

# OFFERING MEMORANDUM

**6 SHELTER DRIVE  
GREER, SC 29651**



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# CONFIDENTIALITY & DISCLAIMER

## CONFIDENTIAL DISCLAIMER

This package contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this package, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this package in any manner.

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The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this package. The Owner shall have no legal commitment or obligation to any person reviewing this package or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



## MEET YOUR TEAM



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# EXECUTIVE SUMMARY

Lee & Associates Greenville / Spartanburg is pleased to present 6 Shelter Drive in Greer, SC, a Class-A industrial building offering 172,725 SF of fully leased space. Located in the heart of Upstate South Carolina’s industrial hub, this property benefits from its proximity to I-85, BMW Manufacturing, and GSP International Airport. Recent improvements include office renovations and the resealing and striping of the parking lot.

This property represents an excellent investment opportunity with immediate income potential. Its strategic location, quality construction, and recent upgrades make 6 Shelter Drive a prime asset in a high-demand industrial market. Investors can capitalize on the ongoing economic growth and industrial expansion in the region. For more information or to schedule a viewing, please contact Lee & Associates Greenville / Spartanburg

*Call Broker for Asking Price.*

## DETAILS

<b>PROPERTY ADDRESS</b>	6 Shelter Drive, Greer, SC 29650
<b>TENANT</b>	LindFast Solutions Group
<b>TOTAL BUILDING SIZE</b>	172,725 SF
<b>CITY LIMITS</b>	No
<b>COUNTY</b>	Greenville
<b>ZONING</b>	I-1; Greenville County
<b>TAX MAP NUMBER</b>	0530050101310
<b>CURRENT INCOME (JAN 1, 2025)</b>	\$980,932.50
<b>OFFERING PRICE</b>	Call for Offer
<b>LOCATION</b>	GSP Environs Zone

# SITE OVERVIEW

## HIGHLIGHTS

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### 100% OCCUPIED WITH SINGLE TENANT

The building is currently 100% occupied by tenant with a term of 96 months as of 3/1/2023. Current building infrastructure will accommodate three (3) tenants.



### EXCEPTIONAL INTERSTATE ACCESS

Provides immediate access to Interstate 85 via Highway 14 Interchange.



### GREAT CONDITION

This class-A multi-tenant industrial building has been meticulously cared for and managed by the owner. It was built in 2004.

