



FOR LEASE

530 Old Post Road

Gaffney, South Carolina

±24,754 SF INDUSTRIAL SPACE ON ±7.41 ACRES

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



## EXECUTIVE SUMMARY

- Lyons Industrial Properties is pleased to present this excellent Industrial Space available for Lease. The +/-24,754 SF Property is located right off I-85 and is only 2 miles away from the nearest exit.
- Flexible layout and high-quality infrastructure make it suitable for manufacturing, distribution, or logistics operations.
- Available at \$6.75/SF NNN, this property is ideal for industrial users seeking convenient access to regional and national logistics hubs.
- Equipped with an exterior loading dock platform (23'9" x 37'6") with 2 dock positions and 1 drive-in door for flexible loading access.
- This building has a 20' ceiling height, heavy power, and is 100% heated and cooled.

## SNAPSHOT

<b>Address:</b>	<b>530 Old Post Rd Gaffney, SC</b>
<b>Tax ID:</b>	<b>045-00-00-064.001</b>
<b>County:</b>	<b>Cherokee County</b>
<b>Property Type:</b>	<b>Industrial</b>
<b>Available Space:</b>	<b>± 24,754 SF</b>
<b>Land Size:</b>	<b>± 7.41 Acres</b>
<b>Lease Rate:</b>	<b>\$6.75/SF NNN</b>

Bobby Lyons, SIOR, CCIM  
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Luke Lyons  
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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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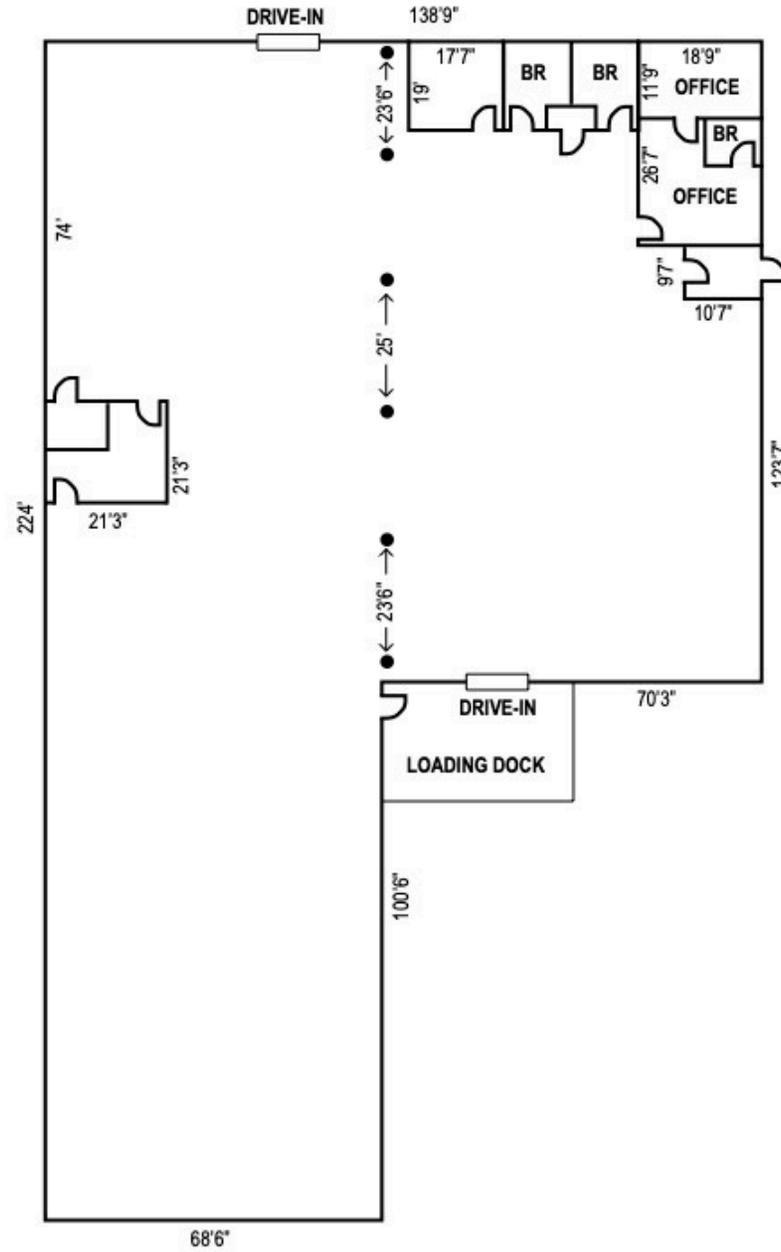


