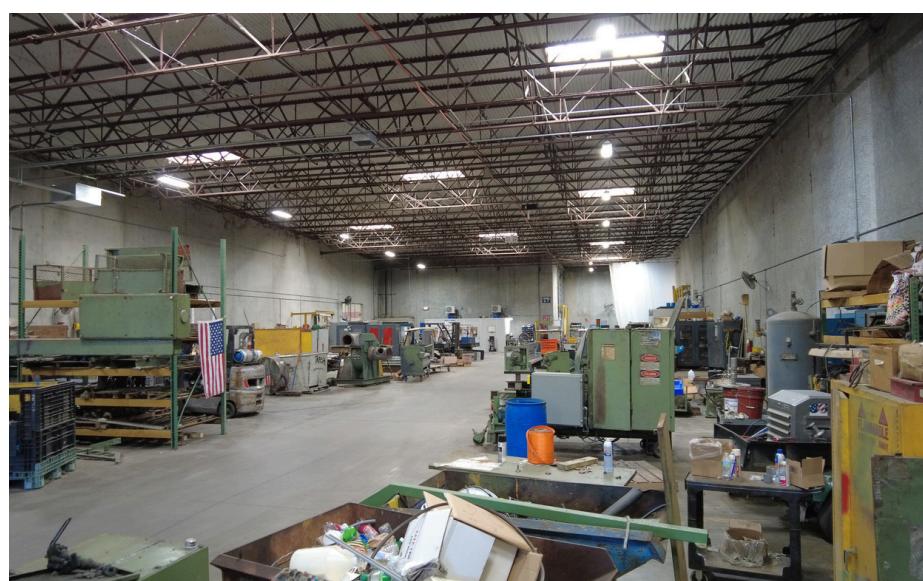
Power: Heavy Power Available

Ceiling Height: 20'

Sprinklers: Yes (Fully Sprinklered)

