PENN STATION

Rendering of Future Improvements

FOR LEASE
108 PENNSYLVANIA AVE
Greer, South Carolina

±10,000 - ±36,000 SF INDUSTRIAL FACILITY

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL

EXECUTIVE SUMMARY

- ±10,000 - ±36,000 SF of an Industrial Facility located within walking distance from downtown Greer

- Owner willing to make significant improvements based on Tenant Improvement Requirements

- Located along the exploding I-85 corridor between Greenville/Spartanburg and Charlotte.

- Easy access to major roadways and destinations including I-85, Clemson University, the Inland Port of Greer, and the Greenville-Spartanburg International Airport

- Perfect retail, commercial, industrial, or office space located in the heart of Greer, SC.

SNAPSHOT

Address:	108 Pennsylvania Avenue Greer, SC 29650 Greenville County
Tax ID:	G024000602000
Type:	Industrial
Lease Rate:	Call For Pricing

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

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864.838.1886
luke@lyonsindustrial.com

Joe Lomady
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joe@lyonsindustrial.com

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CORFAC INTERNATIONAL

2

PROPERTY SPECS

Address:	108 Pennsylvania Avenue Greer, SC 29650
County:	Greenville (City of Greer)
Tax Map ID:	G024000602000
Property Type:	Industrial Facility
Size:	±10,000 - ±36,000 SF
Zoned:	Commercial
Clear Heights:	16'
Dock Positions:	2
Electricity:	Duke Power
Water:	Greer BPW
Sewer:	Greer BPW

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Bay 10
17,758 SF

Bay 9
9,396 SF

Bay 8
9,436 SF

PARKING/
LOADING

PENNSYLVANIA AVENUE

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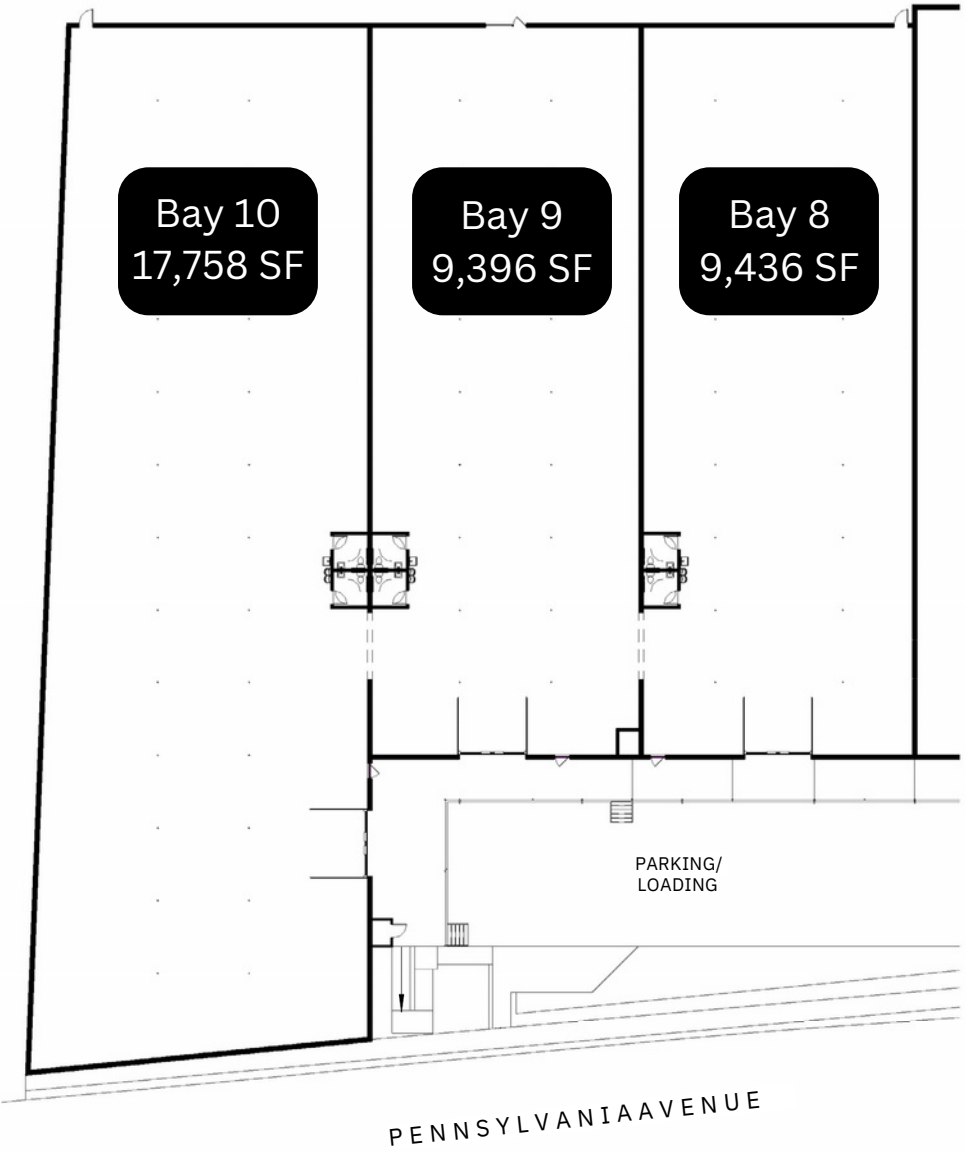
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SITE