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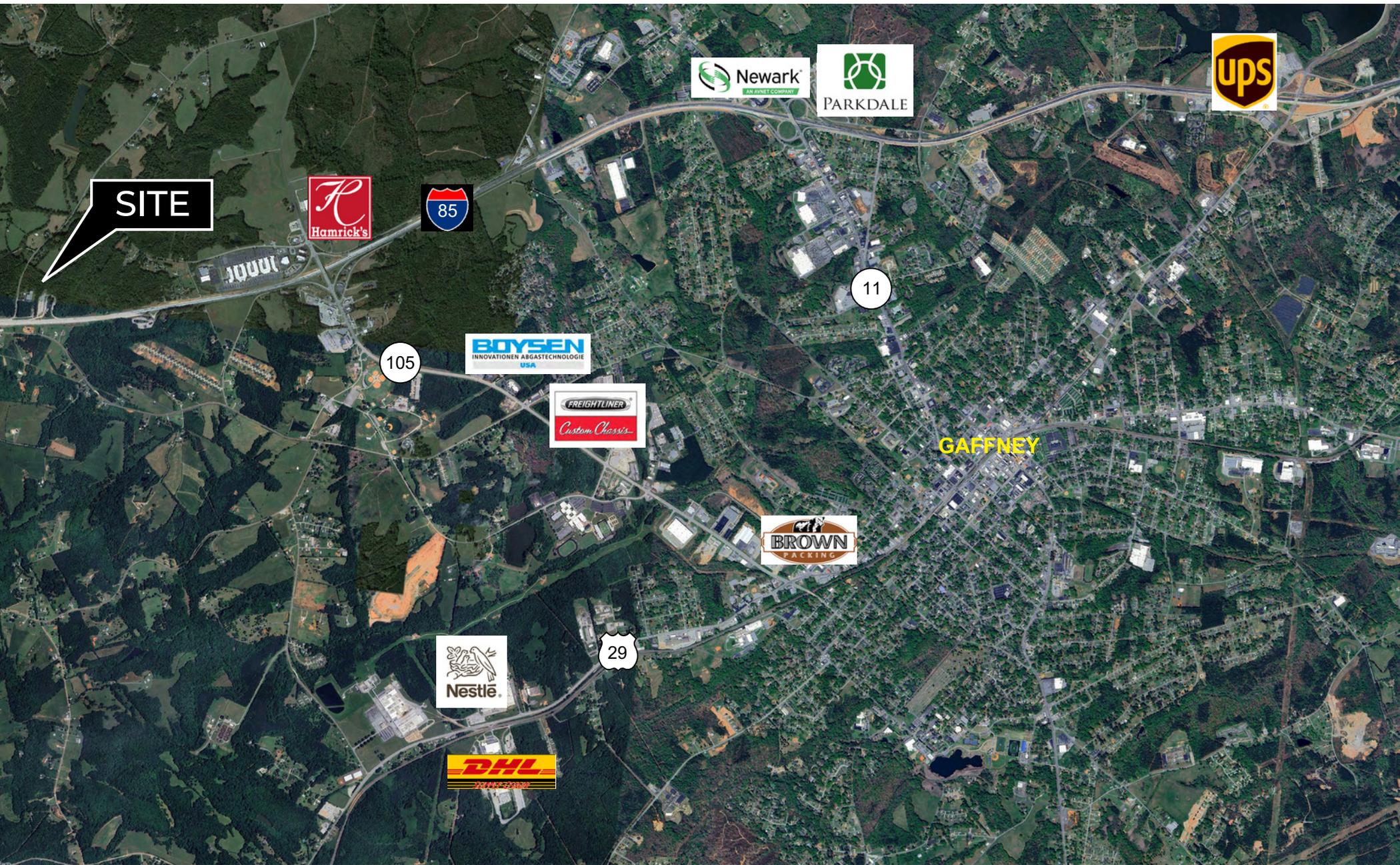


