



FOR LEASE

108 PENNSYLVANIA AVE

Greer, South Carolina

±10,000 - 105,000 SF INDUSTRIAL FACILITY

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- ±10,000 - 105,000 SF of an Industrial Facility located within walking distance from downtown Greer
- Includes an FDA-compliant food grade area ideal for food processing, packaging, or storage operations
- 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.
- Owner willing to make significant improvements based on Tenant Improvement Requirements

SNAPSHOT

Address:	108 Pennsylvania Avenue Greer, SC 29650
Tax ID:	G024000602000, G024000602100, G024000602200, G024000602300, G024000602700, G024000602500
County:	Greenville County
Size:	± 105,000 SF
Lease Rate:	\$4.85/SF NNN

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

Luke Lyons
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Joe Lomady
864.787.3781
joe@lyonsindustrial.com

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PROPERTY SPECS

Address:	108 Pennsylvania Avenue Greer, SC 29650
County:	Greenville (City of Greer)
Tax Map ID:	G024000602000, G024000602100, G024000602200, G024000602300, G024000602700, G024000602500
Property Type:	Industrial Facility
Size:	±105,000 SF
Zoned:	Commercial
Clear Heights:	13' - 16'
Dock Positions:	6
Electricity:	Duke Power
Water:	Greer CPW
Sewer:	Greer CPW



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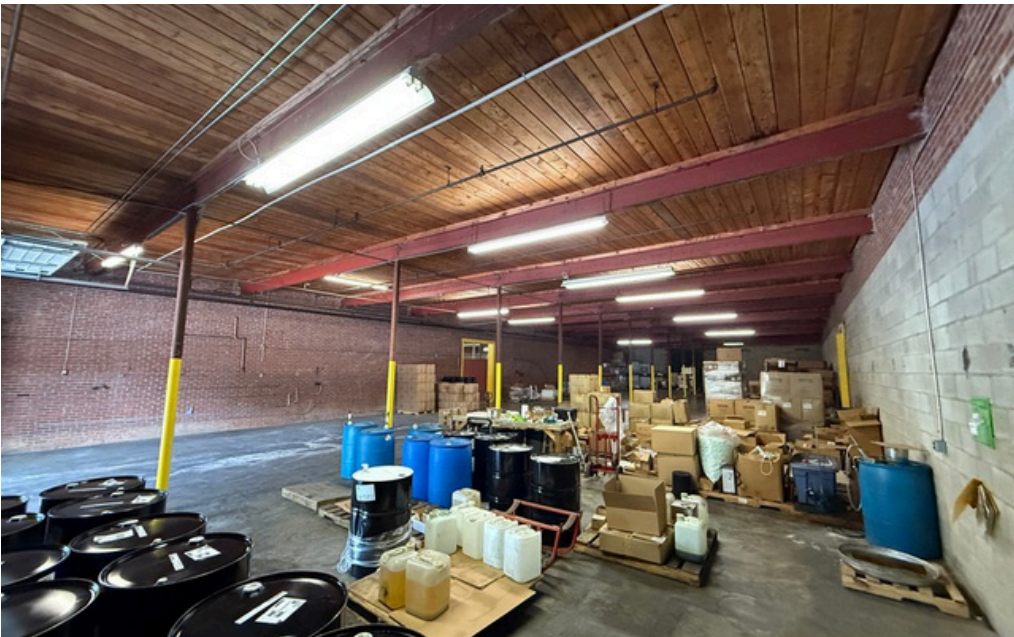
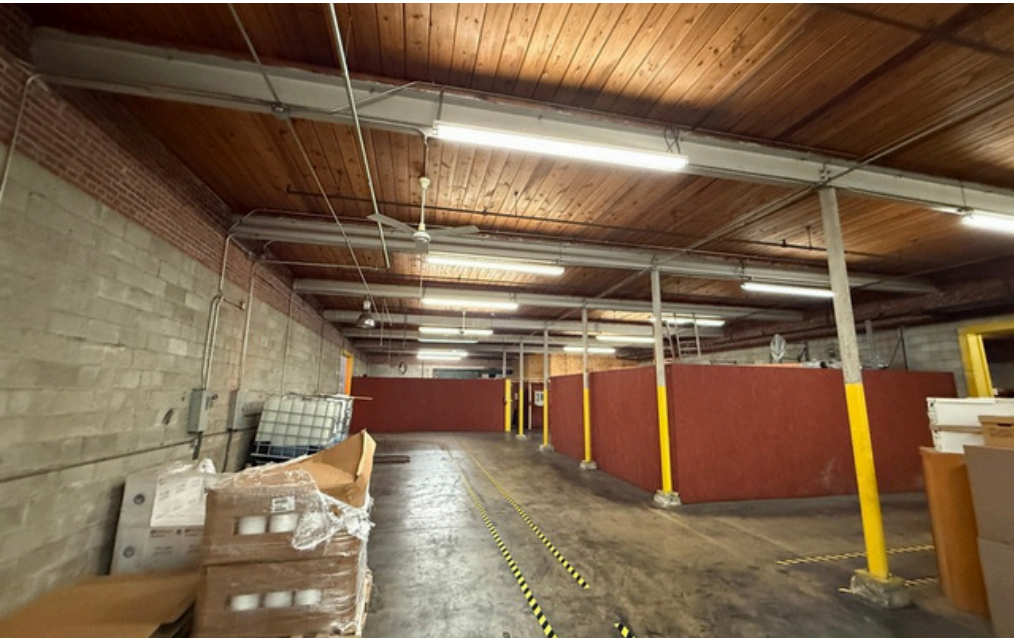




