



FOR LEASE

300 S MAIN STREET

Mauldin, South Carolina

±5,967 - 244,000 SF INDUSTRIAL FACILITY

**LYONS**  
INDUSTRIAL PROPERTIES  
SALES • LEASING • DEVELOPMENT  
CORFAC INTERNATIONAL



### EXECUTIVE SUMMARY

- Now offering leasable industrial space ranging from 5,967 SF to 244,000 SF, providing options for various user sizes.
- Provides immediate access to Highway 276 , is located ±1.3 miles from I-385 , and features an on-site rail line with a spur.
- Ideal for manufacturing users, the site features robust electrical infrastructure with capacities for both 1,200 AMP and 3,000 AMP.
- The facility offers 15'-27' clear heights and a wet sprinkler system with an on-site water tower.
- Situated in the Greenville/Spartanburg market , a premier Southeast hub where trucks can reach over 100 million people within a one-day drive

SNAPSHOT	
Address:	300 S Main St Muldin, SC
Tax ID:	M004010401700
County:	Greenville County
Property Type:	Industrial
Zoning:	I-1
Building Size:	± 5,967 - 244,000 SF
Lease Rates:	Call for Pricing

**Chris Hober**  
 864.601.4253  
 chris@lyonsindustrial.com

**Danny Butters**  
 864.385.5102  
 danny@lyonsindustrial.com

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and the same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# PROPERTY SPECS

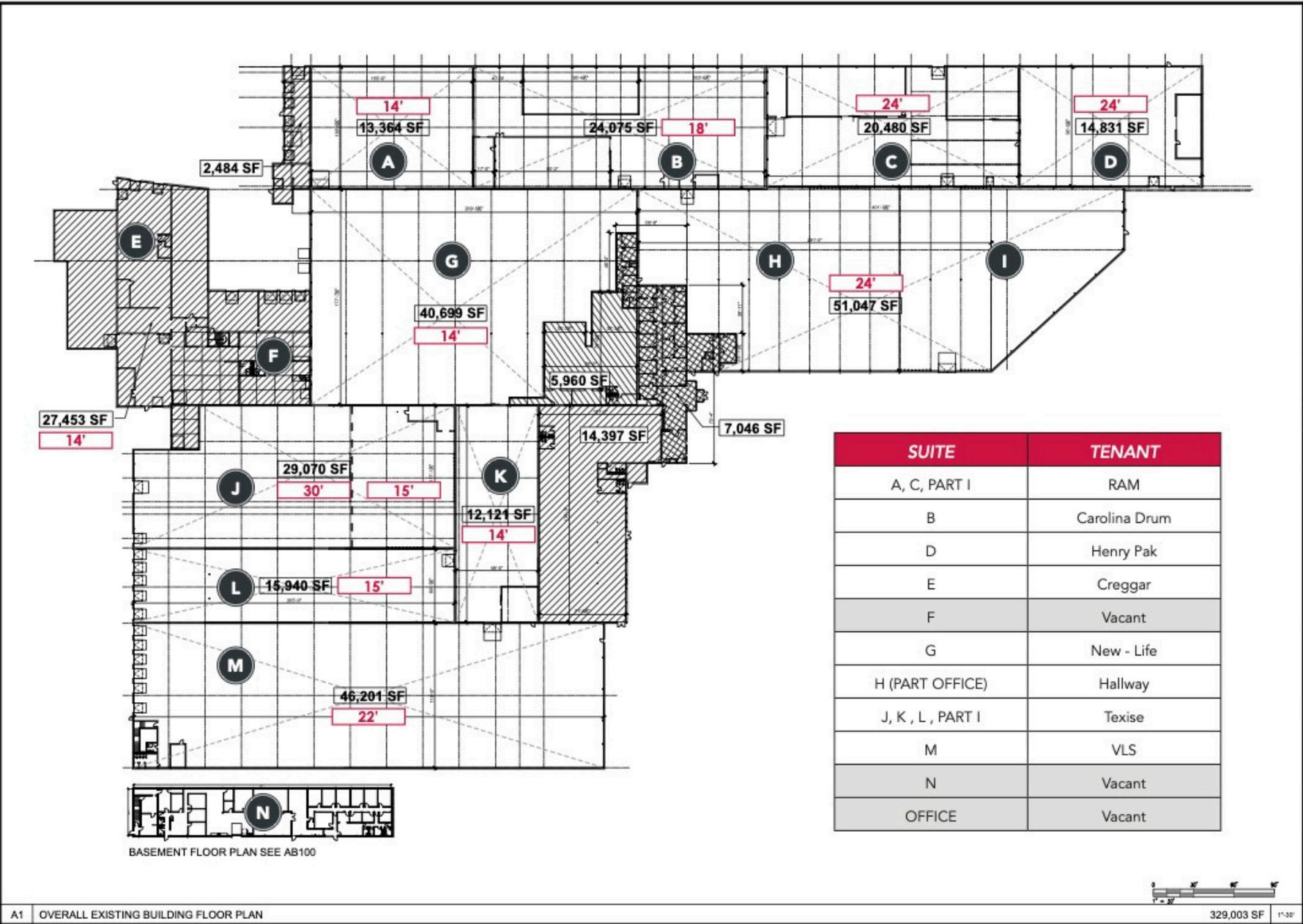
<b>Address:</b>	<b>300 S Main Street Mauldin, SC 29662</b>
<b>County:</b>	<b>Greenville</b>
<b>Tax Map ID:</b>	<b>M004010401700</b>
<b>Property Type:</b>	<b>Industrial</b>
<b>Leasable Area:</b>	<b>± 5,967 - 244,000 SF</b>
<b>Zoning:</b>	<b>I-1</b>
<b>Year Built</b>	<b>1971 (Multiple Additions)</b>
<b>Ceiling Height</b>	<b>15' - 27'</b>
<b>Floor Thickness:</b>	<b>6"</b>
<b>Drive-Ins:</b>	<b>7</b>
<b>Docks:</b>	<b>24</b>
<b>Power:</b>	<b>Heavy Power - 1,200 amp &amp; 3,000 amp</b>
<b>Water:</b>	<b>Greenville County</b>
<b>Sewer:</b>	<b>City of Mauldin</b>
<b>Gas:</b>	<b>Piedmont Natural Gas</b>
<b>Electric:</b>	<b>Duke Energy</b>