Downtown Greer

N Line St

E Poinsett St

S Main St

Pennsylvania Ave

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SITE

Greer
City of Greer, SC

Inland Port Greer

Greenville-Spartanburg
International Airport

BMW

SITE

CRYOVAC®
Packaging Supply Plant

Milliken
Corporate HQ

Advance America
Corporate HQ

Denny's
Corporate HQ

Inland Port

Spark center SC.
Connect • Ignite • Launch
Spartanburg Community College

BMW
U.S. Factory

DRÄXLMAIER
U.S. HQ

MICHELIN
North America Campus

Greenville-Spartanburg
International Airport

DRIVE TIMES IN SOUTH CAROLINA

I-26	27 Min	Greenville	16 Min
I-85	11 Min	Spartanburg	38 Min
I-385	17 Min	Columbia	1 Hr 49 Min
I-20	1 Hr 34 Min	Charleston	3 Hr 27 Min
I-77	1 Hr 51 Min	Hilton Head	4 Hr 5 Min
I-95	2 Hr 30 Min	Myrtle Beach	4 Hr 23 Min

DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte,	NC	1 Hr 43 Min	Cincinnati, OH	6 Hr 25 Min
Atlanta,	GA	2 Hr 59 Min	Washington DC	7 Hr 21 Min
Raleigh,	NC	4 Hr 6 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