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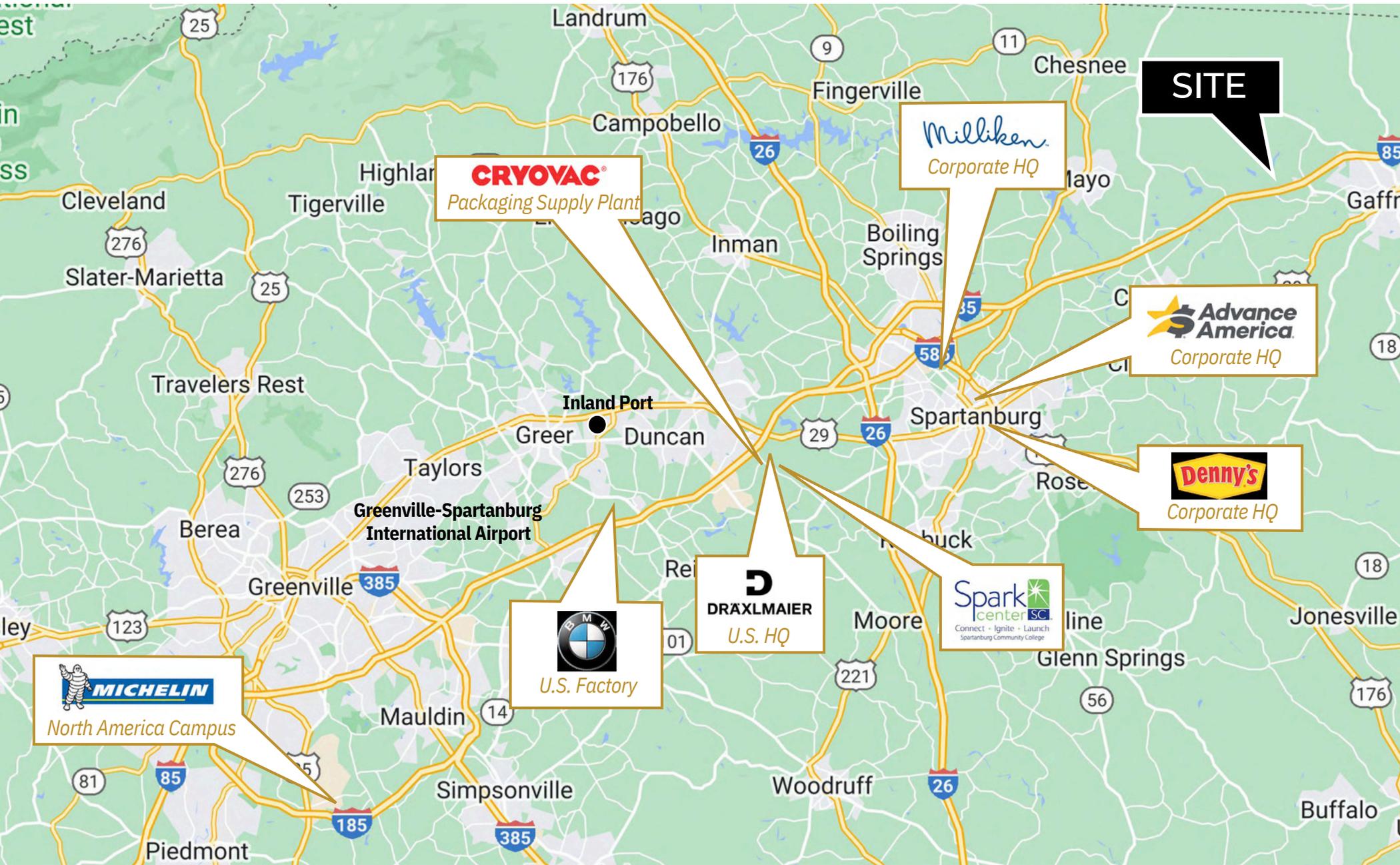


