



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

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

Bobby Lyons, SIOR, CCIM  
864.590.3476  
[bobby@lyonsindustrial.com](mailto:bobby@lyonsindustrial.com)

Luke Lyons  
864.838.1886  
[luke@lyonsindustrial.com](mailto:luke@lyonsindustrial.com)

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## 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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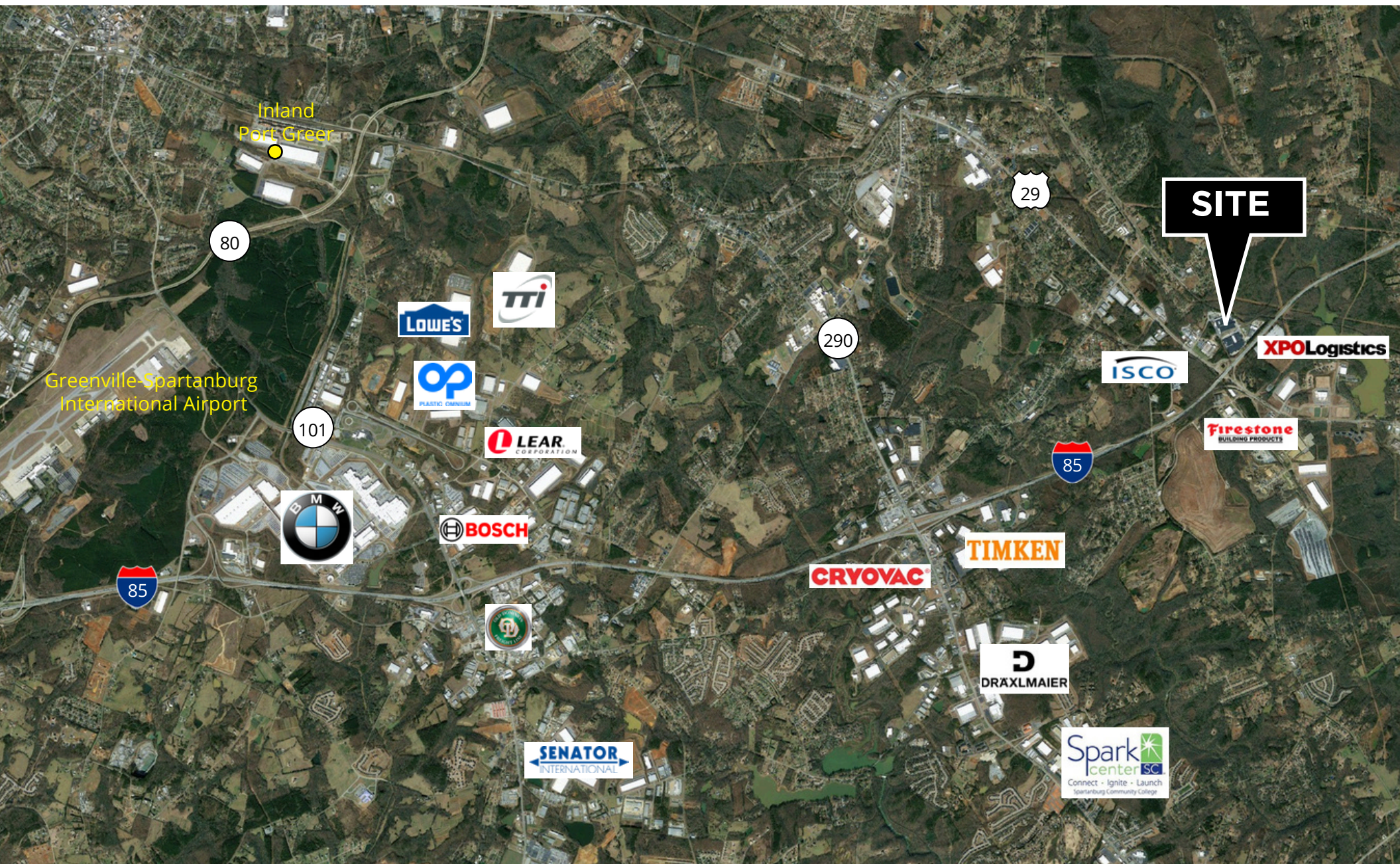