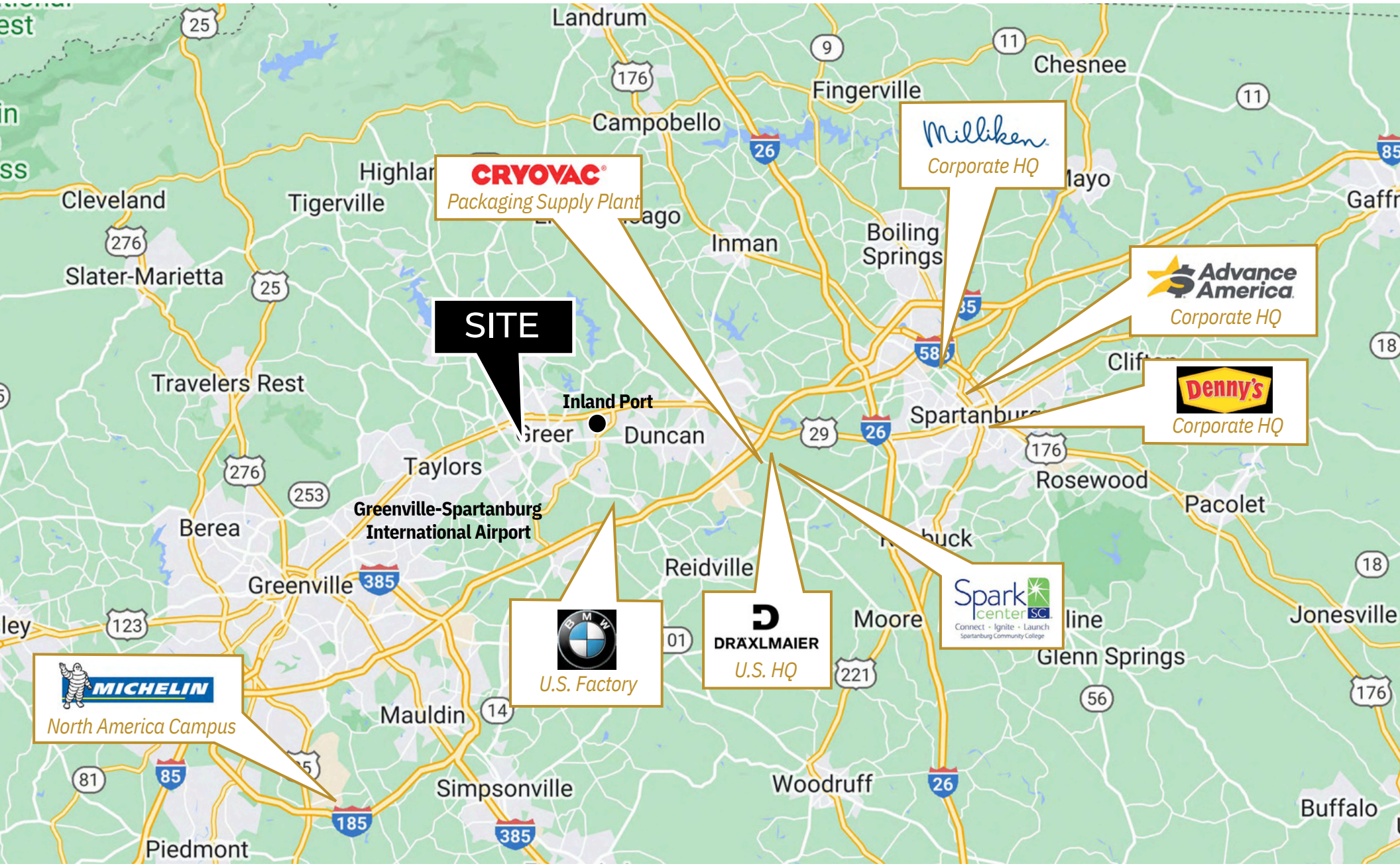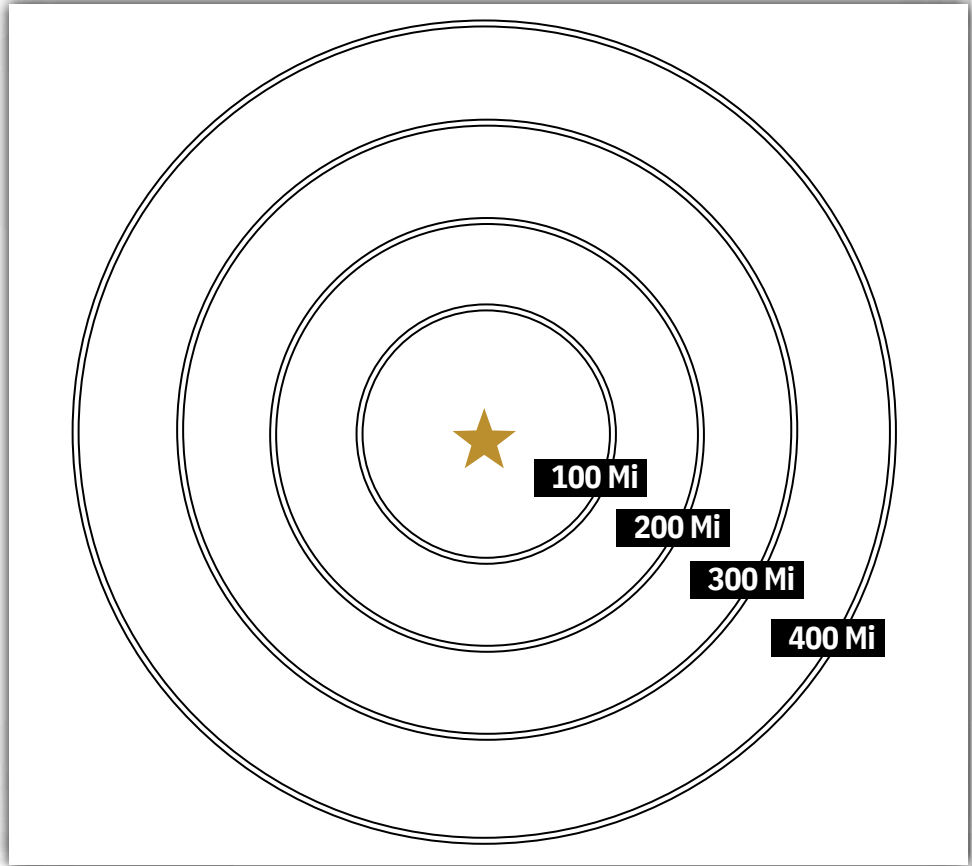