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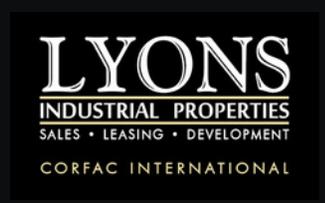
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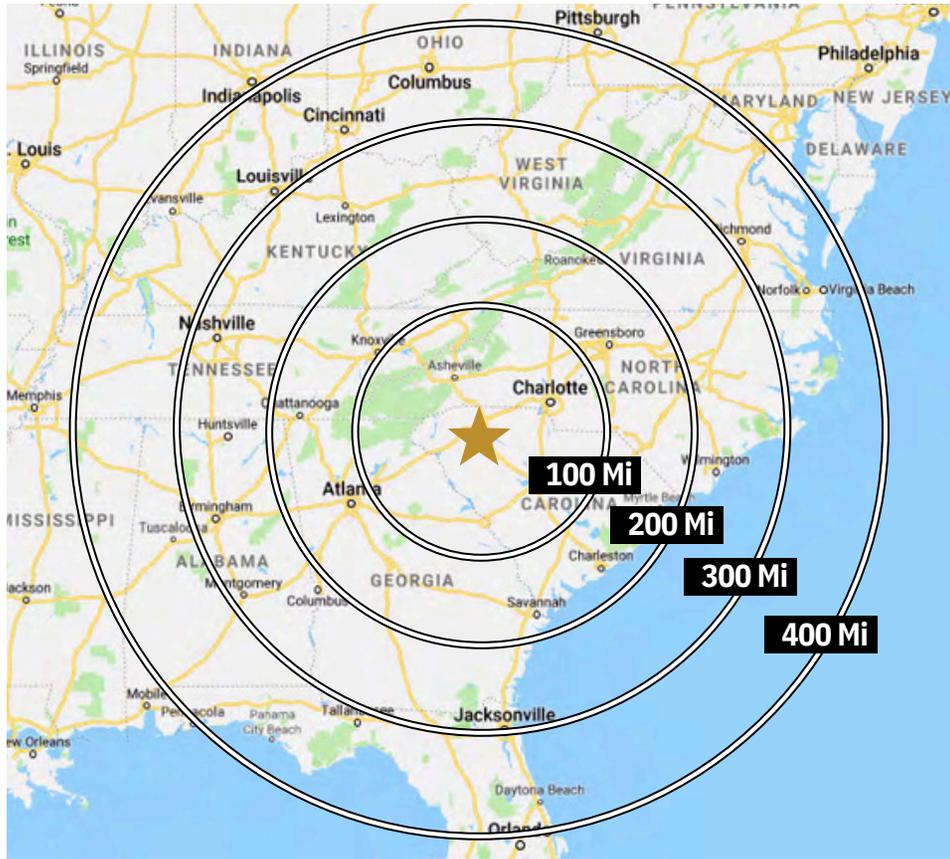
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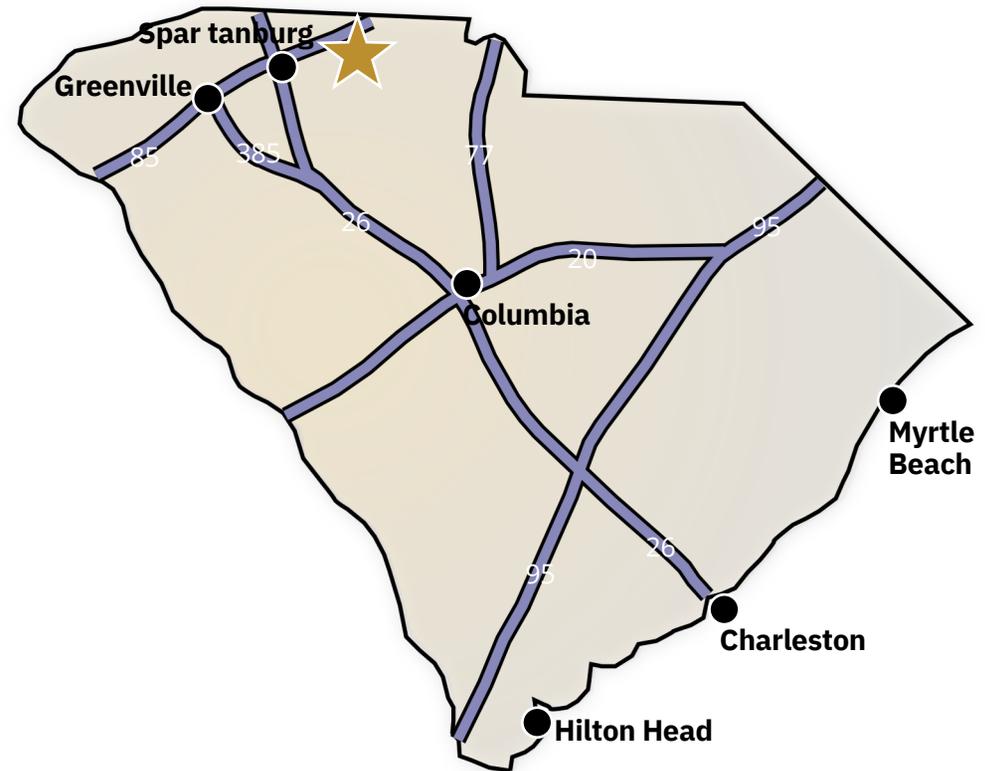