**Chris Hober**  
 864.601.4253  
 chris@lyonsindustrial.com

**Danny Butters**  
 864.385.5102  
 danny@lyonsindustrial.com





SUITE	TENANT
A, C, PART I	RAM
B	Carolina Drum
D	Henry Pak
E	Creggar
F	Vacant
G	New - Life
H (PART OFFICE)	Hallway
J, K, L, PART I	Texise
M	VLS
N	Vacant
OFFICE	Vacant



<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION							<p>REGISTERED ARCHITECTS IN THE STATE OF SOUTH CAROLINA                  ARD, WOOD, HOLCOMBE &amp; SAIE, INC.                  ARCHITECTS AND PLANNERS                  807A MAIN STREET, SUITE 104                  CHARLESTON, SOUTH CAROLINA 29401                  PHONE: 843.798.5468                  WWW.ARDWOODHOLCOMBE.COM</p>
NO.	DATE	DESCRIPTION								
<p>FLOOR PLAN                  300 SOUTH MAIN ST.                  BUILDING                  MAULDIN, SOUTH CAROLINA</p>										
<p>AB101                  REVISIONS</p>										
<p>AWHS                  ARCHITECTS</p>										

A1 OVERALL EXISTING BUILDING FLOOR PLAN

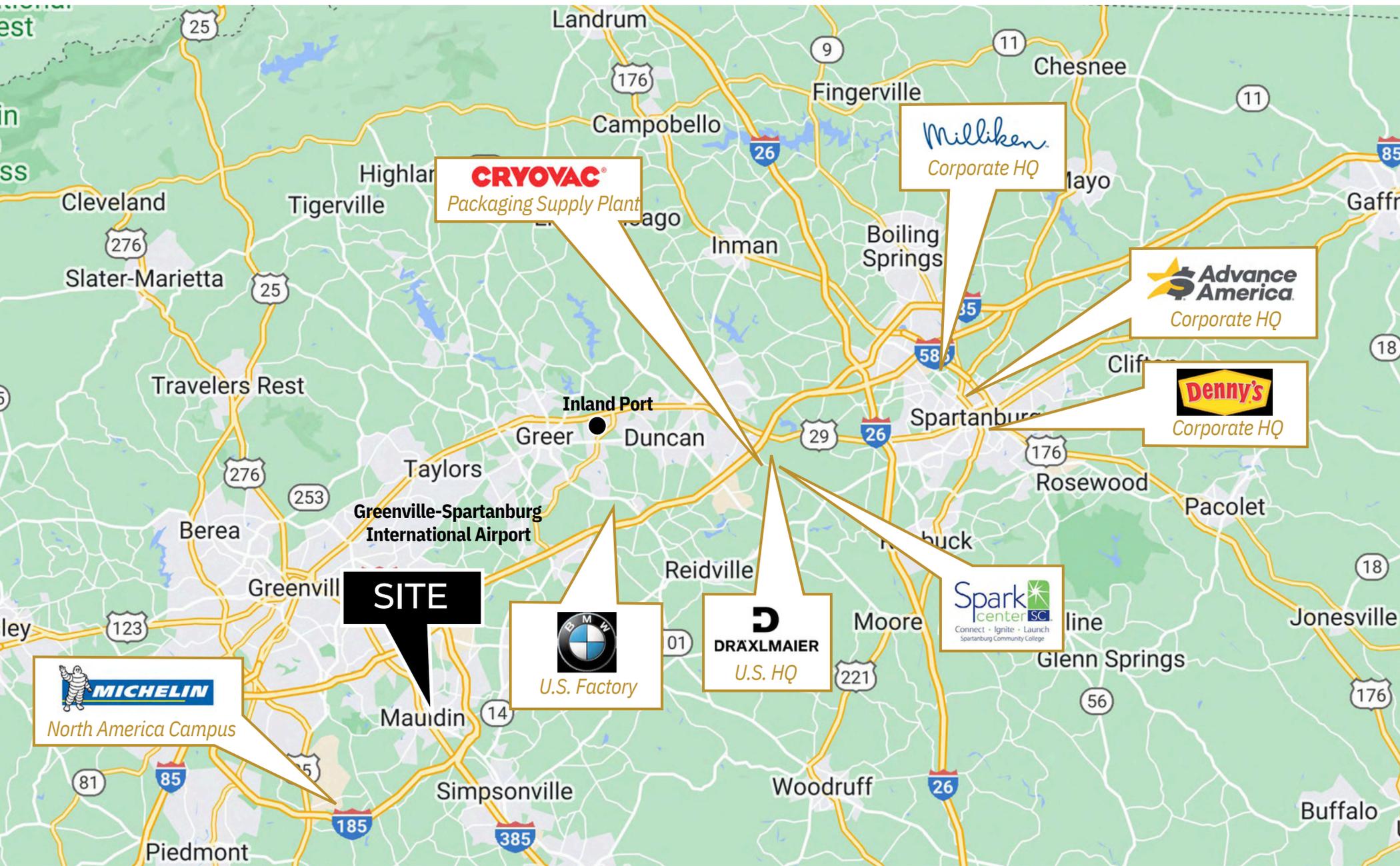
329,003 SF 1"=30'

Z:\AWHS Projects\2115-291 300 South Main 511 Maulin Building Measuring\Cut.dwg\AB101 Existing Floor Plan.dwg, 1/7/2022 9:13:48 AM

