

INDUSTRIAL

**7461 Highway 11
Campobello, SC 29322**

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**Property
Flyer**



- 48,800± Sq. Ft. of Industrial space located off of Highway 11 on 8.08± acres.
- Close proximity to Interstate 26.
- 4,025± Sq. Ft. of office space remodeled in 2014 including 2 large offices, 2 conference/meeting rooms, 4 small offices, 2 restrooms, kitchen/break area and server room.
- 4,800± Sq. Ft. heated and cooled shop area with 19' ceiling height (16' at eaves) and an internal 14' x 12' roll up door.
- 38,400± Sq. Ft. of warehouse space including 3 dock doors and 2 drive-in doors.
- 3 Phase Power.
- Additional 1,575± Sq. Ft. building in the rear with drive-in door.

SALE PRICE: \$1,200,000

Greyson Furnas

380 S. Pine Street
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C 864.316.8192
Fax 864.585.6188
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Executive Summary

Spencer/Hines Properties is proud to present this 48,800± Sq. Ft. industrial building for sale located at 7461 Highway 11, Campobello, SC. This facility is perfect for warehouse or manufacturing use. The facility features 4,025± Sq. Ft. of office space, recently renovated in 2014. The facility has 4,800± Sq. Ft. of heated and cooled manufacturing space with an additional 38,400± Sq. Ft. of warehouse space. Additionally, the facility has a 1,575± Sq. Ft. auxiliary warehouse building. The facility is situated on 8.08± acres with excellent access to Interstate 26. The facility has 2 external drive-in doors, 1 internal drive-in door, and 3 docks. The facility has three phase power with 480V/225amps. The property is completely fenced and has room for expansion. Please contact brokers for more information.

Spartanburg County and the Upstate are home to many companies ranging from small, family owned businesses to large corporations such as BMW, Michelin, and many more.

Spartanburg County and the Upstate of South Carolina have a renowned reputation as pro-business, largely due to an exceptional economic that promotes growth by suppressing operating costs and increasing return on investment. South Carolina's performance based incentives reward companies for growth, job creation, and local investment. South Carolina and Spartanburg County has a pro business mindset that will help your business thrive.

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Property
Facts

PROPERTY SPECIFICATIONS

Address: 7461 Highway 11
County: Spartanburg
Zoning: None
Tax Map Number: 1-23-00-002.01

UTILITIES

Water: Inman Campobello Water District
Sewer: None
Power: Duke Energy
Gas: Piedmont Natural Gas

PROXIMITY TO MAJOR HIGHWAYS, CITIES, AND AIRPORTS

Interstate 85.....20 Miles
Interstate 26.....2.2 Miles

Greenville, SC.....31.3 Miles
Charlotte, NC.....80.1 Miles
Atlanta, GA.....184 Miles

Greenville/Spartanburg Int'l Airport.....24.8 Miles

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Property
Facts
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BUILDING SPECIFICATIONS

Date of Construction: 1985; renovated in 2014

Type: Metal/ Masonry

Docks: 3 (10'x 10')

External Drive-In Doors: 2 (12'x12')

Internal Drive in Doors: 1 (14'x14')

HVAC: 100% of Office and 4,800± of warehouse

Power: 3 Phase 480V/225A

Auxiliary Building: 1,575± Sq. Ft. with 1 External Drive- In door

Offices: 8

Conference Room: 1

Restrooms: 3

Kitchen/ Break Room: 1

LAND SPECIFICATIONS

Subject Property: 8.08 Acres

Topography: Level

Fenced: Yes

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Building
Photos



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Building
Photos
Cont.