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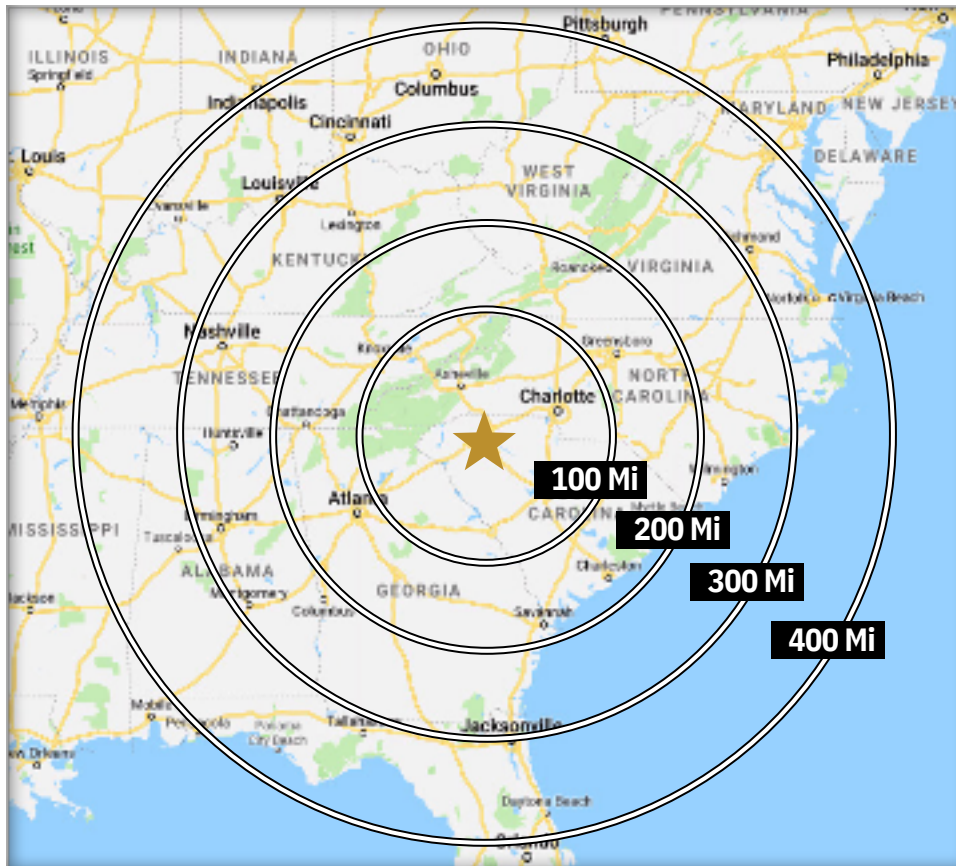
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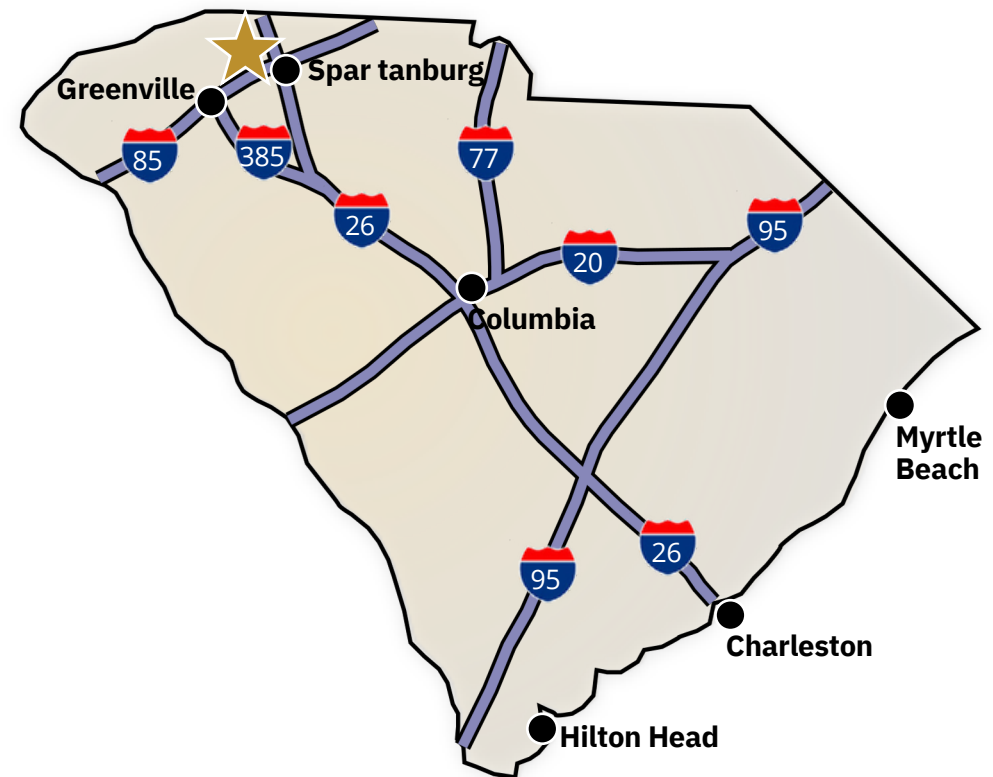