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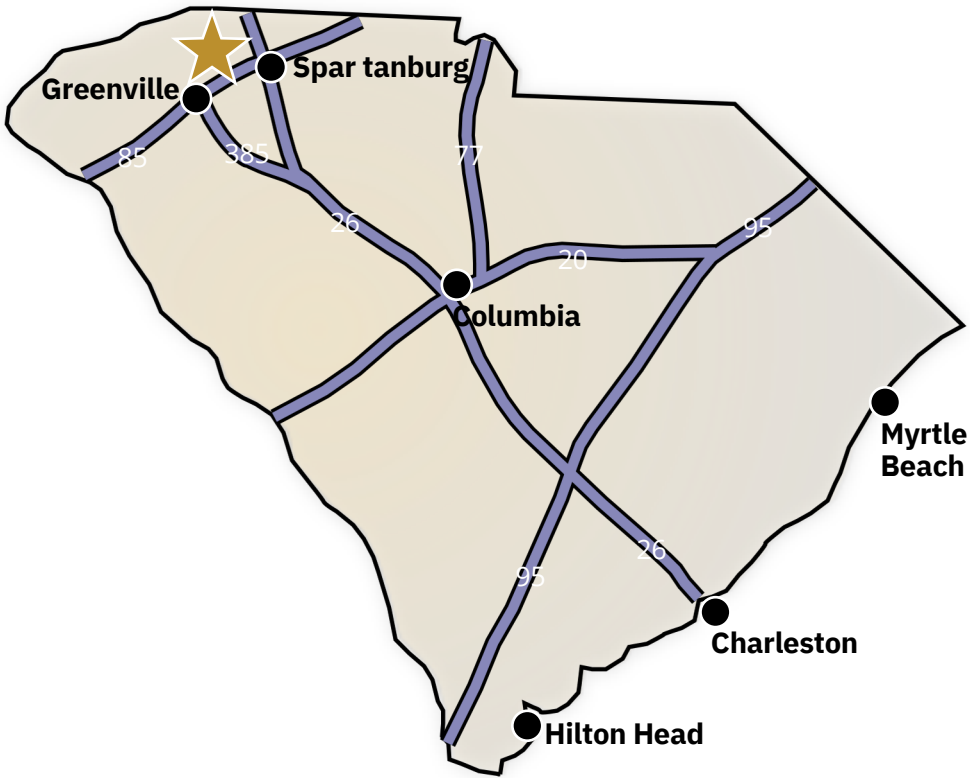*joe@lyonsindustrial.com*

