



FOR SUBLEASE
3001 N BLACKSTOCK ROAD

Spartanburg, South Carolina

±34,324-144,978 SF OF INDUSTRIAL SPACE

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial Properties is please to present this $\pm 144,978$ SF Industrial Building with $\pm 4,475$ SF of office just minutes from Business I-85.
- This warehouse is equipped with 1 drive-in (10' x 14'), 26 docks, and 10 pit levelers with 22'-25' clear height
- Heavy power capacity available, suitable for diverse industrial and manufacturing applications.
- The building is equipped with gas-fired suspended heaters and energy-efficient LED lighting throughout the warehouse.
- Efficient column spacing allows for optimal racking configurations and flexible warehouse operations.

SNAPSHOT

Address:	3001 N Blackstock Rd Spartanburg, SC
Tax ID:	6-17-00-041.00
County:	Spartanburg County
Property Type:	Industrial
Building Size:	$\pm 144,978$ SF
Sublease Rate:	\$5.25/SF NNN

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

Luke Lyons
864.838.1886
luke@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.

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EXECUTIVE SUMMARY

- Lyons Industrial Properties is please to present this $\pm 34,324$ SF Industrial Building with $\pm 2,357$ SF of office space.
- This warehouse is equipped with 1 drive-in (10' x 14'), 8 docks (8' x 10'), and 4 pit levelers with 22'-25' clear height
- The facility is heated by three gas-fired suspended units and features energy-efficient LED lighting throughout the warehouse.
- Heavy power capacity with 1,200 amps of 480-volt, three-phase service, suitable for a wide range of industrial and manufacturing users.
- Functional column spacing of approximately 28'6" x 60' supports efficient racking layouts and flexible warehouse operations.