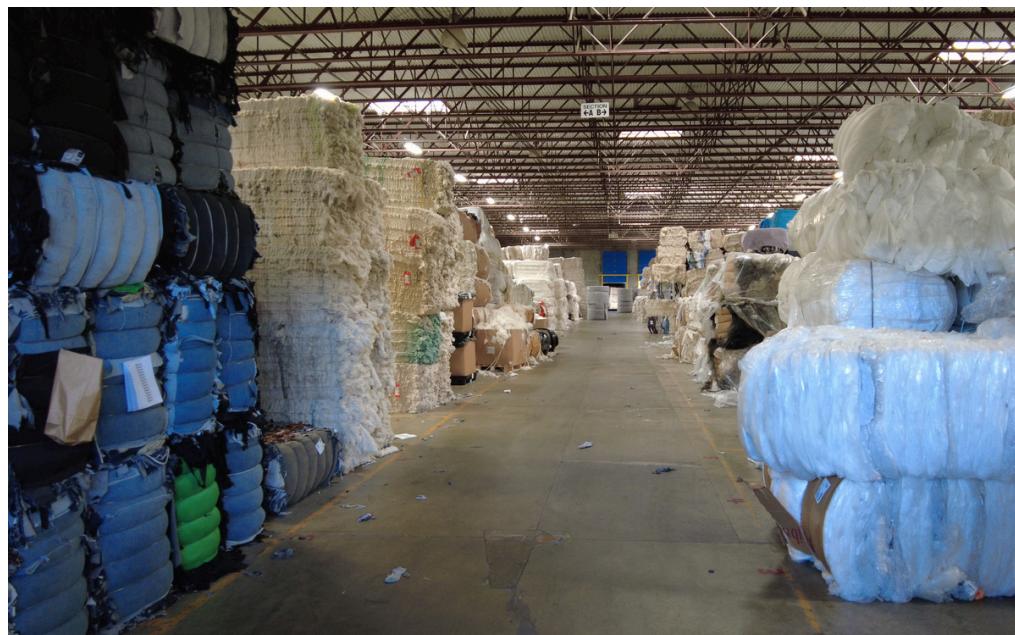
Walls: Poured Concrete

Lighting: LED



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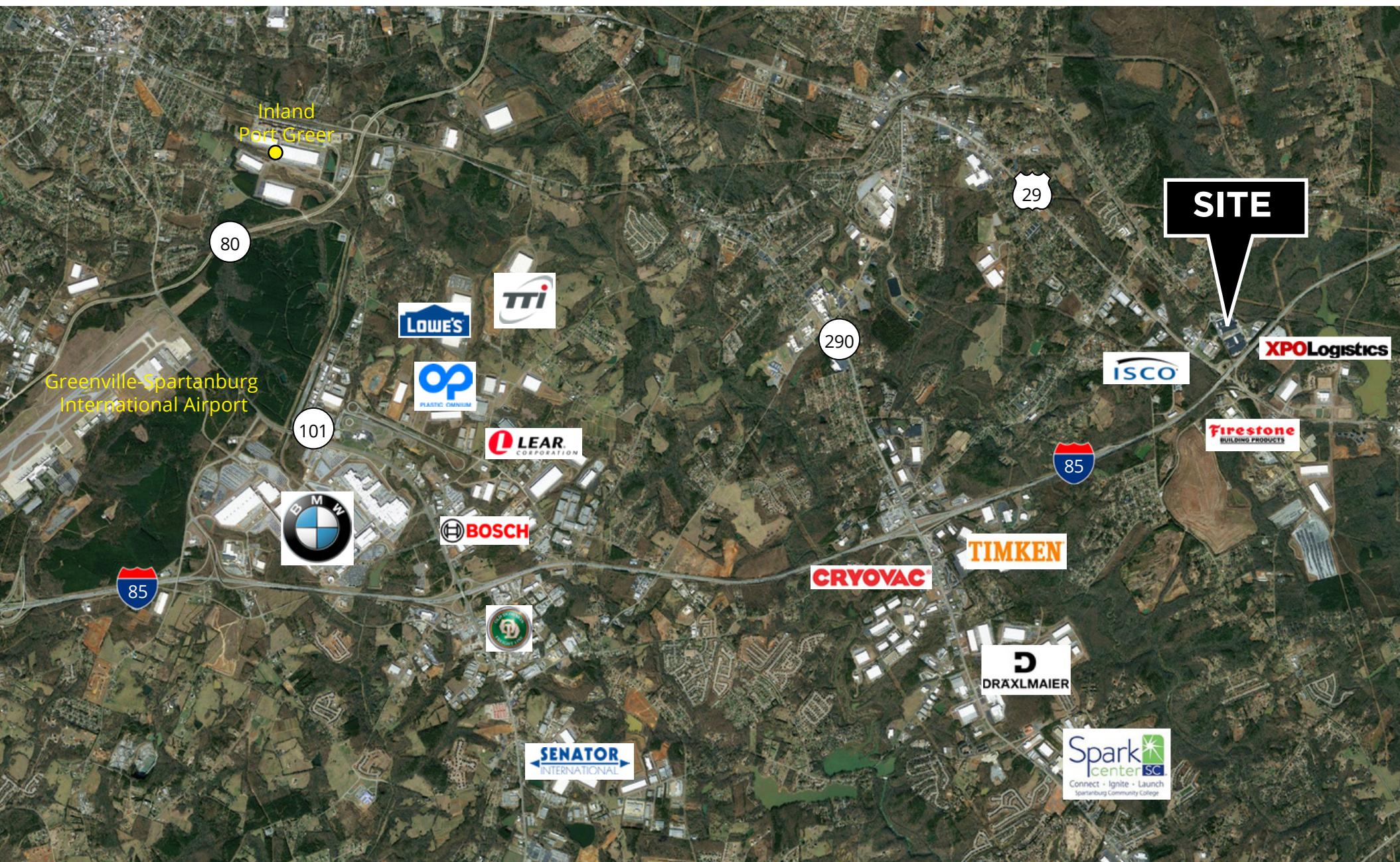