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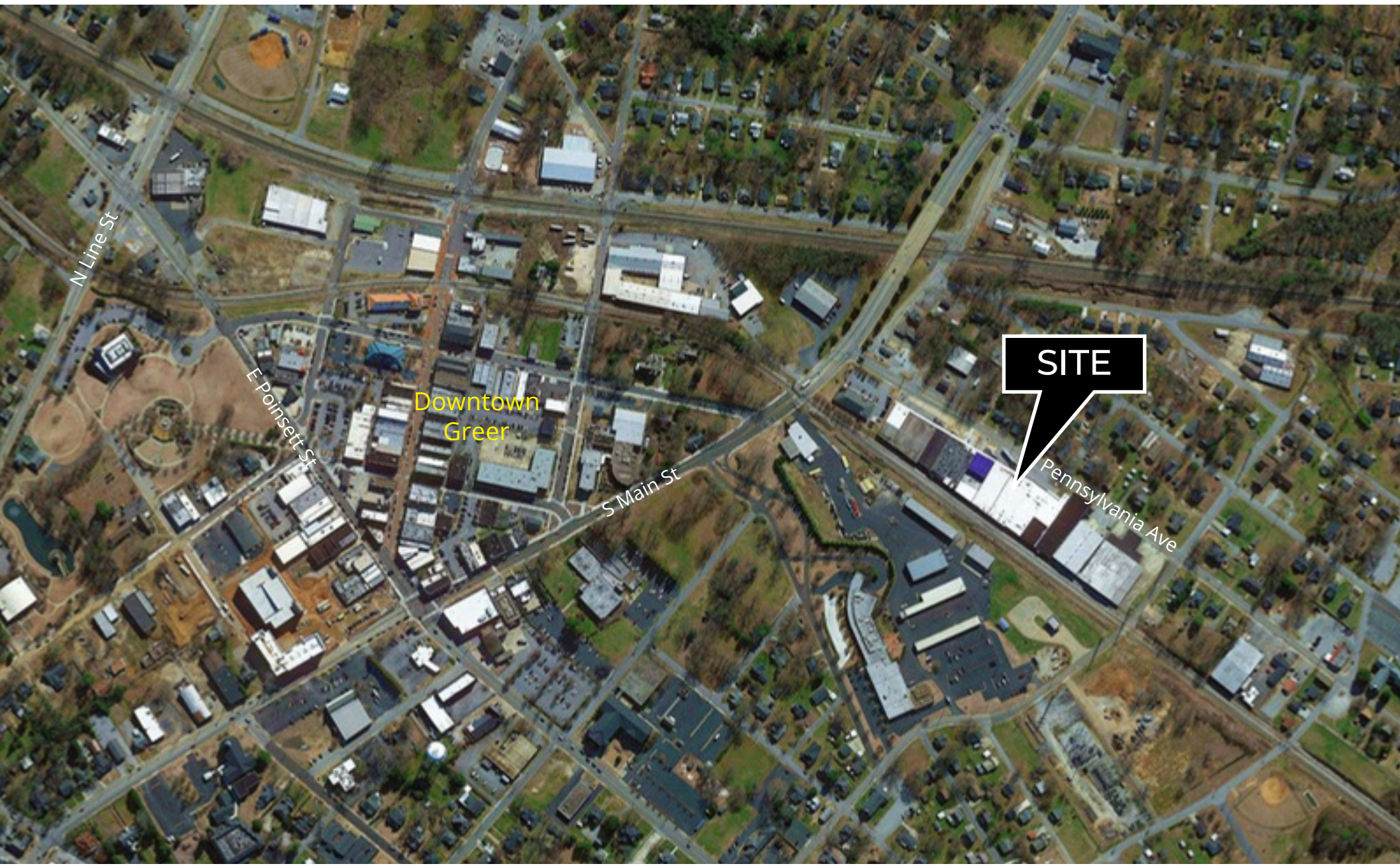
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