SNAPSHOT

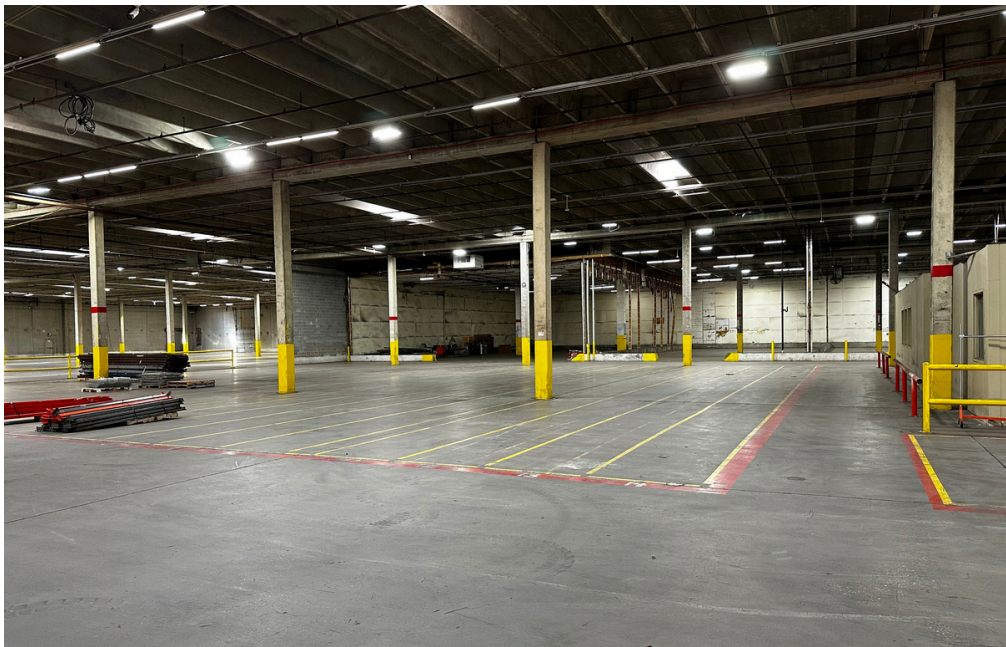
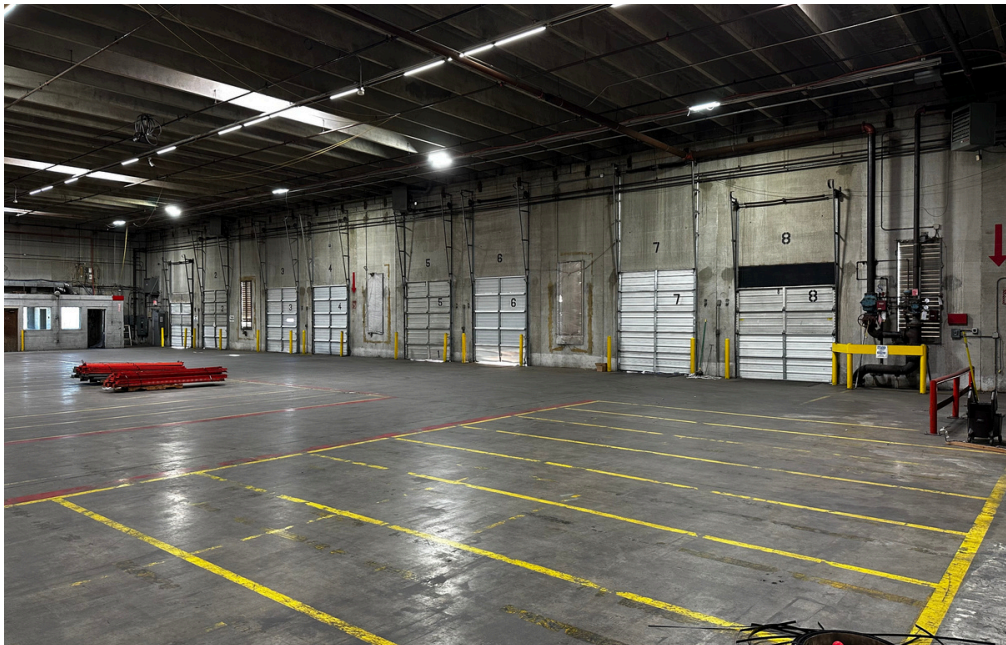
Building Size:	$\pm 34,324$ SF
Office Size:	$\pm 2,357$ SF
Docks:	8
Drive-In:	1
Ceiling Height	22' - 25'
Power:	1,200A, 480V, 3 Phase
Sublease Rate:	\$5.50/SF NNN

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EXECUTIVE SUMMARY

- The facility totals $\pm 40,848$ SF, including approximately $\pm 1,922$ SF of office space.
- Equipped with seven dock-high doors—four 8' x 8' and three 8' x 10' plus six dock levelers, providing efficient shipping and receiving capabilities.
- Gas-fired suspended units ensure effective climate control for year-round operations and equipped with 600A, 225A, and 225A electrical panels to accommodate a variety of industrial needs.
- Wide 33' x 60' column spacing with 22'–25' clear height allows for flexible racking layouts and unobstructed material flow.
- Energy-efficient LED lighting enhances visibility while reducing operating costs.

SNAPSHOT

Building Size:	± 40848 SF
Office Size:	$\pm 1,922$ SF
Docks:	7 (with 6 pit levelers)
Drive-In:	None
Ceiling Height	22' - 25'
Power:	1,200A, 480V, 3 Phase
Sublease Rate:	\$5.50/SF NNN