### DRIVE TIMES IN SOUTH CAROLINA

I-85	4 Min	Spartanburg	38 Min
I-26	22 Min	Greenville	47 Min
I-385	40 Min	Columbia	1 Hr 44 Min
I-77	52 Min	Charleston	3 Hr 28 Min
I-20	1 Hr 40 Min	Hilton Head	4 Hr 4 Min
I-95	2 Hr 31 Min	Myrtle Beach	4 Hr 13 Min

### DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	55 Min	Cincinnati, OH	6 Hr 46 Min
Atlanta, GA	3 Hr 15 Min	Washington DC	6 Hr 48 Min
Raleigh, NC	3 Hr 19 Min	Columbus, OH	7 Hr 43 Min
Richmond, VA	5 Hr 15 Min	Mobile, AL	7 Hr 56 Min
Nashville, TN	5 Hr 48 min	Orlando, FL	7 Hr 58 Min
Jacksonville, FL	5 Hr 55 Min	Pittsburgh, PA	8 Hr 5 Min
Louisville, KY	6 Hr 45 Min	Indianapolis, IN	8 Hr 26 Min



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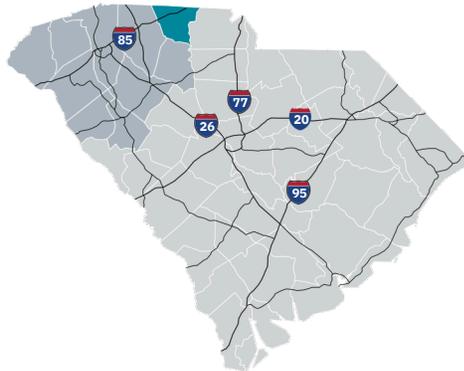
# CHEROKEE COUNTY INFO