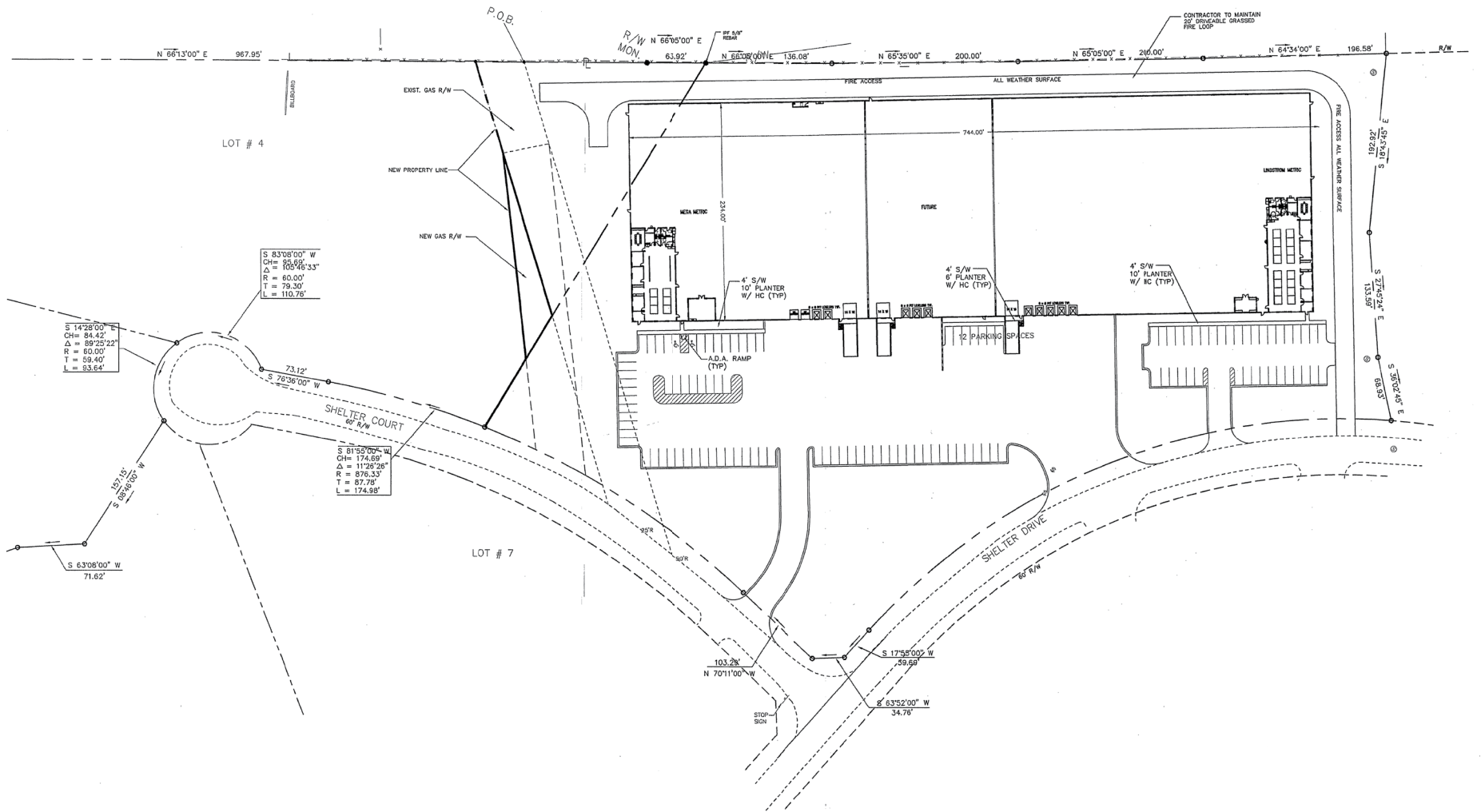


### PRIME LOCATION

The building is situated right off I-85 and has direct exposure to thousands of daily commuters, and is just across the interstate from BMW Manufacturing and the GSP International Airport.