## DRIVE TIMES TO U.S. MAJOR CITIES

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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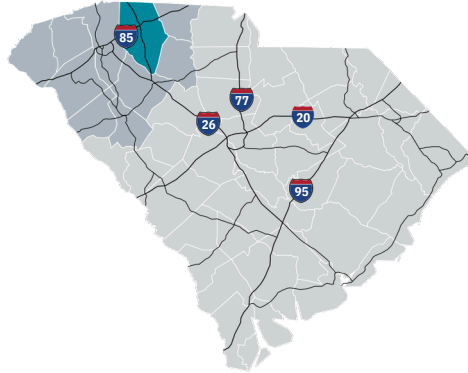
## SPARTANBURG COUNTY

## 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 Rate <sup>1</sup>
<b>Spartanburg County</b>	284,307	331,427	354,621	1.36%
<b>Upstate SC</b>	1,362,073	1,544,124	1,631,029	1.10%
<b>South Carolina</b>	4,625,364	5,321,206	5,665,411	1.26%

### Population by Age

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

38.2% of the 2021 population is prime working age

### Population by Race & Ethnicity

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

High School Diploma or Higher



Bachelor's Degree or Higher



### Households & Families

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

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

### Median Household Income

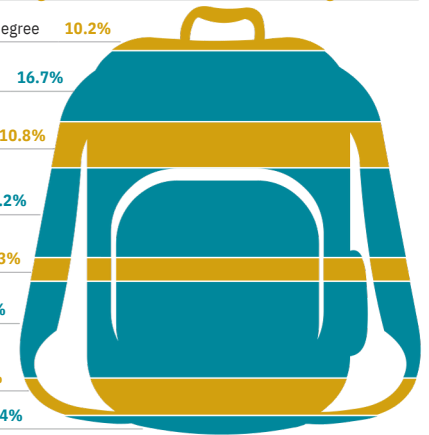
	2021	2026
<b>Spartanburg County</b>	\$56,200	\$60,775
<b>South Carolina</b>	\$55,711	\$61,082
<b>United States</b>	\$64,730	\$72,932

### Per Capita Income

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

### 2021 Highest Education Attainment, Age 25+

Graduate/ Professional Degree	10.2%
Bachelor's Degree	16.7%
Associate's Degree	10.8%
Some College, No Degree	21.2%
GED/ Alternative Credential	5.3%
High School Graduate	22.9%
9th to 12th Grade, No Diploma	8.6%
Less than 9th Grade	4.4%



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## SPARTANBURG COUNTY INFO

(CONT.)