**Chris Hober**  
 864.601.4253  
 chris@lyonsindustrial.com

**Danny Butters**  
 864.385.5102  
 danny@lyonsindustrial.com





**Chris Hober**  
 864.601.4253  
[chris@lyonsindustrial.com](mailto:chris@lyonsindustrial.com)

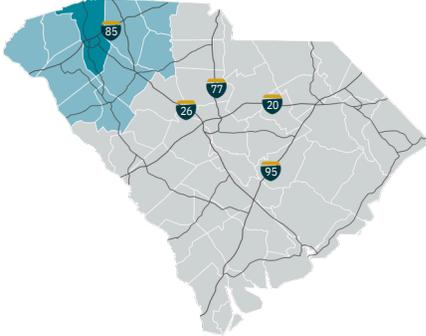
**Danny Butters**  
 864.385.5102  
[danny@lyonsindustrial.com](mailto:danny@lyonsindustrial.com)



# GREENVILLE COUNTY INFO



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%
<b>MEDIAN AGE</b>	<b>37.1</b>	<b>39.5</b>	<b>40.2</b>

39% of the 2023 population is prime working age

### HOUSEHOLDS & FAMILIES

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

### 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%

### 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

**Chris Hober**  
864.601.4253  
chris@lyonsindustrial.com

**Danny Butters**  
864.385.5102  
danny@lyonsindustrial.com



# GREENVILLE COUNTY INFO (CONT.)

## 2020 COMMUTING PATTERNS

### TRAVEL DISTANCE TO WORK

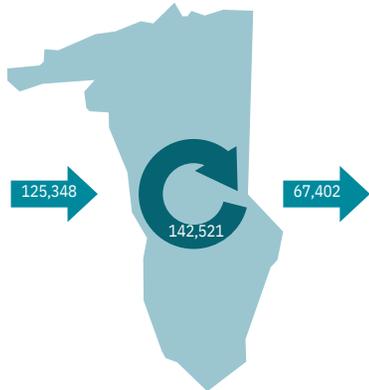
Less than 10 miles	55.7%
10-24 miles	26.9%
25-50 miles	6.4%
50 miles or more	11.0%

**82.6%**  
of workers travel less than 25 miles

## 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%

## WORKER INFLOW & OUTFLOW



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

## 2023 EMPLOYMENT

### by 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
<b>TOTAL</b>		<b>265,900</b>

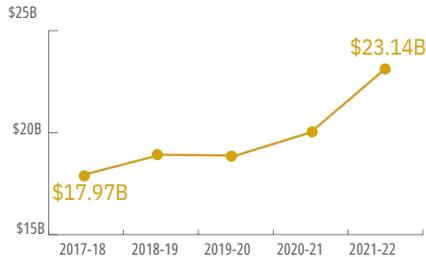
## 2023 CIVILIAN POPULATION

### by Labor Force (16+)

Labor Force	272,039
Unemployed	3.5%

## GROSS RETAIL SALES

### by Fiscal Year



## 2023 BUSINESS ESTABLISHMENTS

### by Industry

<b>817</b> Manufacturing	<b>1,902</b> Leisure and Hospitality	<b>2,509</b> Retail
<b>2,840</b> Professional and Business Services	<b>310</b> 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