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EXECUTIVE SUMMARY

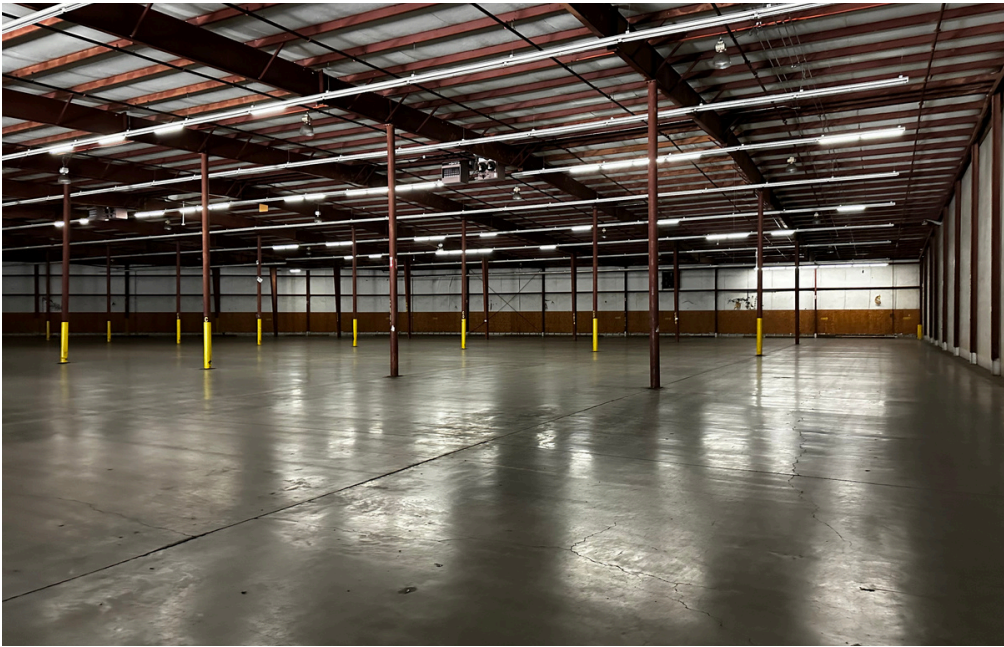
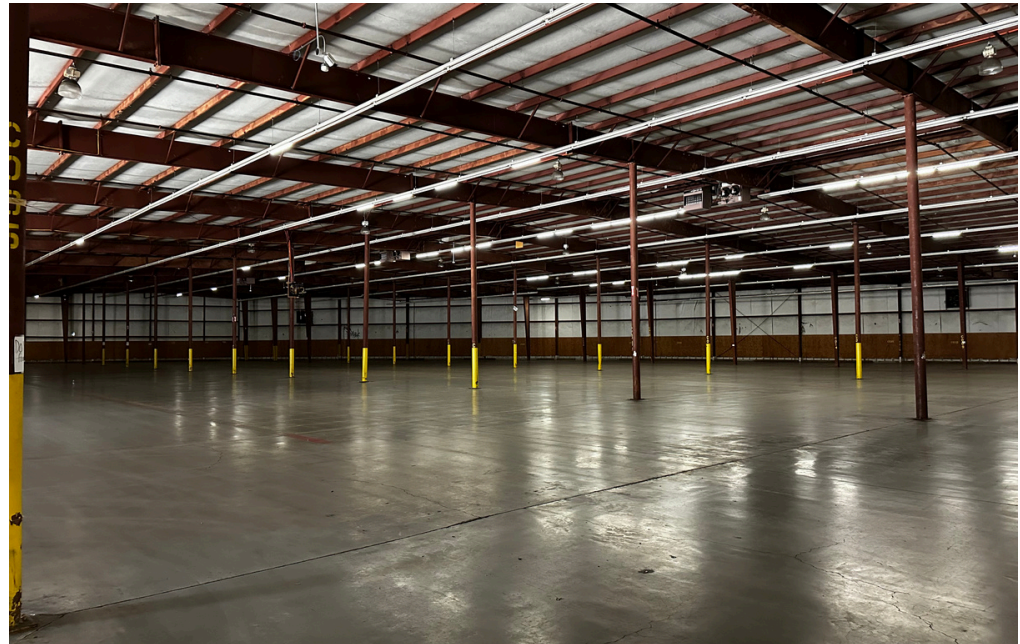
- The facility totals $\pm 69,806$ SF, including ± 196 SF of office space with two restrooms.
- Features 11 dock-high doors (8' x 10') across 13 bays, providing substantial capacity for shipping and receiving operations.
- 22'-25' clear height allows for flexible vertical storage and efficient material handling.
- 25' structural column spacing offers open, unobstructed floor plates ideal for racking, material handling, and flexible operational layouts.