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GREENVILLE COUNTY INFO

Greenville
COUNTY
GROW. INNOVATE. SUCCEED.

Finding an abundance of streams and rivers, textile manufacturers began operating in Upstate South Carolina in the 1820s. From those early days, Greenville County has gradually transformed from the textile capital of the world into an office, engineering and advanced manufacturing center of excellence. As South Carolina's most populous county, Greenville is situated in the northwestern corner of the state and is part of one of the nation's fastest growing areas, "The I-85 Mega-Growth Corridor." Located on I-85 between Charlotte, NC and Atlanta, GA, Greenville is just 200 miles via I-26 to the Atlantic Ocean and the Port of Charleston. To the northwest and just 30 minutes away are the Blue Ridge mountains. Access to the rest of the U.S. is made easy by the Greenville-Spartanburg International Airport, recognized as one of the most user friendly ones. With a unique blend of southern traditions and international influences, gentle rolling hills and beautiful, majestic mountains, Greenville is just the right mix for a great place to live, work and play
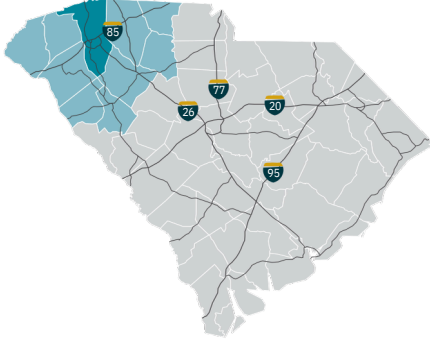
TOTAL POPULATION

	2010	2023	2028	Growth Rate*
Greenville County	451,225	552,910	578,009	0.89%
Upstate SC	1,362,073	1,568,057	1,615,810	0.60%
South Carolina	4,625,364	5,311,184	5,473,930	0.61%

*Projected annual growth rate 2023-2028

POPULATION BY AGE

	2010	2023	2028
Under 5	6.9%	5.9%	5.9%
5 to 9	6.6%	6.4%	6.1%
10 to 14	6.7%	6.6%	6.6%
15 to 24	13.5%	12.0%	12.1%
25 to 34	13.4%	13.0%	12.2%
35 to 44	14.0%	13.5%	13.5%
45 to 54	14.4%	12.5%	12.4%
55 to 64	11.8%	12.7%	11.9%
65+	12.8%	17.5%	19.4%
MEDIAN AGE	37.1	39.5	40.2

39% of the 2023 population is prime working age

POPULATION by Race & Ethnicity

	2010	2023	2028
White	73.8%	66.6%	65.6%
Black	18.1%	16.3%	15.7%
American Indian / Alaska Native	0.3%	0.5%	0.5%
Asian	2.0%	2.7%	3.0%
Hawaiian / Pacific Islander	0.1%	0.1%	0.1%
Some Other Race	3.9%	6.4%	7.1%
Two or More Races	1.9%	7.4%	8.1%
Hispanic Origin (any race)	8.1%	11.9%	13.1%

HOUSEHOLDS & FAMILIES

		2010	2023	2028
Total Households	Total	176,531	221,108	232,835
Families	Average	119,362	144,112	151,186
Household Size	Owner	2.49	2.45	2.44
Occupied	Renter	60.9%	64.3%	65.0%
Occupied Vacant		29.4%	28.1%	27.7%
		9.7%	7.7%	7.2%

MEDIAN HOUSEHOLD INCOME

	2023	2028
Greenville County	$69,155	$77,990
South Carolina	$60,025	$67,198
United States	$72,603	$82,410

PER CAPITA INCOME

	2023	2028
Greenville County	$40,561	$46,082
South Carolina	$35,757	$40,747
United States	$41,310	$47,525

2023 EDUCATIONAL ATTAINMENT, AGE 25+

14.9%	Graduate / Professional Degree
26.3%	Bachelor's Degree
10.4%	Associate Degree
16.5%	Some College, No Degree
19.2%	GED / Alternative Credential
4.2%	High School Diploma
5.9%	9th-12th Grade, No Diploma
2.6%	Less than 9th Grade

91.5% high school diploma or higher

41.2% bachelor's degree or higher

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10

GREENVILLE COUNTY INFO (CONT.)