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

**Chris Hober**

864.601.4253

chris@lyonsindustrial.com

**Danny Butters**

864.385.5102

danny@lyonsindustrial.com



SALES • LEASING • DEVELOPMENT

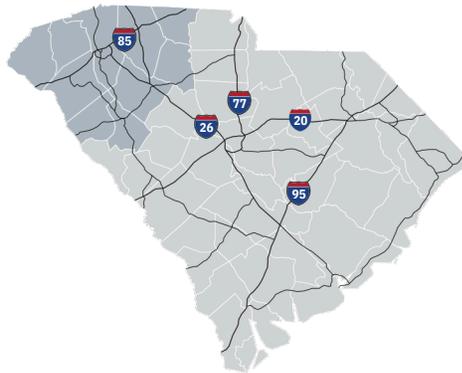
CORFAC INTERNATIONAL

# 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%

### 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+

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%

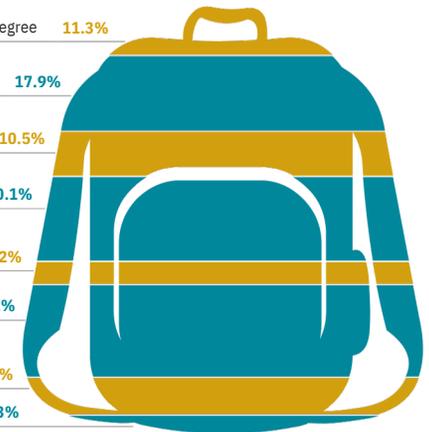
Some College, No Degree 20.1%

GED/ Alternative Credential 5.2%

High School Graduate 22.1%

9th to 12th Grade, No Diploma 8.7%

Less than 9th Grade 4.3%



Chris Hober

864.601.4253

chris@lyonsindustrial.com

Danny Butters

864.385.5102

danny@lyonsindustrial.com

# UPSTATE SOUTH CAROLINA (CONT.)

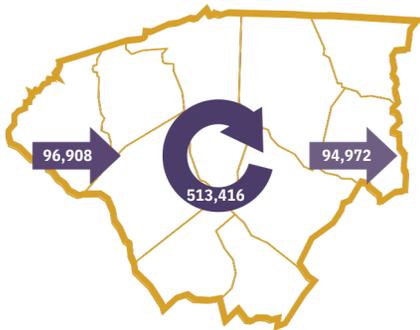
## 2018 Commuting Patterns

### 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%

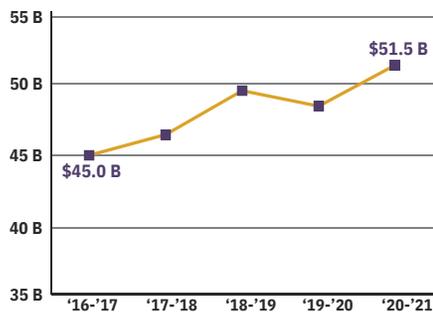
73.1% of workers travel less than 25 miles

### 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

## Gross Retail Sales by Fiscal Year



## 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
<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



## 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
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	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	Interstates - I-26 - I-85 - I-385 - I-585	Rail Providers - 2 Major providers - CSX - Norfolk-Southern - 2 Short line providers - Greenville & Western - Pickens - Carolina Piedmont

## Additional Resources

- |  |  |  |
|--|--|--|
| <a href="http://www.investabbevillecounty.com">www.investabbevillecounty.com</a><br><a href="http://www.andersoncountysc.org/econ-dev">www.andersoncountysc.org/econ-dev</a><br><a href="http://www.cherokeecountydevelopmentboard.com">www.cherokeecountydevelopmentboard.com</a><br><a href="http://www.gogadc.com">www.gogadc.com</a><br><a href="http://www.greenwoodcounty-sc.gov">www.greenwoodcounty-sc.gov</a> | <a href="http://www.growlaurenscounty.com">www.growlaurenscounty.com</a><br><a href="http://www.investoconeesc.com">www.investoconeesc.com</a><br><a href="http://www.alliancepickens.com">www.alliancepickens.com</a><br><a href="http://www.economicfuturesgroup.com">www.economicfuturesgroup.com</a><br><a href="http://www.uniondevelopmentboard.com">www.uniondevelopmentboard.com</a> | <a href="http://www.scacog.org">www.scacog.org</a><br><a href="http://www.catawbacog.org">www.catawbacog.org</a><br><a href="http://www.uppersavannah.com">www.uppersavannah.com</a><br><a href="http://www.southcarolinaparks.com">www.southcarolinaparks.com</a><br><a href="http://www.sciway.net">www.sciway.net</a> |
|--|--|--|

**Upstate SC Alliance**  
 3 Research Drive, Suite 230, Greenville, SC 29607  
 864.283.2300 | 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

**Chris Hober**  
 864.601.4253  
[chris@lyonsindustrial.com](mailto:chris@lyonsindustrial.com)

**Danny Butters**  
 864.385.5102  
[danny@lyonsindustrial.com](mailto:danny@lyonsindustrial.com)