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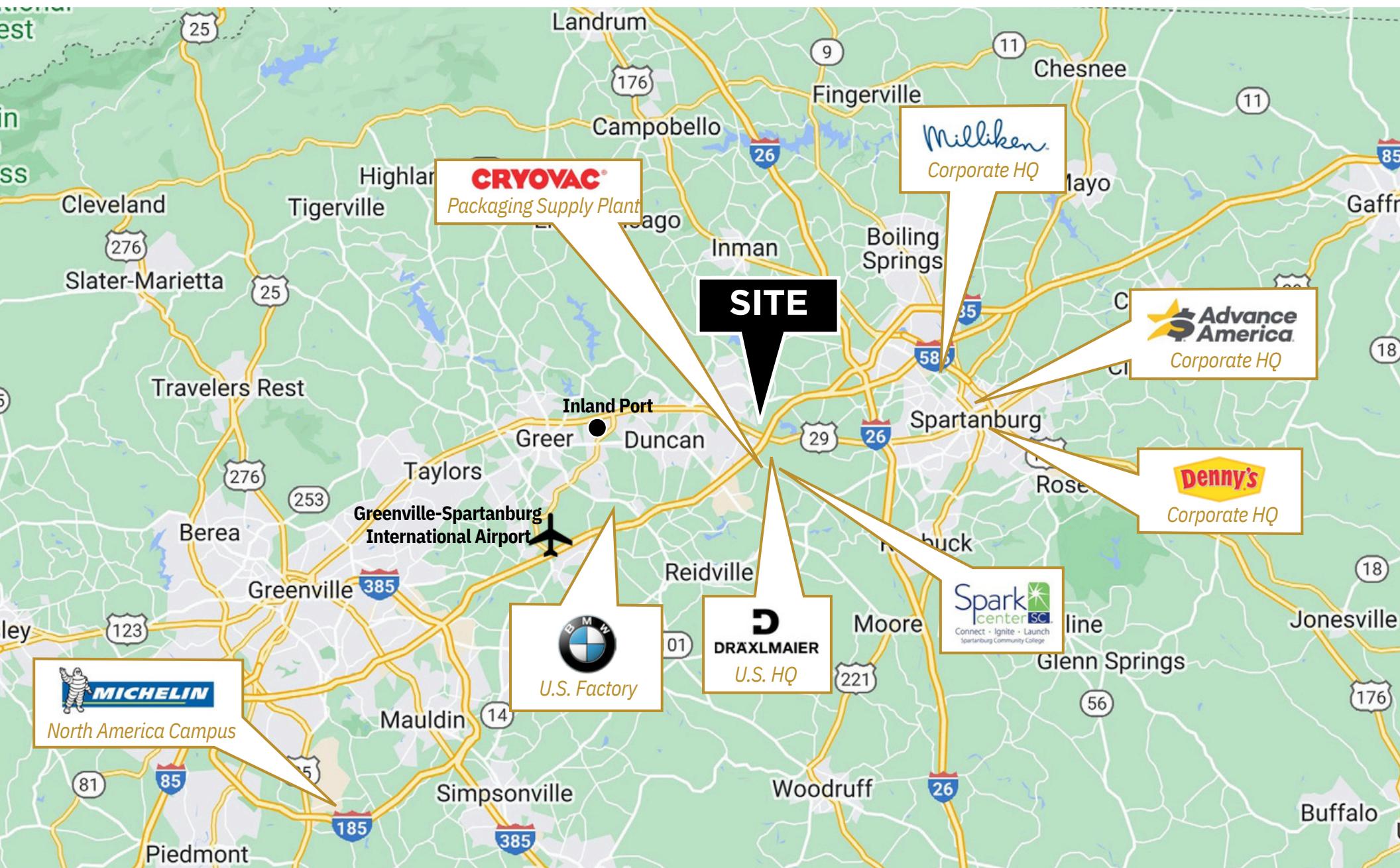
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