2020 COMMUTING PATTERNS
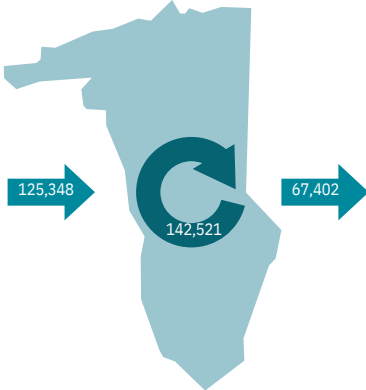
TRAVEL DISTANCE TO WORK

Less than 10 miles	55.7%
10-24 miles	26.9%
25-50 miles	6.4%
50 miles or more	11.0%

82.6% of workers travel less than 25 miles

WORKER INFLOW & OUTFLOW

125,348 → 142,521 → 67,402

|	
Live and work in Greenville County	142,521
Commute into Greenville County	125,348
Commute out of Greenville County	67,402

GROSS RETAIL SALES
by Fiscal Year

$17.97B (2017-18) ... $23.14B (2021-22)

$25B	
$20B	
$15B	
	2017-18 2018-19 2019-20 2020-21 2021-22

Greenville County
WHERE DO WORKERS LIVE?

Greenville County	53.2%
Spartanburg County	10.2%
Anderson County	8.4%
Pickens County	6.1%
Laurens County	3.1%
Richland County	1.8%
Oconee County	1.7%
Lexington County	1.3%
Charleston County	1.2%
York County	1.0%

2023 EMPLOYMENT
by Industry

Industry	%	
Agriculture / Mining	0.4%	1,011
Construction	6.5%	17,354
Manufacturing	16.5%	43,953
Wholesale Trade	2.3%	6,177
Retail Trade	9.7%	25,743
Transportation / Utilities	4.7%	12,462
Information	2.0%	5,240
Finance / Insurance / Real Estate	6.6%	17,516
Services	48.8%	129,635
Public Administration	2.6%	6,809
TOTAL		265,900

2023 CIVILIAN POPULATION
by Labor Force (16+)

Labor Force	272,039
Unemployed	3.5%
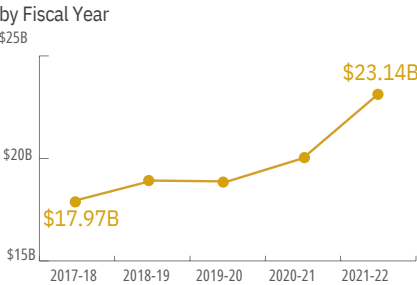
2023 BUSINESS ESTABLISHMENTS
by Industry

- 817 Manufacturing
- 1,902 Leisure and Hospitality
- 2,509 Retail
- 2,840 Professional and Business Services
- 310 Transportation and Warehousing

TOP 10 MAJOR EMPLOYERS

COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
Prisma Health	Healthcare	10,000+
Greenville County Schools*	Primary Education, K-12	10,000+
Michelin North America*	Headquarters / R&D / Manufacturing (Radial Tires)	2,501-5,000
Bon Secours St. Francis Health System*	Healthcare	2,501-5,000
Spectrum Communications	Utility Provider	2,501-5,000
Greenville County Government	Local Government	2,501-5,000
GE Power	Turbines	1,001-2,500
TD Bank	Financial Services	1,001-2,500
Fluor Corporation	Engineering / Construction Services	1,001-2,500
Verizon Wireless	Call Center	1,001-2,500

*Multiple Locations

AIRPORT

GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT
- 50 non-stop daily departures
- 17 major cities & 20 airports
- 2.2 million passengers flown in FY2022
- 97,221 tons of air cargo moved in FY2022

GREENVILLE DOWNTOWN AIRPORT

SC TECHNOLOGY & AVIATION CENTER

PORT

INLAND PORT GREER
- 17 miles from the City of Greenville
- 151,261 rail lifts in FY2022

PORT OF CHARLESTON
- 212 miles from the City of Greenville
- 2.9 million TEUs handled in FY2022
- ▲ 11.9% from FY2021

HIGHWAY

INTERSTATES
- 85 185 385

HIGHWAYS
- 25 29
- 123 276

RAIL

MAJOR PROVIDERS

SHORT-LINE PROVIDERS
Carolina Piedmont
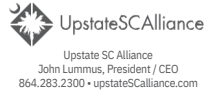
ADDITIONAL RESOURCES