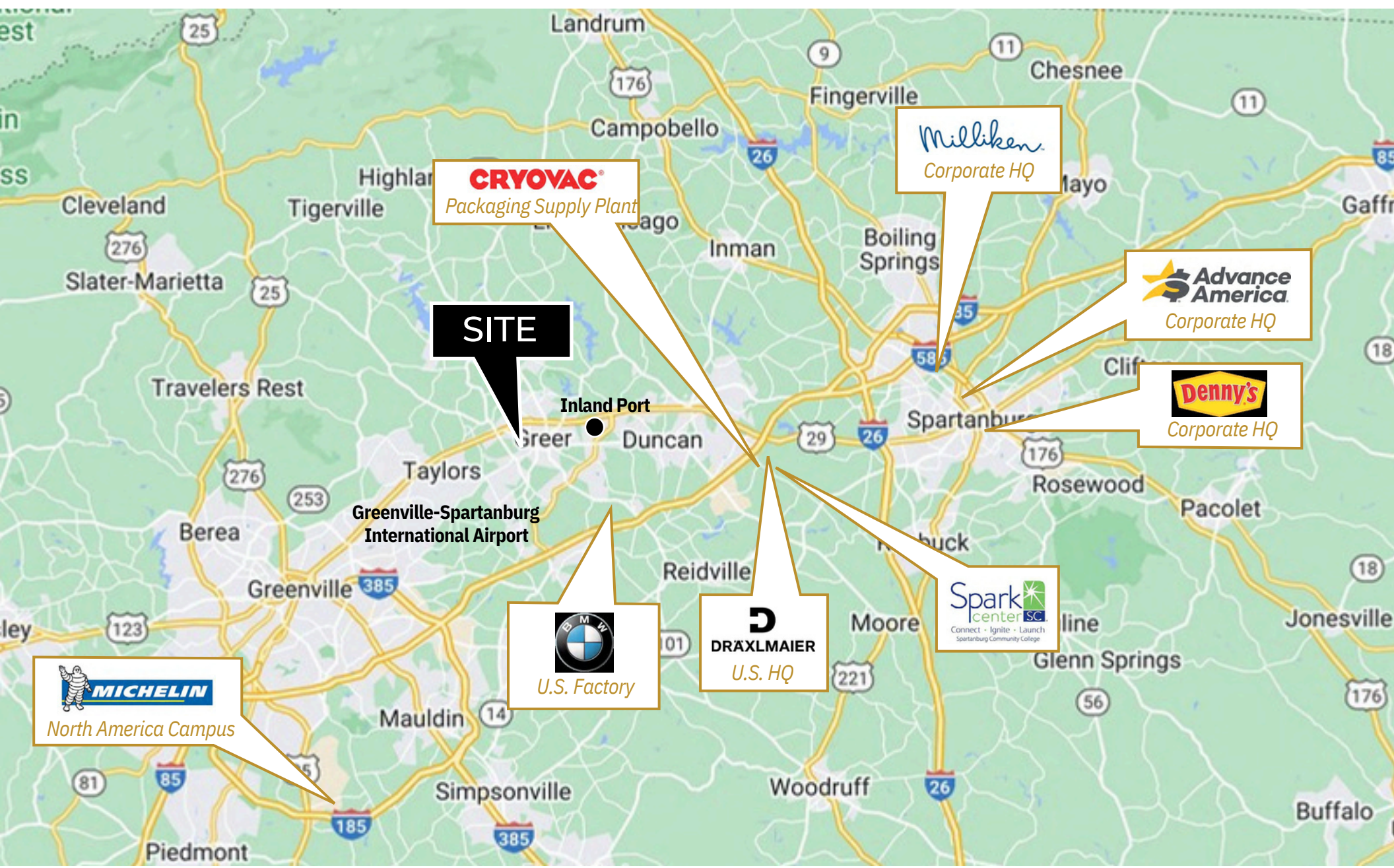
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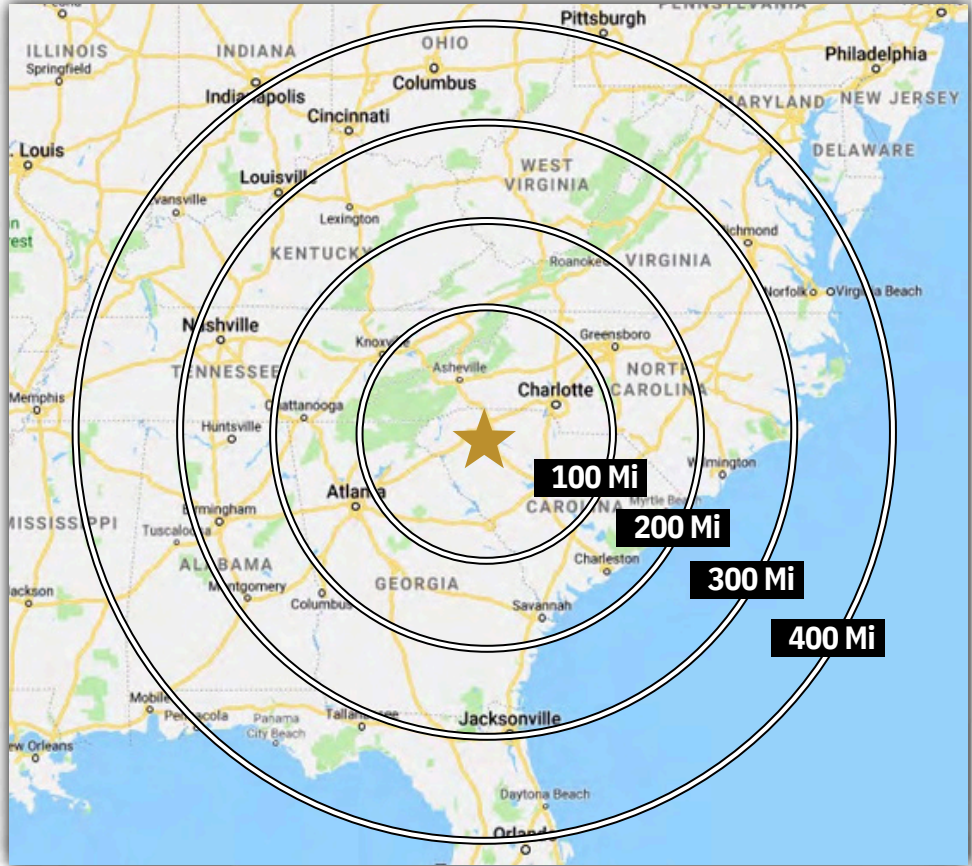