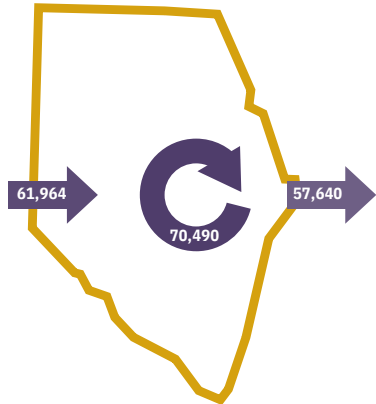
## 2018 Commuting Patterns

## 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	70,490
Commute into Spartanburg County	61,964
Commute Out of Spartanburg County	57,640

## 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%

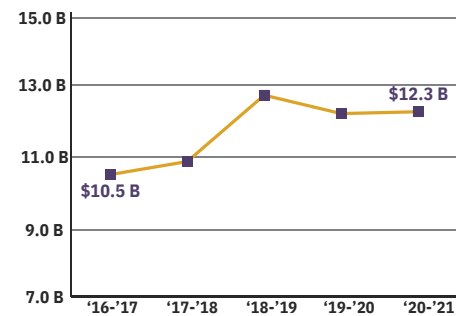
## 2021 Employment by Industry

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
Ser vices	42.9%	64,639
Public Administration	2.9%	4,416
<b>Total</b>	<b>100%</b>	<b>150,812</b>

## 2021 Civilian Population in Labor Force (16+)

<b>Labor Force</b>	158,746
<b>Unemployed</b>	5.0%

## Gross Retail Sales by Fiscal Year



## 2021 Business Establishments by Industry



## 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

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> </ul> <p>1.2M passengers flown in FY2021</p> <p>84,217 tons of air cargo moved in FY2021</p> <p>Spartanburg Downtown Memorial Airport</p>	<p>Inland Port Greer</p> <ul style="list-style-type: none"> <li>37 miles from the City of Spartanburg</li> <li>157,842 rail lifts in FY2021</li> <li>12.3% growth from FY2020</li> </ul> <p>Port of Charleston</p> <ul style="list-style-type: none"> <li>212 miles from the City of Spartanburg</li> <li>2.5 M TEUs handled in FY2021</li> <li>9.63% growth from FY2020</li> </ul>	<p>Interstates</p> <ul style="list-style-type: none"> <li>I-85</li> <li>I-585</li> <li>I-26</li> </ul> <p>Highways</p> <ul style="list-style-type: none"> <li>US-29</li> <li>US-176</li> <li>US-221</li> <li>SC-85 (Business 85)</li> </ul>	<p>Rail Providers</p> <ul style="list-style-type: none"> <li>CSX</li> <li>Norfolk-Southern</li> <li>Carolina Piedmont</li> </ul>



UpstateSCAlliance

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.onespartanburginc.com  
www.spartanburgcounty.org

www.upstatealliance.com  
www.upstateforever.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

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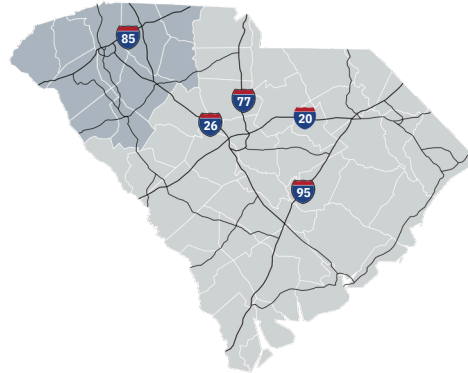


# UPSTATE SOUTH CAROLINA INFO



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

<sup>1</sup>Projected Annual Growth Rate 2021-2026

### 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



### Households & Families

	2010	2021	2026
Total Households	532,065	605,226	640,105
Total Families	363,466	405,265	426,221
Average HH Size	2.49	2.49	2.49
Renter Occupied*	30.5%	30.8%	30.2%
Owner Occupied*	69.5%	69.2%	69.9%

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

### Median Household Income

	2021	2026
Upstate SC	\$54,795	\$59,587
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

### Per Capita Income

	2021	2026
Upstate SC	\$29,792	\$33,253
South Carolina	\$30,714	\$34,369
United States	\$35,106	\$39,378