SOUTH CAROLINA STATE PARKS

UpstateSCAlliance
Upstate SC Alliance
John Lummus, President / CEO
864.283.2300 • upstateSCalliance.com

Sources: Appalachian Council of Governments, Esri Business Analyst, Greenville-Spartanburg International Airport, Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, and US Census Bureau

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UPSTATE SOUTH CAROLINA INFO

Upstate SOUTH CAROLINA

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 affordable 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.
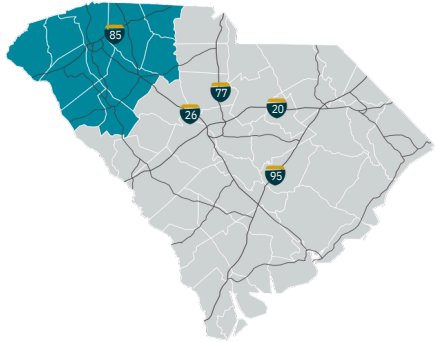
TOTAL POPULATION

	2010	2022	2027	Growth Rate*
Upstate SC	1,362,073	1,550,553	1,600,850	0.64%
South Carolina	4,625,364	5,255,014	5,434,182	0.67%
United States	308,745,538	335,707,897	339,902,796	0.25%

*Projected annual growth rate 2022-2027

POPULATION BY AGE

	2010	2022	2027
Under 5	6.5%	5.7%	5.6%
5 to 9	6.4%	6.1%	5.9%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.6%	12.5%
25 to 34	12.1%	12.9%	11.6%
35 to 44	13.3%	12.3%	12.9%
45 to 54	14.4%	12.4%	12.0%
55 to 64	12.4%	13.2%	12.6%
65+	14.1%	18.5%	20.5%
MEDIAN AGE	38.2	40.2	41.1

37.6% of the 2022 population is prime working age

POPULATION by Race & Ethnicity

	2010	2022	2027
White	75.5%	69.8%	68.6%
Black	18.3%	17.3%	17.4%
American Indian / Alaska Native	0.3%	0.4%	0.4%
Asian	1.4%	1.9%	2.1%
Hawaiian / Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	2.8%	4.3%	4.6%
Two or More Races	1.6%	6.3%	6.9%
Hispanic Origin (any race)	5.5%	8.0%	8.3%

HOUSEHOLDS & FAMILIES

		2010	2022	2027
Total Households	Total	532,065	613,944	635,608
Families	Average	363,466	404,034	416,221
Household Size	Renter	2.49	2.46	2.46
Occupied	Owner	61.2%	64.5%	65.2%
Occupied Vacant		26.8%	25.8%	25.0%
		12.0%	9.7%	9.8%

MEDIAN HOUSEHOLD INCOME

	2022	2027
Upstate SC	$60,127	$69,990
South Carolina	$61,645	$72,650
United States	$72,414	$84,445

PER CAPITA INCOME

	2022	2027
Upstate SC	$34,518	$40,048
South Carolina	$36,186	$41,955
United States	$40,363	$47,064

2022 EDUCATIONAL ATTAINMENT, AGE 25+

Percent	Category
11.6%	Graduate / Professional Degree
18.8%	Bachelor's Degree
11.4%	Associate Degree
18.6%	Some College, No Degree
5.2%	GED / Alternative Credit
22.4%	High School Diploma
8.1%	9th-12th Grade, No Diploma
3.8%	Less than 9th Grade

88% high school diploma or higher

30.4% bachelor's degree or higher

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UPSTATE SOUTH CAROLINA (CONT.)

2020 COMMUTING PATTERNS

TRAVEL DISTANCE TO WORK

Less than 10 miles	43.7%
10-24 miles 25-50	33.2%
miles 50 miles or	8.3%
more	14.8%

76.9% of workers travel less than 25 miles

WORKER INFLOW & OUTFLOW

65,922 → 75,577 → 57,050

|	
Live and work in Spartanburg County	75,577
Commute into Spartanburg County	65,922
Commute out of Spartanburg County	57,050

GROSS RETAIL SALES
by Fiscal Year

$15B — $14.7B
$12B
$10.9B
$9B

2017-18 2018-19 2019-20 2020-21 2021-22

Spartanburg County
WHERE DO WORKERS LIVE?