# Discover Your Potential

## Cherokee County

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	2021	2026	Growth Rate(1)
<b>Cherokee County</b>	55,342	57,965	59,228	0.43%
<b>Upstate SC</b>	1,362,073	1,544,124	1,631,029	1.10%
<b>South Carolina</b>	4,625,364	5,321,206	5,665,411	1.26%

1Projected Annual Growth Rate 2021-2026

### Population by Age

	2010	2021	2026
<b>Under 5</b>	6.7%	5.8%	5.7%
<b>5 to 9</b>	6.7%	6.2%	5.9%
<b>10 to 14</b>	6.9%	6.3%	6.4%
<b>15 to 24</b>	13.8%	11.3%	11.4%
<b>25 to 34</b>	11.5%	13.4%	10.9%
<b>35 to 44</b>	13.9%	12.2%	13.2%
<b>45 to 54</b>	14.2%	13.2%	12.6%
<b>55 to 64</b>	12.8%	13.3%	13.3%
<b>65+</b>	13.5%	18.3%	20.6%
<b>Median Age</b>	38.2	40.6	42.2

38.7% of the 2021 population is prime working age

### Population by Race & Ethnicity

	2010	2021	2026
<b>White</b>	75.0%	74.5%	73.9%
<b>Black</b>	20.4%	19.7%	19.4%
<b>American Indian/ Alaska Native</b>	0.4%	0.4%	0.5%
<b>Asian</b>	0.6%	0.6%	0.7%
<b>Hawaiian/ Pacific Islander</b>	0.0%	0.0%	0.0%
<b>Some Other Race</b>	2.2%	2.8%	3.3%
<b>Two or More Races</b>	1.4%	1.9%	2.2%
<b>Hispanic Origin (Any Race)</b>	3.7%	4.7%	5.4%

### Households & Families

	2010	2021	2026
<b>Total Households</b>	21,519	22,398	22,901
<b>Total Families</b>	14,941	15,255	15,515
<b>Average HH Size</b>	2.54	2.54	2.54
<b>Renter Occupied*</b>	31.1%	31.0%	30.1%
<b>Owner Occupied*</b>	68.9%	69.0%	69.9%

\*Housing tenure data is a percentage of total occupied housing units

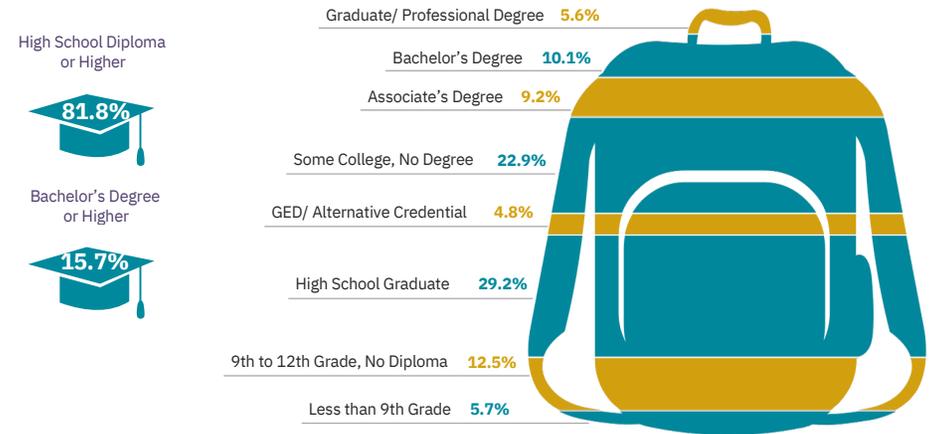
### Median Household Income

	2021	2026
<b>Cherokee County</b>	\$39,855	\$43,395
<b>South Carolina</b>	\$55,711	\$61,082
<b>United States</b>	\$64,730	\$72,932

### Per Capita Income

	2021	2026
<b>Cherokee County</b>	\$21,500	\$23,698
<b>South Carolina</b>	\$30,714	\$34,369
<b>United States</b>	\$35,106	\$39,378

### 2021 Highest Education Attainment, Age 25+



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# CHEROKEE COUNTY INFO (CONT.)