### 2021 Highest Education Attainment, Age 25+

Graduate/ Professional Degree 11.3%

Bachelor's Degree 17.9%

Associate's Degree 10.5%

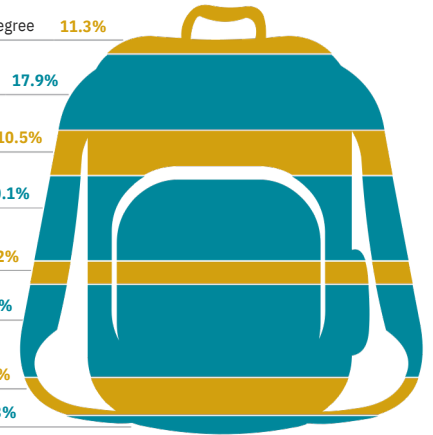
Some College, No Degree 20.1%

GED/ Alternative Credential 5.2%

High School Graduate 22.1%

9th to 12th Grade, No Diploma 8.7%

Less than 9th Grade 4.3%



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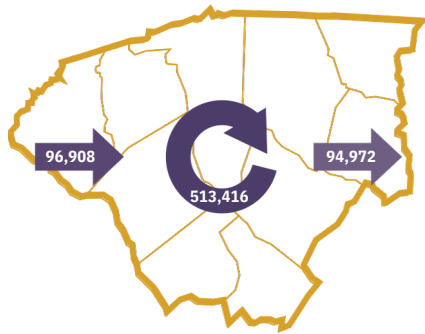
## 2018 Commuting Patterns

### 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	513,416
Commute into the Upstate SC Region	96,908
Commute Out of the Upstate SC Region	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
Ser vices	45.0%	322,482
Public Administration	3.1%	22,095
<b>Total</b>	<b>100%</b>	<b>717,235</b>

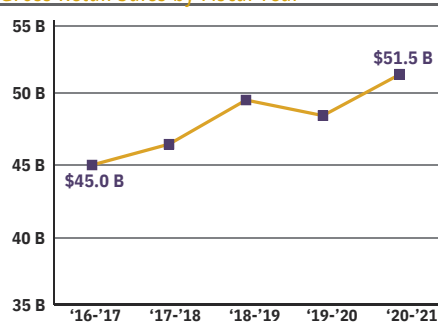
## 2021 Civilian Population in Labor Force (16+)

Labor Force	755,338
Unemployed	5.0%

## 2021 Business Establishments by Industry

Manufacturing	1,881
Retail	7,558
Hospitality	4,212
Professional Services	11,463
Transportation and Warehousing	869

## Gross Retail Sales by Fiscal Year



## 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	Port Access	Highway Access	Rail Access
<b>Greenville Spartanburg International</b> <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>1.2M passengers flown in FY2021</li> <li>84,217 tons of air cargo moved in FY2021</li> </ul>	<b>Inland Port Greer</b> <ul style="list-style-type: none"> <li>157,842 rail lifts in FY2021</li> <li>12.3% growth from FY2020</li> </ul> <b>Port of Charleston</b> <ul style="list-style-type: none"> <li>2.5 M TEUs handled in FY2021</li> <li>9.63% growth from FY2020</li> </ul>	<b>Interstates</b> <ul style="list-style-type: none"> <li>I-26</li> <li>I-85</li> <li>I-385</li> <li>I-585</li> </ul>	<b>Rail Providers</b> <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> </ul>

## Additional Resources

[www.investabbevillecounty.com](http://www.investabbevillecounty.com)  
[www.andersoncountysc.org/econ-dev](http://www.andersoncountysc.org/econ-dev)  
[www.cherokeeconomydevelopmentboard.com](http://www.cherokeeconomydevelopmentboard.com)  
[www.gogadc.com](http://www.gogadc.com)  
[www.greenwoodcounty-sc.gov](http://www.greenwoodcounty-sc.gov)

[www.growlaurenscounty.com](http://www.growlaurenscounty.com)  
[www.investoconeeesc.com](http://www.investoconeeesc.com)  
[www.alliancepickens.com](http://www.alliancepickens.com)  
[www.economicfuturesgroup.com](http://www.economicfuturesgroup.com)  
[www.uniondevelopmentboard.com](http://www.uniondevelopmentboard.com)

[www.scacog.org](http://www.scacog.org)  
[www.catawbacog.org](http://www.catawbacog.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**  
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 864.283.2300 | [www.upstatescalliance.com](http://www.upstatescalliance.com)

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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