Spartanburg County	53.4%
Greenville County	17.0%
Cherokee County	4.1%
Anderson County	2.9%
Union County	1.9%
Laurens County	1.8%
Richland County	1.5%
Pickens County	1.5%
York County	1.2%
Lexington County	1.1%

2023 EMPLOYMENT
by Industry

Industry	%	Employees
Agriculture / Mining	0.6%	920
Construction	5.8%	8,927
Manufacturing	20.3%	31,037
Wholesale Trade	2.0%	3,076
Retail Trade	10.4%	15,905
Transportation / Utilities	7.5%	11,532
Information	1.7%	2,634
Finance / Insurance / Real Estate	4.8%	7,305
Services	43.8%	66,878
Public Administration	3.0%	4,642
TOTAL	100%	152,856

2023 CIVILIAN POPULATION
by Labor Force (16+)

Labor Force	159,818
Unemployed	4.4%
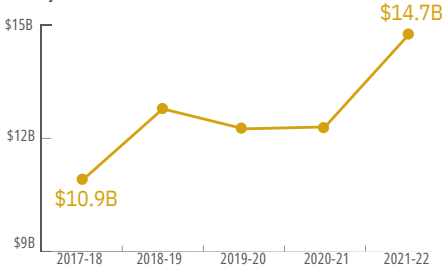
2023 BUSINESS ESTABLISHMENTS
by Industry

497 Manufacturing
899 Leisure and Hospitality
1,499 Retail
1,006 Professional and Business Services
296 Transportation and Warehousing

TOP 10 MAJOR EMPLOYERS

COMPANY	PRIMARY PRODUCT(S) / INDUSTRY	EMPLOYEES
BMW Manufacturing Corporation	Automobile Manufacturer	5,000+
Prisma Health	Healthcare System	5,000+
Spartanburg Regional Healthcare System	Healthcare System	5,000+
School District of Greenville County	K-12 Public Education	5,000+
Spartanburg County School Districts	K-12 Public Education	5,000+
Michelin North America	Tire Manufacturer	5,000+
Clemson University	Public Research University	5,000+
Bon Secours St. Francis Health System	Healthcare System	2,501-5,000
Spectrum Communications	Call Center	2,501-5,000
Greenville County	Local Government	2,501-5,000

AIRPORT
GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT
- 50 non-stop daily departures
- 17 major cities & 20 airports
- 2.2 million passengers flown in FY2022
- 97,221 tons of air cargo moved in FY2022

PORT
INLAND PORT GREER
- 151,261 rail lifts in FY2022

PORT OF CHARLESTON
- 2.9 million TEUs handled in FY2022
  ▲ 11.9% from FY2021

HIGHWAY
INTERSTATES
26 185 85
385 585

RAIL
MAJOR PROVIDERS

SHORT-LINE PROVIDERS
Greenville & Western
Pickens
Carolina Piedmont

ADDITIONAL RESOURCES

ABBEVILLE COUNTY ANDERSON COUNTY ECONOMIC DEVELOPMENT CCDB

LAURENS COUNTY Development Corporation SOUTH CAROLINA, USA OCONEE ECONOMIC ALLIANCE Alliance Pickens South Carolina, USA ONE SPARTANBURG INC. UCDB

APPALACHIAN Council of Governments Catawba Regional UPPER SAVANNAH Council of Governments SOUTH CAROLINA STATE PARKS SCIWAY

UpstateSCAlliance

Upstate SC Alliance
John Lummus, President / CEO
864.283.2300 • upstateSCalliance.com

Sources: Appalachian Council of Governments, ESRI Business Analyst, Greenville-Spartanburg International Aiport, Lightcast 2023.2 (QCEW), Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, US Bureau of Labor Statistics, and US Census Bureau

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