SNAPSHOT

Building Size:	$\pm 69,806$ SF
Office Size:	± 196 SF
Docks:	11
Drive-In:	None
Ceiling Height	22' - 25'
Sublease Rate:	\$5.50/SF NNN

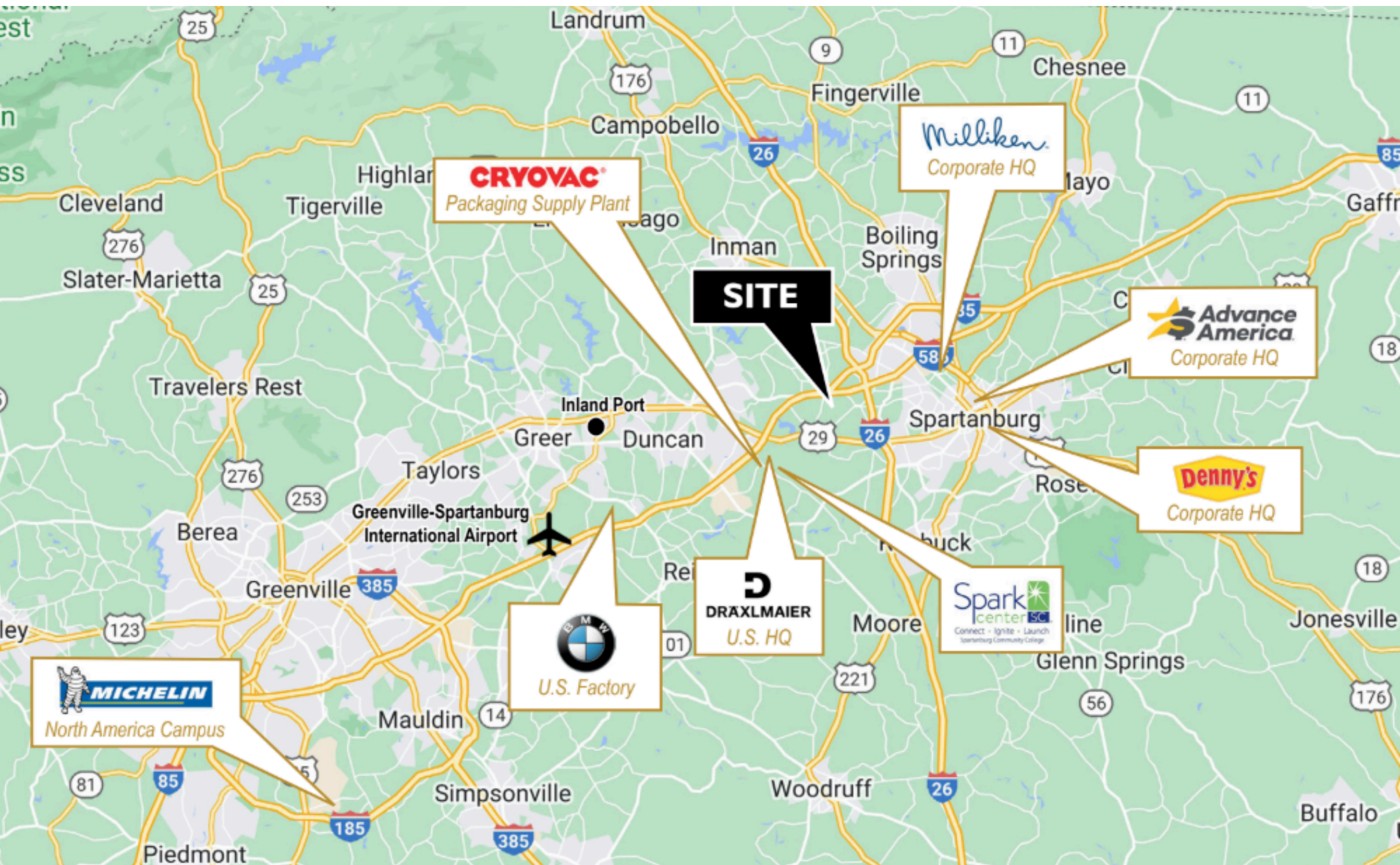
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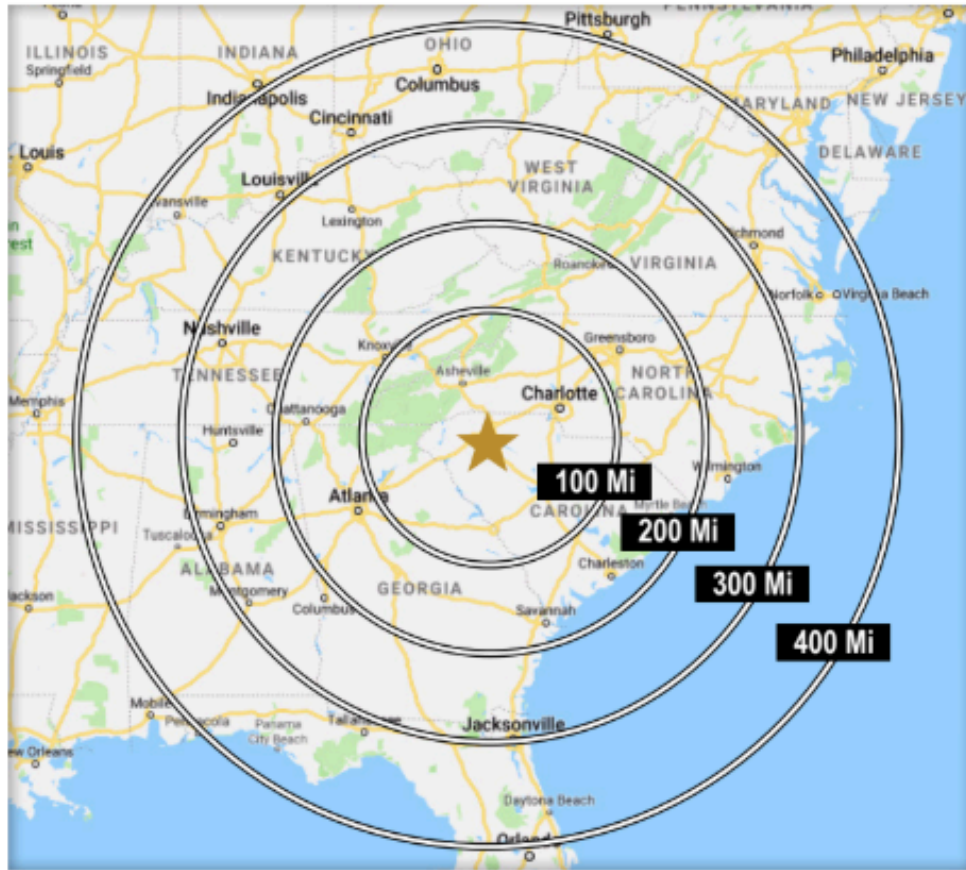
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DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 45 Min	Cincinnati, OH	6 Hr 37 Min
Atlanta, GA	2 Hr 33 Min	Washington DC	7 Hr 16 Min
Raleigh, NC	3 Hr 41 Min	Mobile, AL	7 Hr 21 Min
Nashville, TN	5 Hr 26 min	Orlando, FL	7 Hr 33 Min
Jacksonville, FL	5 Hr 35 Min	Columbus, OH	7 Hr 59 Min
Richmond, VA	5 Hr 29 Min	Pittsburgh, PA	8 Hr 12 Min
Louisville, KY	6 Hr 31 Min	Indianapolis, IN	8 Hr 19 Min