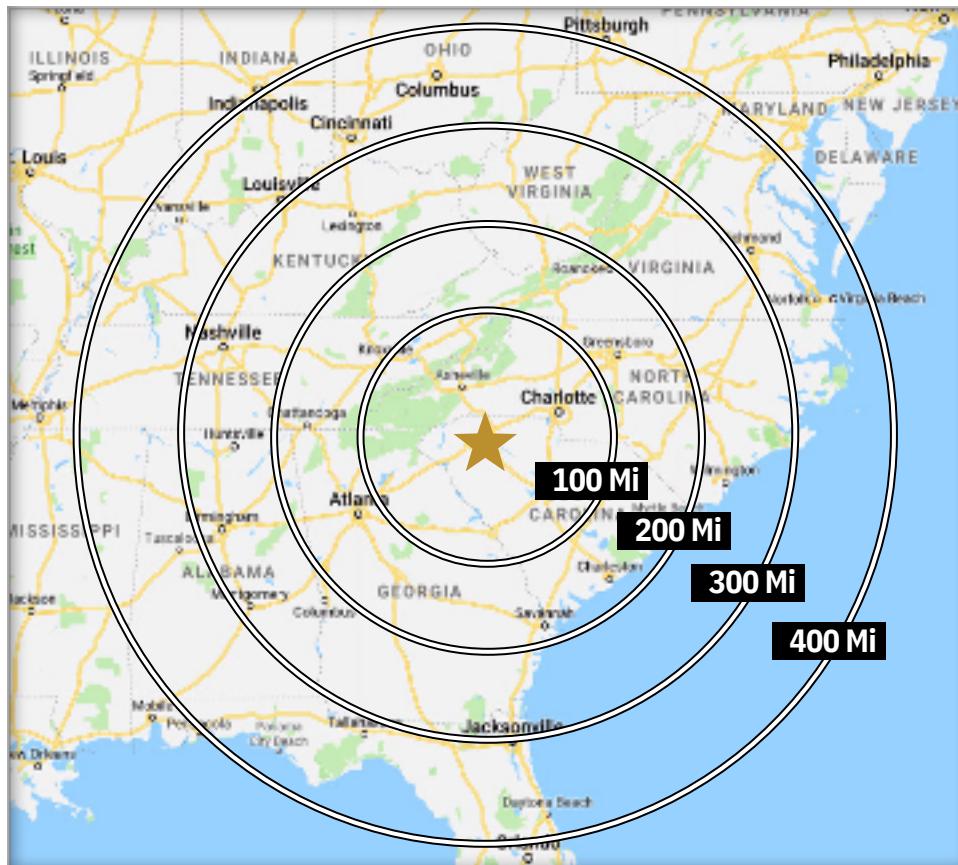
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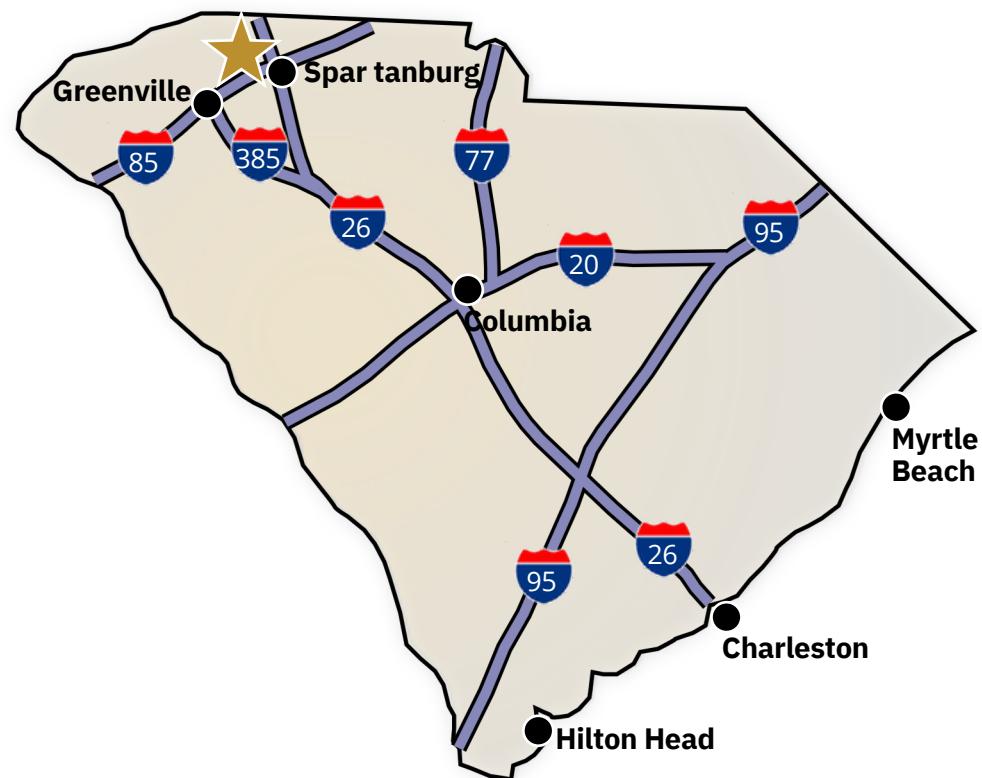


DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 20 Min	Cincinnati, OH	6 Hr 25 Min
Atlanta, GA	2 Hr 30 Min	Washington DC	7 Hr 21 Min
Raleigh, NC	3 Hr 47 Min	Mobile, AL	7 Hr 40 Min
Nashville, TN	5 Hr 26 min	Orlando, FL	7 Hr 36 Min
Richmond, VA	5 Hr 34 Min	Columbus, OH	7 Hr 51 Min
Jacksonville, FL	5 Hr 39 Min	Indianapolis, IN	8 Hr 2 Min
Louisville, KY	6 Hr 21 Min	Pittsburgh, PA	8 Hr 20 Min

DRIVE TIMES IN SOUTH CAROLINA

I-85	1 Min	Spartanburg	19 Min
I-26	8 Min 15	Greenville	23 Min 1 Hr
I-385	Min 1 Hr 21	Columbia	32 Min 3
I-20	Min 1 Hr	Charleston	Hr 12 Min 3
I-77	27 Min 2	Hilton Head	Hr 52 Min
I-95	Hr 13 Min	Myrtle Beach	4 Hr 6 Min



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SPARTANBURG COUNTY

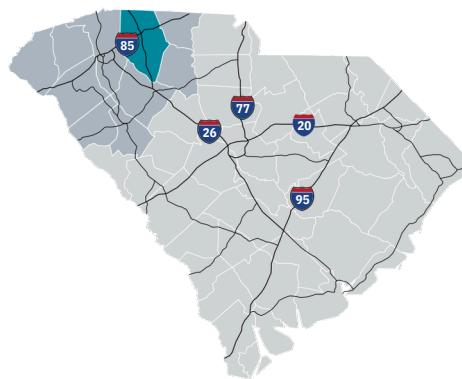
INFO



Start. Locate. Expand.

Spartanburg County

Formed in 1785, Spartanburg County and its county seat were named for the Spartan Regiment, a local militia unit that fought in the Revolutionary War. The county has grown from a frontier trading post and later a major textile center to an important, more diversified, manufacturing center. Spartanburg County also is an international business center with the highest per capita foreign investment and more than 110 international firms, including BMW Manufacturing Corporation. Spartanburg County offers businesses an excellent transportation system, including highways, rail and truck lines, Greenville-Spartanburg International Airport, and proximity to the Port of Charleston. Spartanburg's location at the crossroads of two major interstate highways, I-85 and I-26, put it at the top of the list for business and personal relocation.



Total Population

	2010	2021	2026	Growth Rate1
Spartanburg County	284,307	331,427	354,621	1.36%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

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Population by Age

	2010	2021	2026
Under 5	6.7%	5.9%	5.8%
5 to 9	6.7%	6.3%	6.1%
10 to 14	6.8%	6.3%	6.5%
15 to 24	14.0%	12.1%	11.9%
25 to 34	11.9%	13.3%	12.0%
35 to 44	13.7%	12.3%	13.1%
45 to 54	14.4%	12.6%	11.9%
55 to 64	12.4%	13.3%	12.8%
65+	13.5%	18.0%	20.0%
Median Age	37.9	39.9	40.8