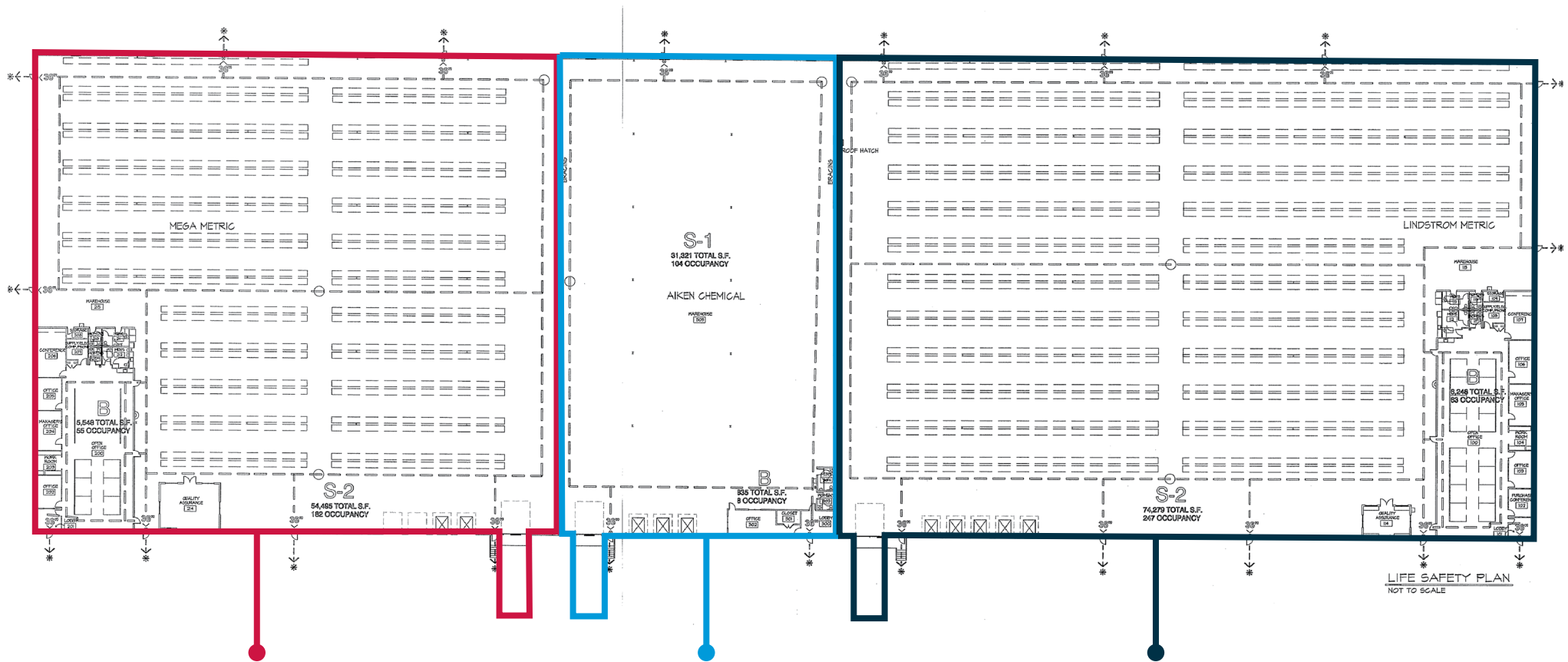
# SITE OVERVIEW

# SITE PLAN



# SITE OVERVIEW

## BUILDING PLAN



### SUITE 1

WAREHOUSE SPACE: 54,495 SF  
OFFICE SPACE: 5,548 SF

### SUITE 2

WAREHOUSE SPACE: 31,321 SF  
OFFICE SPACE: 835 SF

### SUITE 3

WAREHOUSE SPACE: 74,279 SF  
OFFICE SPACE: 8,248 SF

## SITE OVERVIEW

# SITE & BUILDING PROFILE

**PARCEL:** 14.47 Acres  
**PARKING:** 114 Spaces (Plus 7 Handicap)  
**TRAILER PARKING:** None  
**TRUCK COURT:** 140'  
**TAX MAP NUMBER:** 0530050101310  
**PLAT BOOK:** 15-R  
**PAGE:** 67  
**RENTABLE AREA:** 172,725 SF  
**YEAR BUILT:** 2004  
**CONDITION:** Very Good  
**ROOF:** Mechanically attached 45mil TPO 2019  
**SLAB:** 6" (4,000 psi) Concrete  
**EXTERIOR:** Concrete Tilt-Up Wall  
**DOCKS:** 12  
**DRIVE-IN DOORS:** 3 (12' x 14')  
**COLUMN SPACING:** Side to Side - 48' - 54' - 63'; Front to Rear - 50' - 36'  
**CLEAR HEIGHT:** 32'  
**BUILDING DEPTH:** 240'  
**HVAC:** Office Only  
**SPRINKLER SYSTEM:** ESFR  
**WAREHOUSE LIGHTING:** T5  
**FIRE PROTECTION:** 100% Sprinkler System  
**ELECTRICAL:** 480V House Panel and (8) 4" empty conduits  
**WATER:** Greer CPW  
**SEWER:** Metro Connects  
**POWER:** Greer CPW  
**NATURAL GAS:** Greer CPW