DRIVE TIMES IN SOUTH CAROLINA

I-26	2 Min	Spartanburg	13 Min
I-85	2 Min	Greenville	25 Min
I-385	18 Min	Columbia	1 Hr 33 Min
I-20	1 Hr 24 Min	Charleston	3 Hr 11 Min
I-77	1 Hr 27 Min	Hilton Head	3 Hr 48 Min
I-95	2 Hr 15 Min	Myrtle Beach	3 Hr 59 Min



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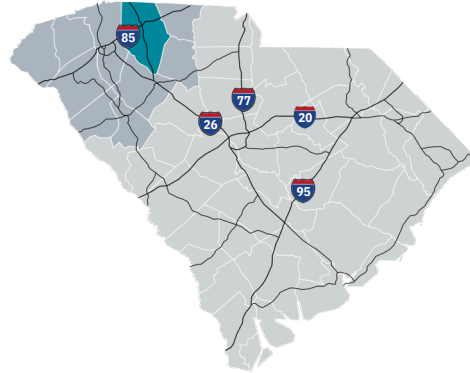
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Spartanburg County

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 ¹
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%

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

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%

High School Diploma or Higher



Bachelor's Degree or Higher



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

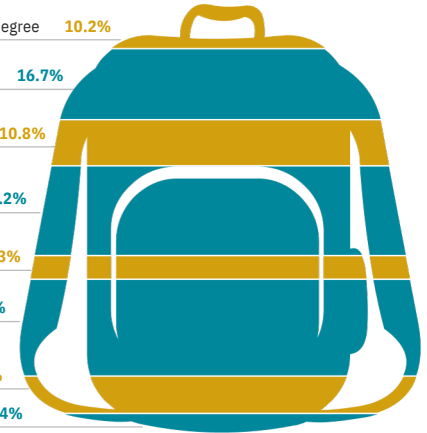
	2021	2026
Spartanburg County	\$56,200	\$60,775
South Carolina	\$55,711	\$61,082
United States	\$64,730	\$72,932

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+

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.)



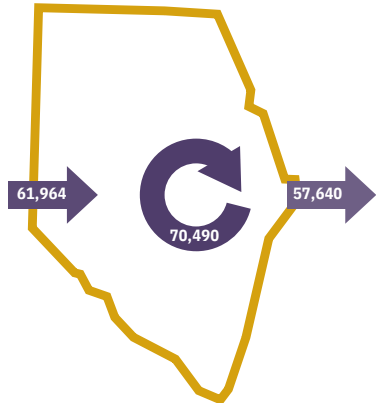
2018 Commuting Patterns

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%

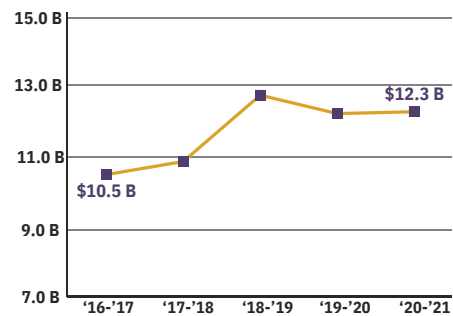
2021 Employment by Industry

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
Total	100%	150,812

2021 Civilian Population in Labor Force (16+)

Labor Force	158,746
Unemployed	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
Greenville Spartanburg International <ul style="list-style-type: none"> 50 non-stop daily departures 17 major cities and airports across the US Allegiant Air American Airlines Delta Southwest Airlines United Airlines <ul style="list-style-type: none"> 1.2M passengers flown in FY2021 84,217 tons of air cargo moved in FY2021 Spartanburg Downtown Memorial Airport	Inland Port Greer <ul style="list-style-type: none"> 37 miles from the City of Spartanburg 157,842 rail lifts in FY2021 12.3% growth from FY2020 Port of Charleston <ul style="list-style-type: none"> 212 miles from the City of Spartanburg 2.5 M TEUs handled in FY2021 9.63% growth from FY2020 	Interstates <ul style="list-style-type: none"> I-85 I-585 I-26 Highways <ul style="list-style-type: none"> US-29 US-176 US-221 SC-85 (Business 85) 	Rail Providers <ul style="list-style-type: none"> CSX Norfolk-Southern Carolina Piedmont