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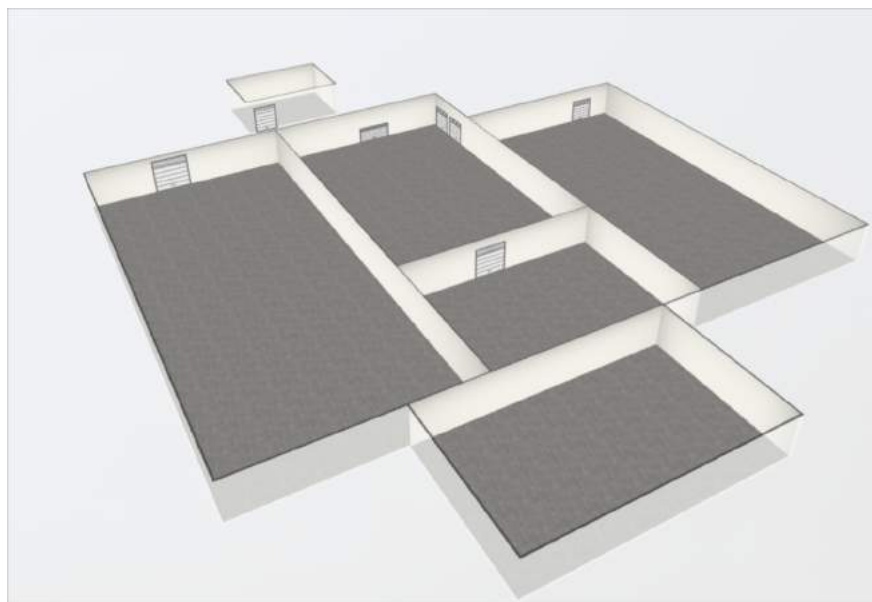
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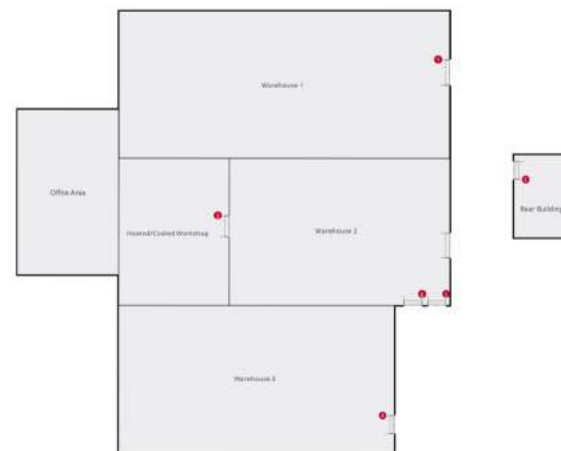
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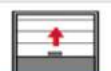
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Building Layout



Ground Floor



- | | | | |
|---|---|--------------|---------------|
| 3 |  | Roll up Door | - Height: 12' |
| 2 |  | Loading Dock | - Height: 10' |
| 6 |  | Loading Dock | - Height: 10' |
| 4 |  | Garage Door | - Height: 10' |
| 1 |  | Garage Door | - Height: 14' |
| 5 |  | Garage Door | - Height: 12' |

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County Fact Sheet

Updated 08/04/16

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Spartanburg County, SC

Total Population, 2010, 2016, and 2021 Forecasts

	2010	2016	2021
Spartanburg	284,351	300,563	314,887
Upstate Region	1,362,073	1,409,634	1,462,858
South Carolina	4,625,364	4,831,451	5,075,686

Population by Age, 2010, 2016, and 2021 Forecasts

	2010	2016	2021
Under Age 5	6.7%	6.3%	6.0%
Age 5 to 9	6.7%	6.5%	6.3%
Age 10 to 14	6.8%	6.5%	6.6%
Age 15 to 19	7.4%	13.3%	12.5%
Age 20 to 34	18.6%	12.6%	12.3%
Age 35 to 44	13.7%	12.4%	12.4%
Age 45 to 54	14.4%	13.7%	12.8%
Age 55 to 64	12.4%	13.0%	#####
Age 65+	13.4%	15.7%	17.8%

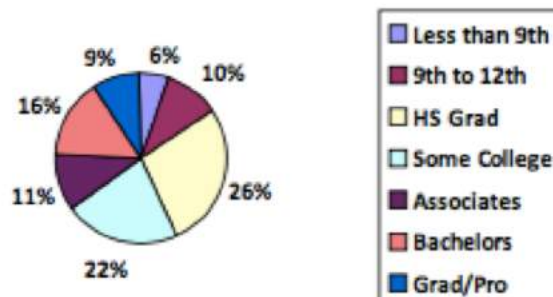
Source: US Census Bureau, 2010 Census Population and Housing. ESRI forecasts for 2016 and 2021 (unless otherwise stated).

Monthly Employment by Industry Group 2016 (2nd Quarter)

NAICS	INDUSTRY	AVE. EMP.
11, 21	Natural Resources and Mining	241
23	Construction	5,570
31	Manufacturing	27,660
22, 42, 44, 48	Trade, Transportation and Utilities	28,550
51	Information	1,041
52, 53	Financial Activities	4,299
54, 55, 56	Professional and Business Services	14,755
61, 62	Education and Health Services	12,229
71, 72	Leisure and Hospitality	12,293
81	Other Svcs (except Public Admin.)	2,936
90	Government	20,201

Source: 2016.2 Census of Employment and Wages, Bureau of Labor Statistics, SC Dept of Employment Workforce and EMSI Inc.