38.2% of the 2021 population is prime working age

Households & Families

	2010	2021	2026
Total Households	109,246	127,634	136,693
Total Families	75,404	86,395	92,026
Average HH Size	2.53	2.54	2.54
Renter Occupied*	30.2%	29.1%	28.6%
Owner Occupied*	69.8%	70.9%	71.4%

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

Median Household Income

	2021	2026
Spartanburg County	\$56,200	\$60,775
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

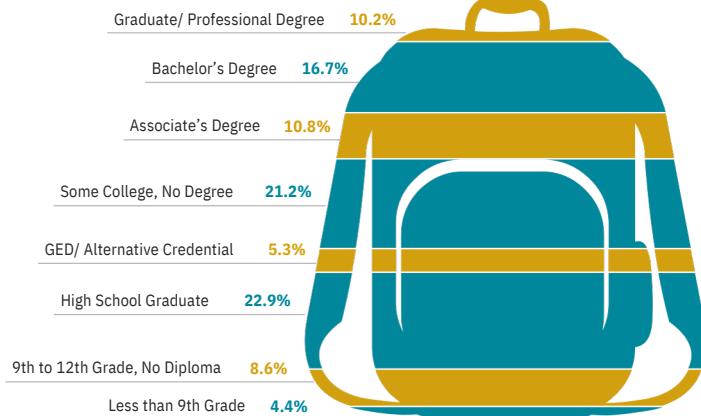
Population by Race & Ethnicity

	2010	2021	2026
White	72.3%	71.0%	70.0%
Black	20.6%	19.8%	19.5%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	2.0%	2.6%	3.0%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	3.1%	3.9%	4.5%
Two or More Races	1.7%	2.3%	2.7%
Hispanic Origin (Any Race)	5.9%	7.5%	8.7%

Per Capita Income

	2021	2026
Spartanburg County	\$28,445	\$31,688
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

2021 Highest Education Attainment, Age 25+



SPARTANBURG COUNTY INFO

(CONT.)



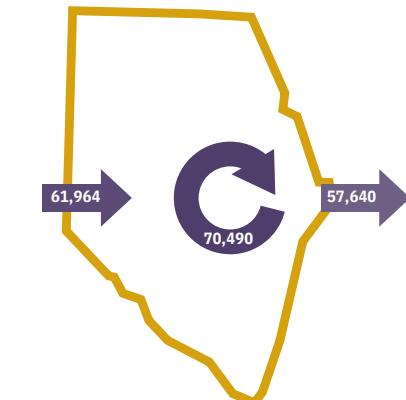
2018 Commuting Patterns

Travel Distance to Work

Less than 10 miles	42.7%
10-24 miles	32.5%
25-50 miles	8.7%
50 miles or more	16.1%

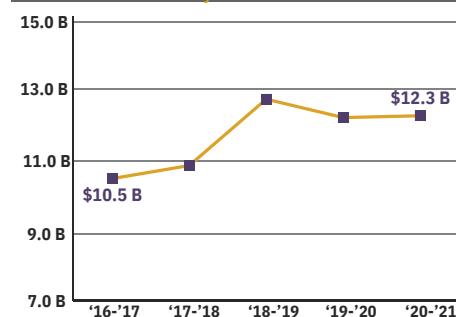
75.2% of workers travel less than 25 miles

Worker Inflow/Outflow



Live and Work in Spartanburg County
Commute into Spartanburg County
Commute Out of Spartanburg County

Gross Retail Sales by Fiscal Year



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Where Do Spartanburg County Workers Live?