UpstateSCAlliance

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



APPALACHIAN
COUNCIL OF GOVERNMENTS
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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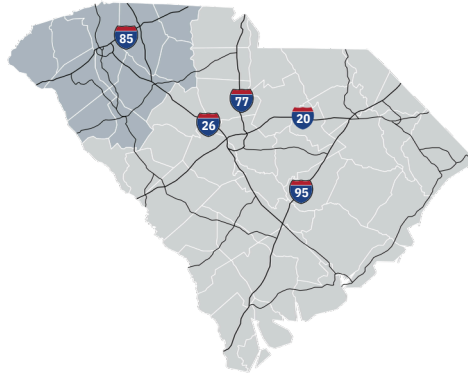
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UPSTATE SOUTH CAROLINA INFO



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 ¹
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

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%

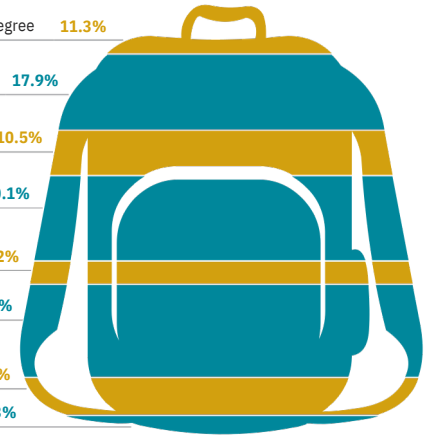
Some College, No Degree 20.1%

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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UPSTATE SOUTH CAROLINA (CONT.)



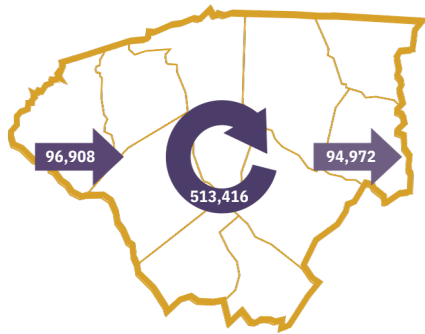
2018 Commuting Patterns

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

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%

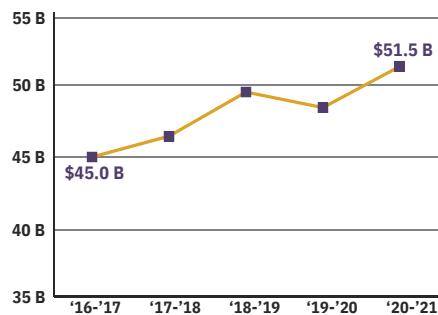
2021 Employment by Industry

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
Total	100%	717,235

2021 Civilian Population in Labor Force (16+)

Labor Force	755,338
Unemployed	5.0%

Gross Retail Sales by Fiscal Year



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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 157,842 rail lifts in FY2021 12.3% growth from FY2020 Port of Charleston <ul style="list-style-type: none"> 2.5 M TEUs handled in FY2021 9.63% growth from FY2020 	Interstates <ul style="list-style-type: none"> I-26 I-85 I-385 I-585 	Rail Providers <ul style="list-style-type: none"> 2 Major providers <ul style="list-style-type: none"> CSX Norfolk-Southern 2 Short line providers <ul style="list-style-type: none"> Greenville & Western Pickens Carolina Piedmont

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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 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

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