## 2018 Commuting Patterns

### Travel Distance to Work

Less than 10 miles	38.5%
10-24 miles	25.1%
25-50 miles	18.5%
50 miles or more	17.8%

63.6% of workers travel less than 25 miles

## Where Do Cherokee County Workers Live?

Cherokee County	49.7%
Spartanburg County	15.1%
Cleveland County, NC	6.1%
Greenville County	3.6%
York County	2.9%
Rutherford County, NC	2.5%
Union County	2.1%
Gaston County, NC	1.5%
Laurens County	1.1%
Anderson County	1.1%

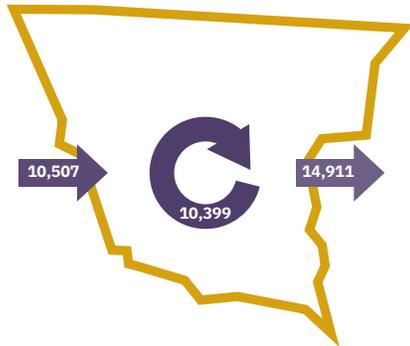
## 2021 Employment by Industry

Agriculture/Mining	0.6%	147
Construction	6.0%	1,502
Manufacturing	25.5%	6,398
Wholesale Trade	3.0%	739
Retail Trade	12.5%	3,129
Transportation/Utilities	8.9%	2,228
Information	0.6%	137
Finance/Insurance/Real Estate	3.6%	897
Services	35.9%	9,012
Public Administration	3.6%	895
<b>Total</b>	<b>100%</b>	<b>25,084</b>

## 2021 Civilian Population in Labor Force (16+)

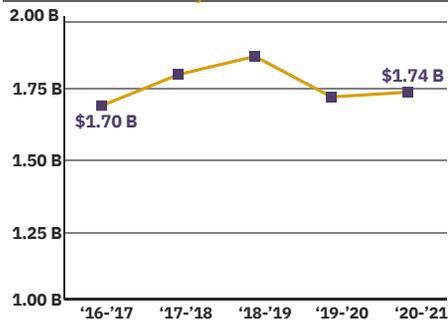
Labor Force	27,267
Unemployed	8.0%

## Worker Inflow/Outflow



Live and Work in Cherokee County	10,399
Commute into Cherokee County	10,507
Commute Out of Cherokee County	14,911

## Gross Retail Sales by Fiscal Year



## 2021 Business Establishments by Industry



## Top 5 Manufacturing Employers

Company	Employees	Primary Product(s)
Nestlé USA	1,000	Frozen prepared foods
Milliken & Company	989	Broadwoven fabrics, fabric dyeing and finishing
Freightliner Custom Chassis Corp	909	Motor home chassis
Hamrick Mills	890	Print cloth, shade cloth & sheeting
Suminoe	400	Ball and roller bearings

## Top 5 Non-Manufacturing Employers

Company	Employees	Industry
Cherokee County School District	1,369	Public Education, K-12
Dollar Tree Distribution	700	Logistics
T-Force	400	Logistics
Cherokee Medical Center	300	Health Services
Limestone University	269	Higher Education