Spartanburg County	53.2%
Greenville County	16.7%
Cherokee County	4.2%
Anderson County	2.8%
Laurens County	1.9%
Union County	1.9%
Richland County	1.7%
Pickens County	1.5%
York County	1.1%
Lexington County	1.1%

2021 Employment by Industry

Agriculture/Mining	0.4%	585
Construction	6.1%	9,129
Manufacturing	21.0%	31,615
Wholesale Trade	2.9%	4,417
Retail Trade	11.8%	17,835
Transportation/Utilities	5.7%	8,600
Information	1.5%	2,292
Finance/Insurance/Real Estate	4.8%	7,284
Services	42.9%	64,639
Public Administration	2.9%	4,416
Total	100%	150,812

2021 Civilian Population in Labor Force (16+)

Labor Force	158,746
Unemployed	5.0%

2021 Business Establishments by Industry



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Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
BMW Manufacturing Corporation	11,000	Automobiles
Draexlmaier Automotive	1,225	Wire harnesses
Michelin North America	1,150	Tires
Plastic Omnium	1,100	Plastic injection molded exteriors
Magna International	980	Automotive seating

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Spartanburg Regional Healthcare System	9,648	Health Services
Spartanburg County School Districts	6,063	Public Education, K-12
Spartanburg County	1,515	County Government
Adidas	1,450	Distribution and Logistics
Benore Logistics	1,100	Logistics



UpstateSCAlliance

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

Additional Resources

www.onespartanburginc.com
www.spartanburgcounty.org

www.upstateforever.org

APPALACHIAN

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

www.southcarolinaparks.com
www.sciway.net

Sources: ESRI Business Analyst (2021 and 2026 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

UPSTATE SOUTH CAROLINA INFO



Upstate SC

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	2021	2026	Growth Rate1
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%
United States	308,745,538	333,934,112	345,887,495	0.71%

1Projected Annual Growth Rate 2021-2026

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Population by Age

	2010	2021	2026
Under 5	6.5%	5.7%	5.7%
5 to 9	6.4%	6.1%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.5%	12.4%
25 to 34	12.1%	13.0%	11.8%
35 to 44	13.3%	12.3%	12.9%
45 to 54	14.4%	12.5%	12.0%
55 to 64	12.4%	13.4%	12.8%
65+	14.0%	18.4%	20.4%
Median Age	38.2	40.2	41.1

37.8% of the 2021 population is prime working age

Population by Race & Ethnicity

	2010	2021	2026
White	75.5%	74.4%	73.6%
Black	18.3%	17.6%	17.3%
American Indian/ Alaska Native	0.3%	0.3%	0.3%
Asian	1.4%	2.0%	2.3%
Hawaiian/ Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	3.5%	3.9%
Two or More Races	1.6%	2.2%	2.6%
Hispanic Origin (Any Race)	5.5%	6.9%	7.9%