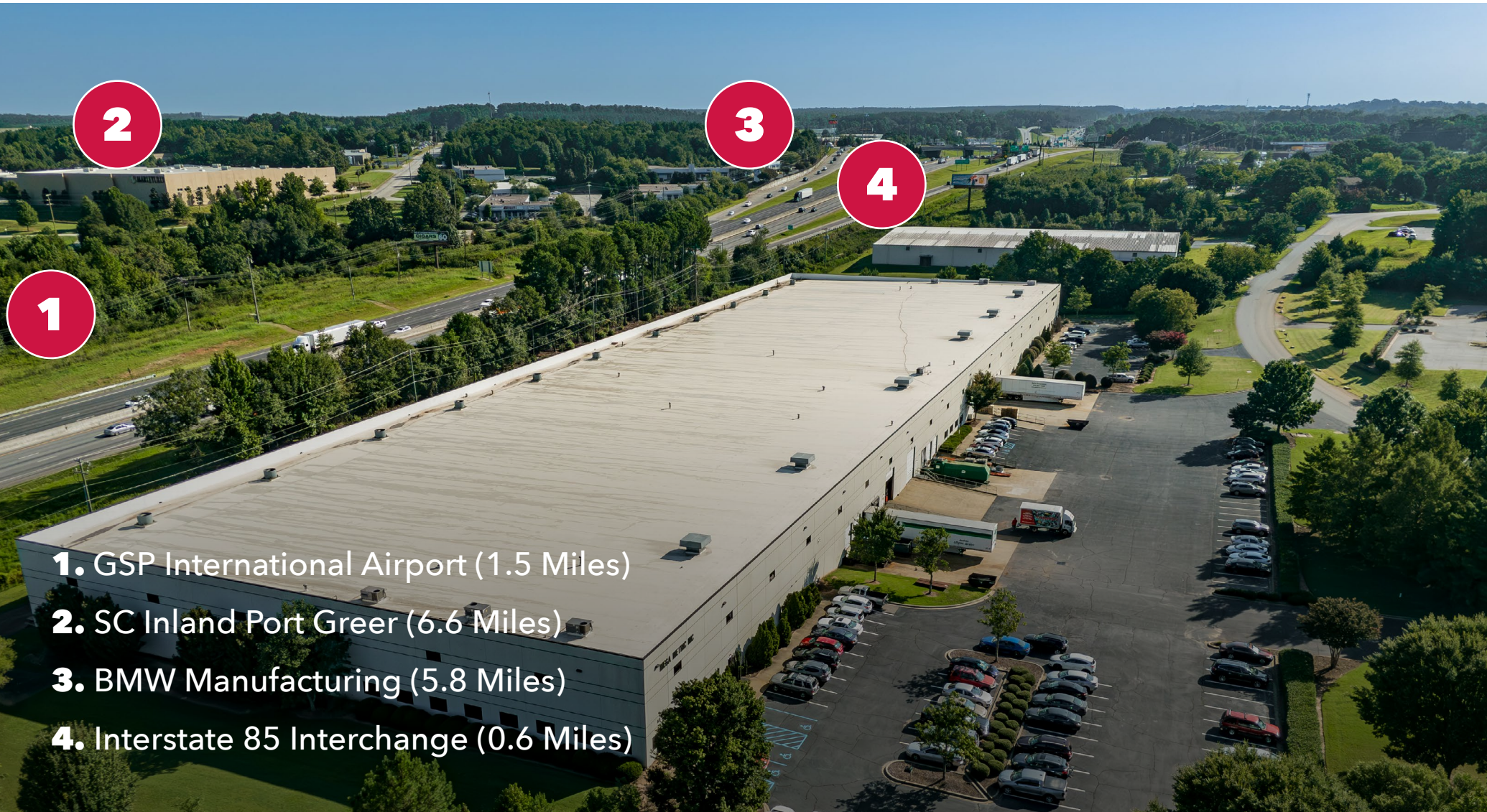




# LOCATION OVERVIEW

## AREA MAP

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- 1.** GSP International Airport (1.5 Miles)
- 2.** SC Inland Port Greer (6.6 Miles)
- 3.** BMW Manufacturing (5.8 Miles)
- 4.** Interstate 85 Interchange (0.6 Miles)

# LOCATION OVERVIEW

## CORPORATE NEIGHBOR



BMW PRIVATE BRIDGE OVER I-85 TO CONNECT THEIR NEW BUILDING TO THEIR MANUFACTURING PLANT



±600,000 BUILD-TO-SUIT FOR BMW RECENTLY COMPLETED

# LOCAL SUBMARKETS

## GREER

One of South Carolina's fastest-growing cities, Greer is located in the foothills of the Blue Ridge Mountains - in the heart of the state's bustling Upstate region. The city offers beautiful scenery with vistas that include both mountains and lakes. Families and young professionals have discovered the city's first-rate services, outstanding park facilities and recreation programs, and big-city amenities while preserving a small-town feel. Spanning more than 20 square miles, Greer's city limits to the north offer outdoor recreation at Lake Robinson and Lake Cunningham, while the city's southern boundary includes a major transportation corridor with Interstate 85 and the Greenville-Spartanburg International Airport, as well as BMW's only United States manufacturing facility.

**40+**

international firms located in Greer

**130%**

population growth 2000-2023

**139%**

higher business revenues than rest of SC

## GREENVILLE

With a population of 70,720 as of the 2020 Census, it is the sixth-largest city in the state. Greenville is located approximately halfway between Atlanta, Georgia and Charlotte, North Carolina along Interstate 85. Its metropolitan area also includes Interstates 185 and 385. Greenville was the fourth fastest-growing city in the United States between 2015 and 2016, according to the U.S. Census Bureau. Greenville is the center of the Upstate region of South Carolina. Numerous large companies are located within the city, such as Michelin, Prisma Health, Bon Secours, and Duke Energy. Greenville County Schools is another large employer and is the largest school district in South Carolina.