Airport Access	Port Access	Highway Access	Rail Access
<ul style="list-style-type: none"> <li>Greenville Spartanburg International</li> <li>- 50 non-stop daily departures</li> <li>- 17 major cities and airports across the US</li> <li>- Allegiant Air</li> <li>- American Airlines</li> <li>- Delta</li> <li>- Southwest Airlines</li> <li>- United Airlines</li> <li>- 1.2M passengers flown in FY2021</li> <li>- 84,217 tons of air cargo moved in FY2021</li> <li>Spartanburg Downtown Memorial Airport</li> </ul>	<ul style="list-style-type: none"> <li>Inland Port Greer</li> <li>- 40 miles from the City of Gaffney</li> <li>- 157,842 rail lifts in FY2021</li> <li>- 12.3% growth from FY2020</li> <li>Port of Charleston</li> <li>- 202 miles from the City of Gaffney</li> <li>- 2.5 M TEUs handled in FY2021</li> <li>- 9.63% growth from FY2020</li> </ul>	<ul style="list-style-type: none"> <li>Interstates</li> <li>- I-85</li> <li>Highways</li> <li>- US-29</li> <li>- US-150</li> <li>- US-221</li> <li>- SC-11</li> <li>- SC-18</li> <li>- SC-105</li> </ul>	<ul style="list-style-type: none"> <li>Rail Providers</li> <li>- CSX</li> <li>- Norfolk-Southern</li> </ul>

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

**APPALACHIAN**  
 COUNCIL OF GOVERNMENTS  
 Appalachian Council of Governments  
 30 Century Circle, Greenville, SC 29607  
 864.242.9733  
 www.scacog.org

## Additional Resources

- www.cherokeeountydevelopmentboard.com
- www.cherokeechamber.org
- www.cherokeeounty.gov
- www.upstatedalliance.com
- www.upstateforever.org
- www.southcarolinaparks.com

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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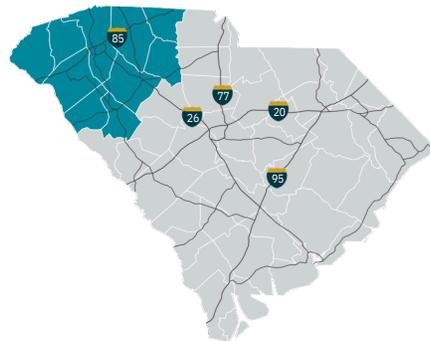
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# UPSTATE SOUTH CAROLINA INFO



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%
<b>MEDIAN AGE</b>	<b>38.2</b>	<b>40.2</b>	<b>41.1</b>

37.6% of the 2022 population is prime working age

### HOUSEHOLDS & FAMILIES

	2010	2022	2027
Total Households Total	532,065	613,944	635,608
Families Average	363,466	404,034	416,221
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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# UPSTATE SOUTH CAROLINA (CONT.)

## 2020 COMMUTING PATTERNS

### TRAVEL DISTANCE TO WORK

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	1.2%
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	%	Count
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
<b>TOTAL</b>	<b>100%</b>	<b>152,856</b>

### 2023 CIVILIAN POPULATION

by Labor Force (16+)	Count	%
Labor Force	159,818	
Unemployed		4.4%

### GROSS RETAIL SALES by Fiscal Year



### 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
- 2.2 million passengers flown in FY2022
- 97,221 tons of air cargo moved in FY2022

#### PORT

**INLAND PORT GREER**

- 151,261 rail lifts in FY2022

**PORT OF CHARLESTON**

- 2.9 million TEUs handled in FY2022
- ▲ 11.9% from FY2021

#### HIGHWAY

**INTERSTATES**

#### RAIL

**MAJOR PROVIDERS**

**SHORT-LINE PROVIDERS**

- Greenville & Western
- Pickens
- Carolina Piedmont

### ADDITIONAL RESOURCES

Sources: Appalachian Council of Governments, ESRI Business Analyst, Greenville-Spartanburg International Airport, Lightcast 2023.2 (QCEW), Manufacturer's News, SC Department of Revenue and Taxation, SC Ports Authority, Upstate SC Alliance, US Bureau of Labor Statistics, and US Census Bureau

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