High School Diploma or Higher



Bachelor's Degree or Higher



Graduate/ Professional Degree 11.3%

Bachelor's Degree 17.9%

Associate's Degree 10.5%

Some College, No Degree 20.1%

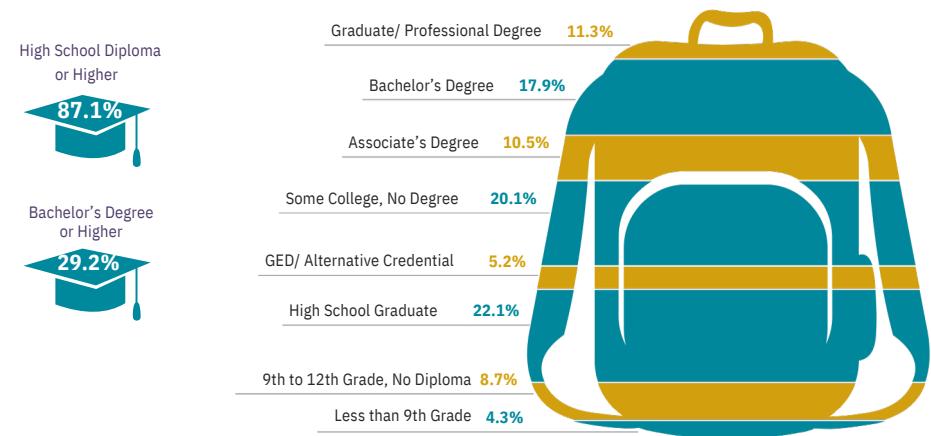
GED/ Alternative Credential 5.2%

High School Graduate 22.1%

9th to 12th Grade, No Diploma 8.7%

Less than 9th Grade 4.3%

2021 Highest Education Attainment, Age 25+



UPSTATE SOUTH CAROLINA

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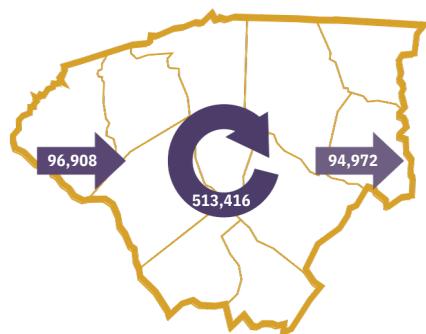
2018 Commuting Patterns

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
Commute into the Upstate SC Region
Commute Out of the Upstate SC Region

513,416
96,908
94,972

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%

2021 Employment by Industry

Agriculture/Mining	0.6%	4,407
Construction	6.5%	46,846
Manufacturing	19.7%	141,316
Wholesale Trade	2.7%	19,323
Retail Trade	10.8%	77,379
Transportation/Utilities	5.3%	37,880
Information	1.3%	9,505
Finance/Insurance/Real Estate	5.0%	36,002
Services	45.0%	322,482
Public Administration	3.1%	22,095
Total	100%	717,235

2021 Civilian Population in Labor Force (16+)

Labor Force	755,338
Unemployed	5.0%

2021 Business Establishments by Industry



Top 10 Major Employers

Company	Employees	Primary Product(s) / Industry
BMW Manufacturing Corp	5,000+	Automobile Manufacturer
Prisma Health	5,000+	Healthcare System
Spartanburg Regional Healthcare System	5,000+	Healthcare System
School District of Greenville County	5,000+	K-12 Public Education
Spartanburg County School Districts	5,000+	K-12 Public Education
Michelin North America	5,000+	Tire Manufacturing
Clemson University	5,000+	Public Research University
Bon Secours St. Francis Health System	2,501-5,000	Healthcare System
Spectrum Communications	2,501-5,000	Call Center
Greenville County	2,501-5,000	Local Government



Airport Access

Greenville Spartanburg International
50 non-stop daily departures
17 major cities and airports
across the US
- Allegiant Air
- American Airlines
- Delta
- Southwest Airlines
- United Airlines

1.2M passengers flown in FY2021
84,217 tons of air cargo moved
in FY2021



Port Access

Inland Port Greer
- 157,842 rail lifts in FY2021 -
12.3% growth from FY2020

Port of Charleston
- 2.5 M TEUs handled in FY2021
- 9.63% growth from FY2020



Highway Access

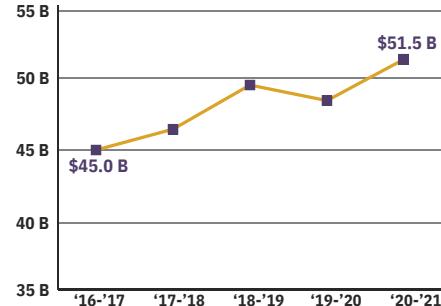
Interstates
- I-26
- I-85
- I-385
- I-585



Rail Access

Rail Providers
- 2 Major providers
- CSX
- Norfolk-Southern
- 2 Short line providers
- Greenville & Western
- Pickens
- Carolina Piedmont

Gross Retail Sales by Fiscal Year



Additional Resources

www.investabbevillecounty.com
www.andersoncountysc.org/econ-dev
www.cherokeecountydevelopmentboard.com
www.gogadc.com
www.greenwoodcounty-sc.gov

www.growlaurenscounty.com
www.investoconeeesc.com
www.alliancepickens.com
www.economicfuturesgroup.com
www.uniondevelopmentboard.com

www.scacog.org
www.catawbacog.org
www.uppersavannah.com
www.southcarolinaparks.com
www.sciway.net



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Sources: ESRI Business Analyst (2021 and 2026 Estimates); US Census Bureau (2010 Census Data); US Bureau of Labor Statistics; Longitudinal Employer-Household

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