**#1**

largest county in SC

**#4**

county in SC in per capita income

**1.8%**

annual population growth 2010-2020

## SPARTANBURG

The city of Spartanburg has a municipal population of 38,732 as of the 2020 Census, making it the 11th-largest city in the state. Spartanburg is the second-largest city in the greater Greenville-Spartanburg-Anderson Combined Statistical Area, which has a population of 1,385,045 as of 2014. It is part of a 10-county region of northwestern South Carolina known as "The Upstate," and is located 98 miles (158 km) northwest of Columbia, 80 miles (130 km) west of Charlotte, North Carolina, and about 190 miles (310 km) northeast of Atlanta, Georgia. Spartanburg is the home of Wofford College, Converse College, and Spartanburg Community College, and the area is home to USC Upstate and Spartanburg Methodist College. It is also the site of headquarters for Denny's.

**\$1.9B**

in capital investment (\$5.4M every day)

**10,112**

jobs created in past 7 years

**8.9M+**

sq ft spec space planned or under construction

# LOCATION OVERVIEW

## REGIONAL MAP



Immediate access to I-85, the industrial “backbone” of the Southeast, as well as I-26



**100 MILLION+**  
ONE-DAY DRIVE

Within a one-day drive, trucks from Gateway Global can reach over 100 million people in the Southeast



**SEA PORTS**  
ONE-DAY DRIVE

Seamless connectivity to the Sea Ports of Charleston and Savannah, providing access to the world



**SOUTH CAROLINA PORTS**

Immediate access to the Greer Inland Port and only a 3 hour drive to the Dillon Inland Port



## LOCATION OVERVIEW

# INLAND PORT GREER



Inland Port Greer is an innovative new breed of rail-served inland port facility. Essentially, it is a marine terminal 212 miles inland, owned and operated by the South Carolina Ports Authority. Closer to population centers and key import/export clients, with 24/7 gates; and the best part is, next-day availability of containers. Import loads discharged in Charleston in the morning can be taken to the local Norfolk Southern Inter-modal ramp and will be available in Greer by 8:00 the next morning, 6 days per week. Inland Port Greer gives you unprecedented flexibility and control, which works for manufacturers running tight production lines and retailers in need of velocity and reliability in their supply chain.



**6.6 MILES**  
FROM 6 SHELTER DRIVE



**<60 MIN. TURN TIME**  
MOST EFFICIENT PORT IN U.S.



# ABOUT THE TENANT

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**LINDFAST**  
Solutions Group

## ABOUT

Lindfast Solutions Group is a master distributor of specialty fasteners in the North American market serving a broad base of national, regional, and local distribution customers through its metric (Lindstrom) and imperial (Stelfast) product brands.

As a master distributor, LindFast provides an important link in the fastener supply chain by offering a deep inventory as a “virtual warehouse” of approximately 130,000 low volume, slow moving SKUs that distribution customers need quickly but are non-economical to inventory and source ourselves. These SKUs represent high-touch, specialty products that can be difficult to source due to their unique length, diameter, thread pitch, metal choice, or finish.

In addition to unique product offering and virtual warehouse services, LindFast provides distribution customers a range of value-added services such as break bulk, packaging, kitting, plating, coating, and guaranteed stock programs, among others.

# MARKET ANALYSIS

## INDUSTRIAL MARKET DATA

### AVAILABILITY BY SUBMARKET

SUBMARKET	VACANCY RATE	STANDING STOCK
Greenville	7.2%	73,500,000
Spartanburg	15.1%	110,000,000
Anderson	6.3%	29,700,000
Laurens	1.4%	14,100,000
Pickens	3.5%	6,100,000

### UPSTATE BY THE NUMBERS

**251,797,433 SF** ↑

Q2 Existing Inventory  
Q1 248,611,510 SF

**-442,615 SF** ↓

Q2 Net Absorption  
Q1 1,119,211 SF

**9.4%** ↑

Q2 Vacancy  
Q1 8.8%

**5,666,536 SF** ↑

Q2 Under Construction  
Q1 5,045,536 SF

**\$5.50 PSF** ↑

Q2 Avg. Asking Rent (per yr.)  
Q1 \$5.08 PSF

### INDUSTRIAL MARKET OVERVIEW

Slated as one of the fastest growing areas of the US, the Carolinas have attained national attention in significant growth patterns across all sectors. The GSP market's ideal location continues to attract new industry with its interstate interface and short drive to Charlotte, Atlanta and Port of Charleston. The nearby Inland Port of Greer extends the Port of Charleston's reach 212 miles inland to the GSP market which provides convenient connection via interstate and railway to the rest of the nation.