Educational Attainment, 25+, 2016 ESRI Forecasts



Population by Race, 2010, 2016, and 2021 Forecasts

	2010	2016	2021
White	72.3%	71.0%	69.7%
Black	20.6%	20.6%	20.5%
Am. Indian/Alaska Native	0.3%	0.3%	0.3%
Asian	2.0%	2.4%	2.8%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	3.1%	3.5%	4.1%
Two or More Races	1.7%	2.1%	2.5%
Hispanic Origin (Any Race)	5.9%	6.7%	7.8%



Spartanburg County, SC

Top 5 Manufacturing

Company	No. of Employees	Major Product
BMW Manufacturing Corp	8000	Automobile Manufacturing
Michelin North America Inc	3085	Radial truck tires
Milliken & Co.	1300	Textile Manufacturing
Cryovac Division-Sealed Air Corporat	1100	Flexible plastic packaging material
Draexlmaier Automotive of America, LLC.	800	Wire Harnesses

Source: SC Appalachian Council of Governments and County Economic Development Office

Median Household Income, 2016 and 2021

	2016	2021
Spartanburg	\$43,940	\$47,799
South Carolina	\$43,198	\$49,859

ESRI forecasts for 2016 and 2021

Per Capita Income, 2016 and 2021

	2016	2021
Spartanburg	\$22,989	\$24,802
South Carolina	\$23,782	\$26,314

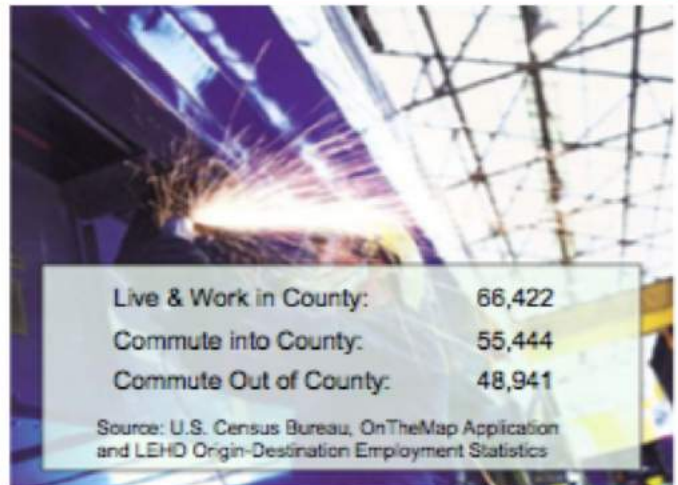
ESRI forecasts for 2016 and 2021

Households & Families 2010, 2016, and 2021 Estimate

	2010	2016	2021
# of Households	109,246	114,315	119,232
# of Families	75,404	77,968	80,851
Ave HH Size:	2.53	2.56	2.57
Owner-Occupied:	76,260	77,734	81,060
Renter-Occupied:	32,986	36,558	38,122
Median Age:	37.9	39.0	39.8

Sources: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2016 and 2021 (unless otherwise stated)

Worker Inflow/Outflow - 2014



Gross Retail Sales (Millions) by Fiscal Year

FY 2005-06	\$7,815,571
FY 2006-07	\$8,101,098
FY 2007-08	\$7,465,099
FY 2008-09	\$7,963,141
FY 2009-10	\$7,835,780
FY 2010-11	\$8,700,726
FY 2011-12	\$10,304,876
FY 2012-13	\$5,984,899
FY 2013-14	\$10,897,112
FY 2014-15	\$10,746,525

Source: SC Department of Revenue and Taxation



Spartanburg County, SC

Transportation

Interstate Access	I-85, I-26
Nearest Commercial Airline	Greenville-Spartanburg International
Airlines	Northwest, Southwest, Continental, United Express, Delta, US Airways, American Eagle
Nearest Civil Airport	Spartanburg Downtown Memorial Airport
Port Access	Port of Charleston, 204 miles for City of Spartanburg
Rail Providers	CSX, NSR

About Spartanburg County, SC

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 with more than 500 manufacturing firms. 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 on the top of the list for business and personal relocation.

Economic Development

Economic Futures Group
R. Carter Smith, CECD, Executive Vice President

(864) 594-5042
www.economicfuturesgroup.com

Upstate SC Alliance
John Lummus, President/CEO

(864) 283-2300
www.upstatescalliance.com

Additional Sources

- www.cityofspartanburg.org
- www.spartanburgcounty.org
- www.infodepot.org
- www.sciway.net
- www.upstateforever.org
- www.spartanburgchamber.com
- www.economicfuturesgroup.com

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