



Listing Summary

142 Caggiano Drive

Gaffney, SC

Executive Summary

142 Caggiano Drive

REEDY

Noteworthy Information:

- $\pm 1,200$ Sq Ft Flex Space
 - ± 200 Sq Ft Office
 - $\pm 1,000$ Sq Ft Warehouse
- Fully Conditioned
- One (1) 10x10 Drive-In Door
- $\pm 12'$ Clearance
- ± 1.76 Acre Lot
- ± 3 Miles from I-85



Sale Price:
\$299,000



Tax Map Number:
082-00-00-006.019



Parcel Overview

142 Caggiano Drive



Site Overview

142 Caggiano Drive

Property Highlights

- One (1) Drive-In Door (10'x10')
- Ceiling Height: 12'
- Fully conditioned
- ± 1.76 AC Lot

Offering Summary

Total Building Size:	± 1,200 sqft
Sale Price:	\$299,000



Cherokee County Market Overview

US Census, Data USA

REEDY



±56,200
2022 Population



±270
2023 Building Permits



\$47,011
2022 Median Income



±922
Total Employer Establishments



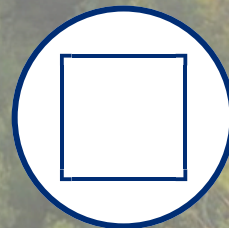
\$124,500
2022 Median Property Value



±57.4%
2022 Labor Force



±25,313
2023 Housing Units



±393
Square Miles



Business Overview

Cherokee, SC

“Cherokee County is home to dozens of companies from small family-owned companies to large corporation such as Nestle, Freightliner, and Milliken. Manufacturing remains the top industry in Cherokee County, employing more than 6,425 residents.” - *Cherokee County Development Board*

Sector	Employment
Construction	1,200
Manufacturing	5,633
Trade, Transportation & Utilities	4564
Financial Activities	422
Professional and Business Services	2,986
Education and Health Services	1,634
Leisure and Hospitality	1,846
Other Services (except Public Administration)	1,038
Public Administration	2,554

Site Map

Gaffney, SC

REEDY



Site Map

South Carolina Interstates & Ports

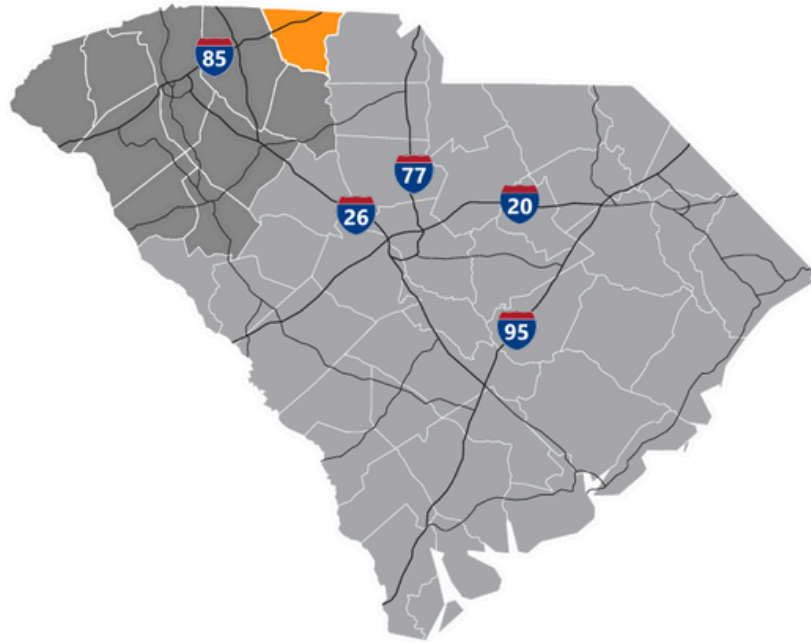
REEDY



Cherokee County

County Overview

“The county was named for the Cherokees who once made it their home. It was formed in 1897, and the county seat is Gaffney. Iron mining was such an important activity in this region before the Civil War, it is sometimes called the Old Iron District. Today, Cherokee County enjoys a thriving and profitable local economy and an abundance of natural and manufactured resources. Cherokee County sits in a prime location just off I-85 between Charlotte, NC and Greenville/Spartanburg, SC. Charlotte’s Douglas International Airport and the Greenville-Spartanburg International Airport are both within 45 miles and the mainline of Norfolk Southern Railroad runs through Cherokee County. The Port of Charleston is easily accessible via major highways. Cherokee County offers an unbeatable combination of such factors as an abundant and educated work force with customized training by South Carolina Special Schools, a diversified industrial base, a high standard of living and quality of life, pro-business local governments, and easy access to transportation routes.”



Total Population

	2010	2018	2023	Growth Rate ¹
Cherokee County	55,342	57,807	58,991	0.41%
Upstate SC	1,362,073	1,482,416	1,563,925	1.08%
South Carolina	4,625,364	5,108,693	5,437,217	1.25%

¹ Projected Annual Growth Rate 2018-2023

2018 Civilian Population in Labor Force (16+)

Employed	95.2%
Unemployed	4.8%



Cherokee County

Demographics Report



Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Nestlé USA - Prepared Foods Division	1,400	Frozen prepared foods
Milliken & Co. (Allen, Limestone & Magnolia Plants)	989	Broadwoven fabrics, fabric dyeing & finishing, chemicals
Freightliner Custom Chassis	909	Motor home chassis
Hamrick Mills, Inc. (Multiple Locations)	890	Ball & roller bearings
The Timken Company	625	Print cloth, shade cloth & sheeting

Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Local Government	2,102	Local Government
Cherokee County School District	1,580	Education
Dollar Tree Distribution	450	Warehouse & Distribution
UPS	400	Warehouse & Distribution
Limestone College	360	Education



Airport Access

- Greenville Spartanburg International
- 50 non-stop daily departures
 - 16 major cities and 19 major airports across the US
 - Allegiant Air
 - American Airlines
 - Delta
 - Frontier Airlines
 - Southwest Airlines
 - United Airlines
- Spartanburg Downtown Memorial Airport
- Shelby-Cleveland County Regional Airport (Shelby, NC)



Port Access

- Inland Port Greer
- 40 Miles from the City of Gaffney
 - 124,817 Rail Lifts in 2017
 - 20.4% growth from 2016
- Port of Charleston
- 202 Miles from the City of Gaffney
 - 2.2 M TEUs handled in 2017
 - 9.0% growth from 2016



Highway Access

- Interstates
- I-85
- Highways
- US 29
 - US 221
 - SC 11
 - SC 18
 - SC105
 - US 150



Rail Access

- Rail Providers
- Norfolk-Southern
 - CSX

Confidentiality & Disclaimer

Reedy Property Group

REEDY



All materials and information received or derived from Reedy Property Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Reedy Property Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Reedy Property Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Property Group

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.

Ellice Niedrach

864.680.7916

eniedrach@reedypg.com

Josie Hollingsworth

864.901.5007

jhollingsworth@reedypg.com