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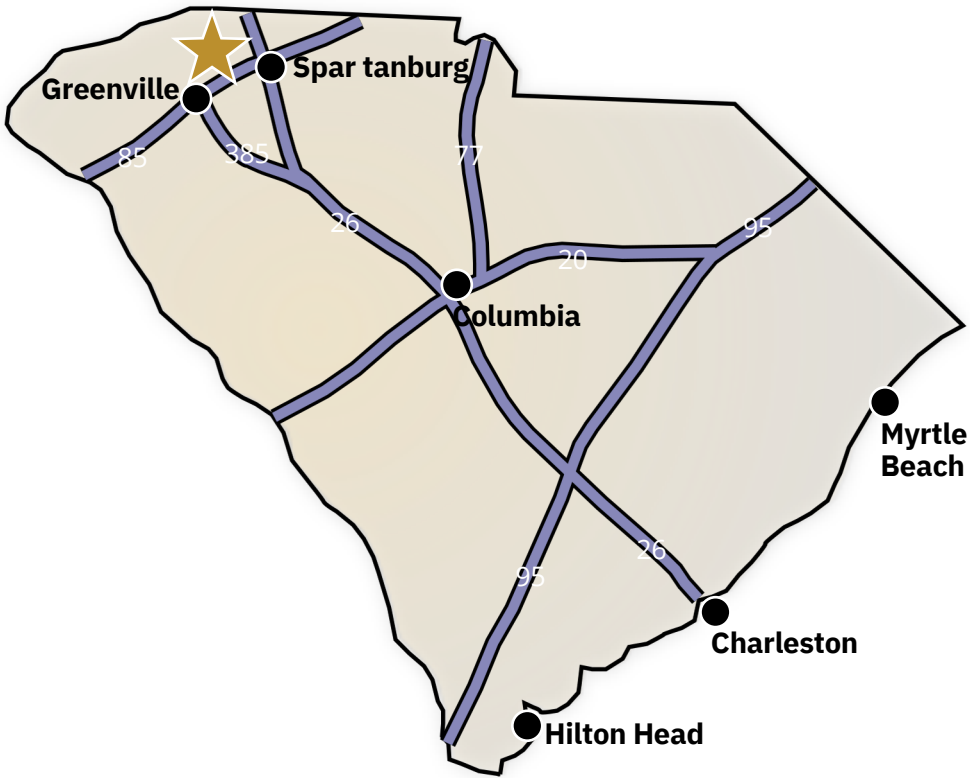
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DRIVE TIMES IN SOUTH CAROLINA

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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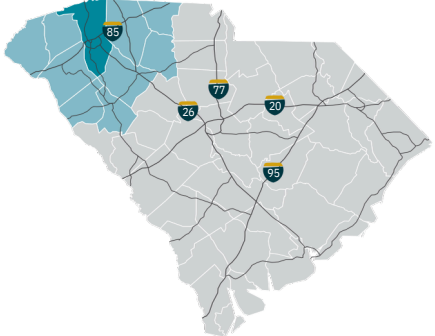
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GREENVILLE COUNTY INFO



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%
MEDIAN AGE	37.1	39.5	40.2

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

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GREENVILLE COUNTY INFO (CONT.)

2020 COMMUTING PATTERNS

TRAVEL DISTANCE TO WORK

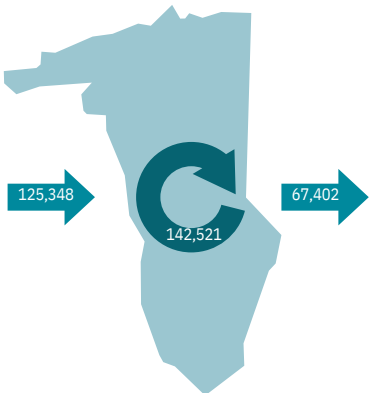
Less than 10 miles	55.7%
10-24 miles	26.9%
25-50 miles	6.4%
50 miles or more	11.0%

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

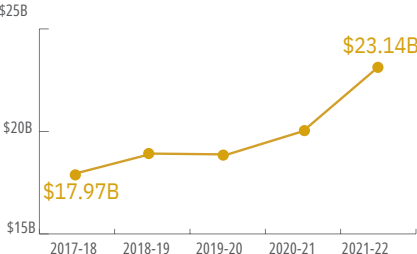
by Industry		
Agriculture / Mining	0.4%	1,011
Construction	6.5%	17,354
Manufacturing	16.5%	43,953
Wholesale Trade	2.3%	6,177
Retail Trade	9.7%	25,743
Transportation / Utilities	4.7%	12,462
Information	2.0%	5,240
Finance / Insurance / Real Estate	6.6%	17,516
Services	48.8%	129,635
Public Administration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

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

- 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

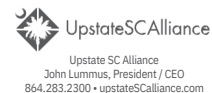
RAIL

MAJOR PROVIDERS

SHORT-LINE PROVIDERS

Carolina Piedmont

ADDITIONAL RESOURCES



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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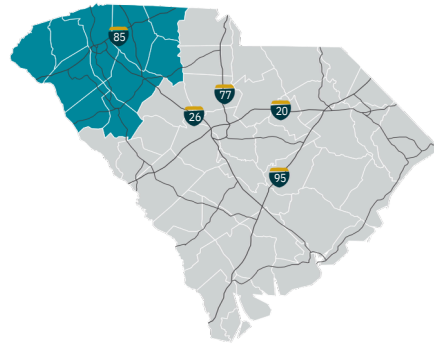
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UPSTATE SOUTH CAROLINA INFO



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

HOUSEHOLDS & FAMILIES

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

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%

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+

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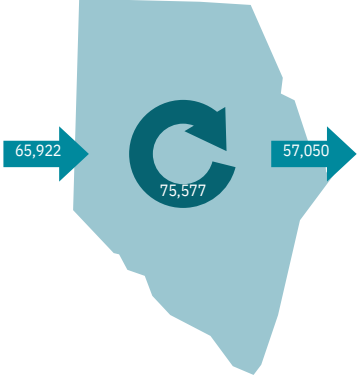
Less than 10 miles	43.7%
10-24 miles	33.2%
25-50 miles	8.3%
50 miles or more	14.8%

76.9%
of workers travel less than 25 miles

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%

WORKER INFLOW & OUTFLOW



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

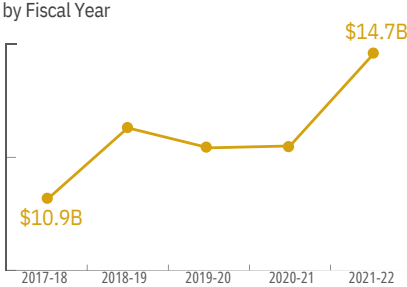
2023 EMPLOYMENT

by Industry		
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%

GROSS RETAIL SALES



2023 BUSINESS ESTABLISHMENTS

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

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
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PORT

INLAND PORT GREER

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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



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