



**THALHIMER**

**FOR LEASE | SALE**  
**101 Michelin Drive**  
Laurens, South Carolina

**THE ONLY 1.1M SF BUILDING EXISTING IN MARKET**



**1.1M SF Distribution Facility for Lease or Sale Between I-85 and I-26**

For more information, contact:

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Specifications	
Building Size	±1,170,972 SF (Expandable by ±500,000 SF)
Acreage	±118.14 Acres
Access	<ul style="list-style-type: none"> <li>I-385 Less than 1 Mile</li> <li>I-85 Less than 30 Miles</li> </ul>
Clear Height	30' to 35'
Sprinklers	Wet System (9.3,000 SF +.66/6,000 SF)
Loading	<ul style="list-style-type: none"> <li>118 Docks with Bumpers and Shelters</li> <li>2 Drive-Ins</li> <li>Concrete Truck Court</li> </ul>
Construction	Metal with Concrete Fire Walls
Lighting	T-5 and T-12
Current Auto Parks	Up to 150 Employee Parking Spots
Trailer Spots	250-300 Spots
Rail	CSX Spur
Floor Thickness	7"
Age	1991 and 1993
Power	<ul style="list-style-type: none"> <li>Duke Substation on Site</li> <li>Each of the six buildings has 800a/480v</li> <li>Additionally, one building has 1,600a</li> </ul>
Security	<ul style="list-style-type: none"> <li>CT-PAT</li> <li>Conditioned Guard Shack</li> <li>2 Perimeter Fences (one is electric)</li> </ul>
Lease Rate	\$3.45 NNN
Sales Price	Call For Pricing

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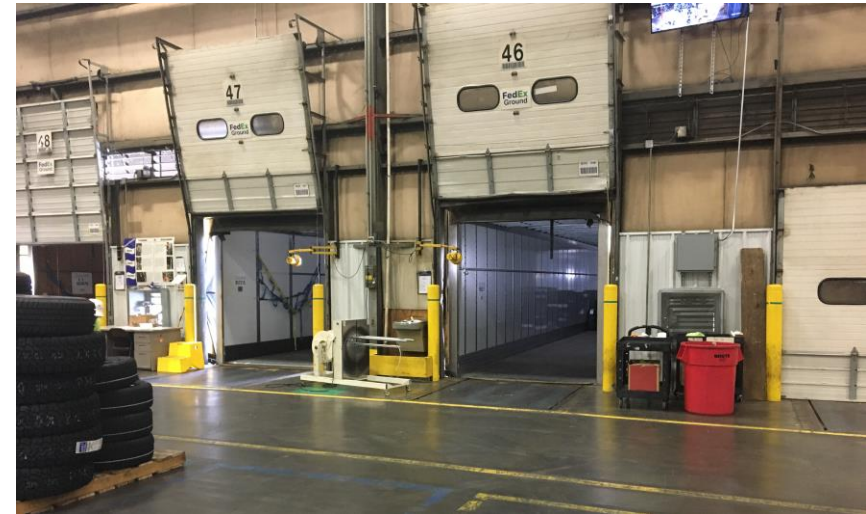
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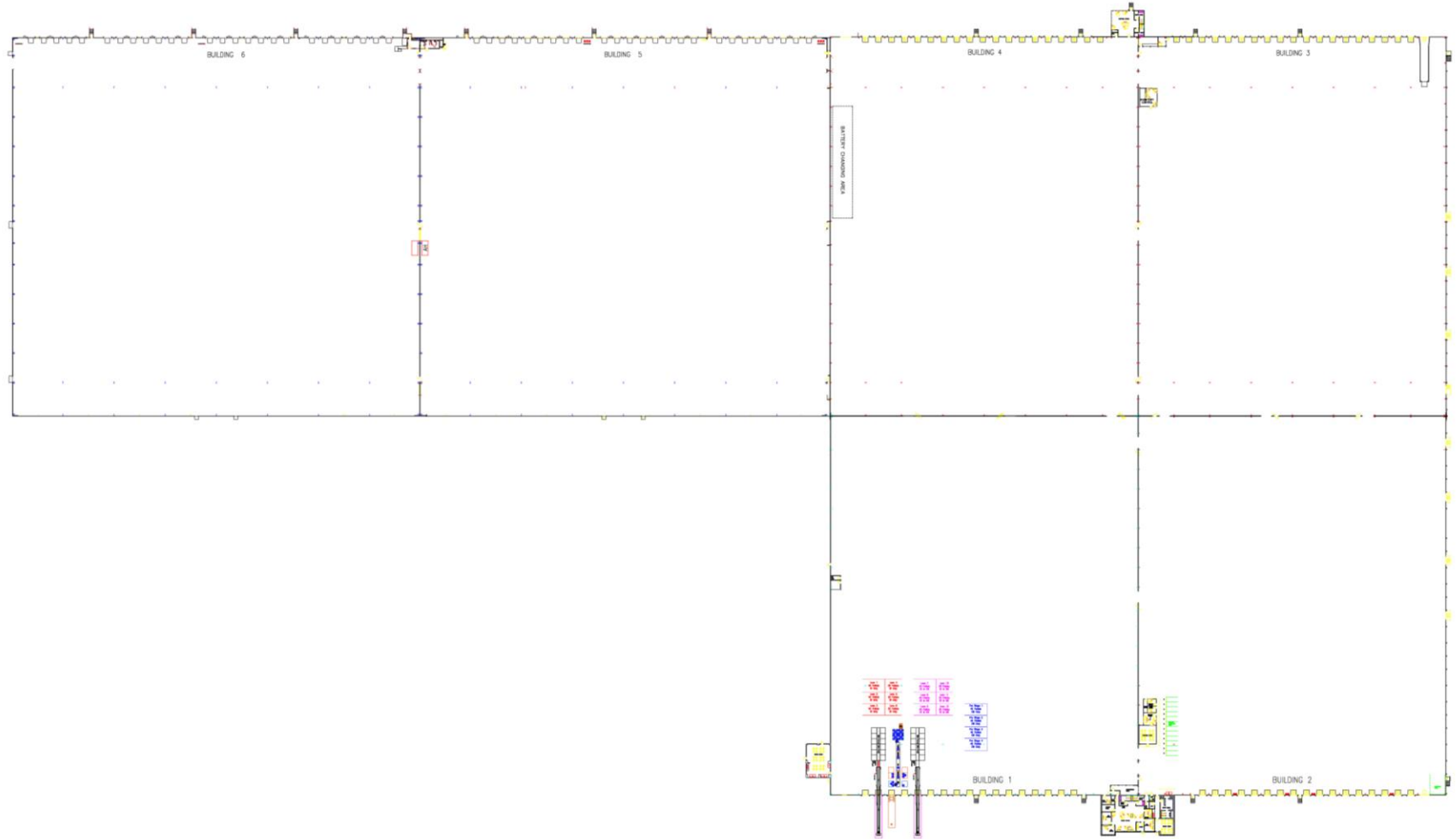
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**Floor Plan**



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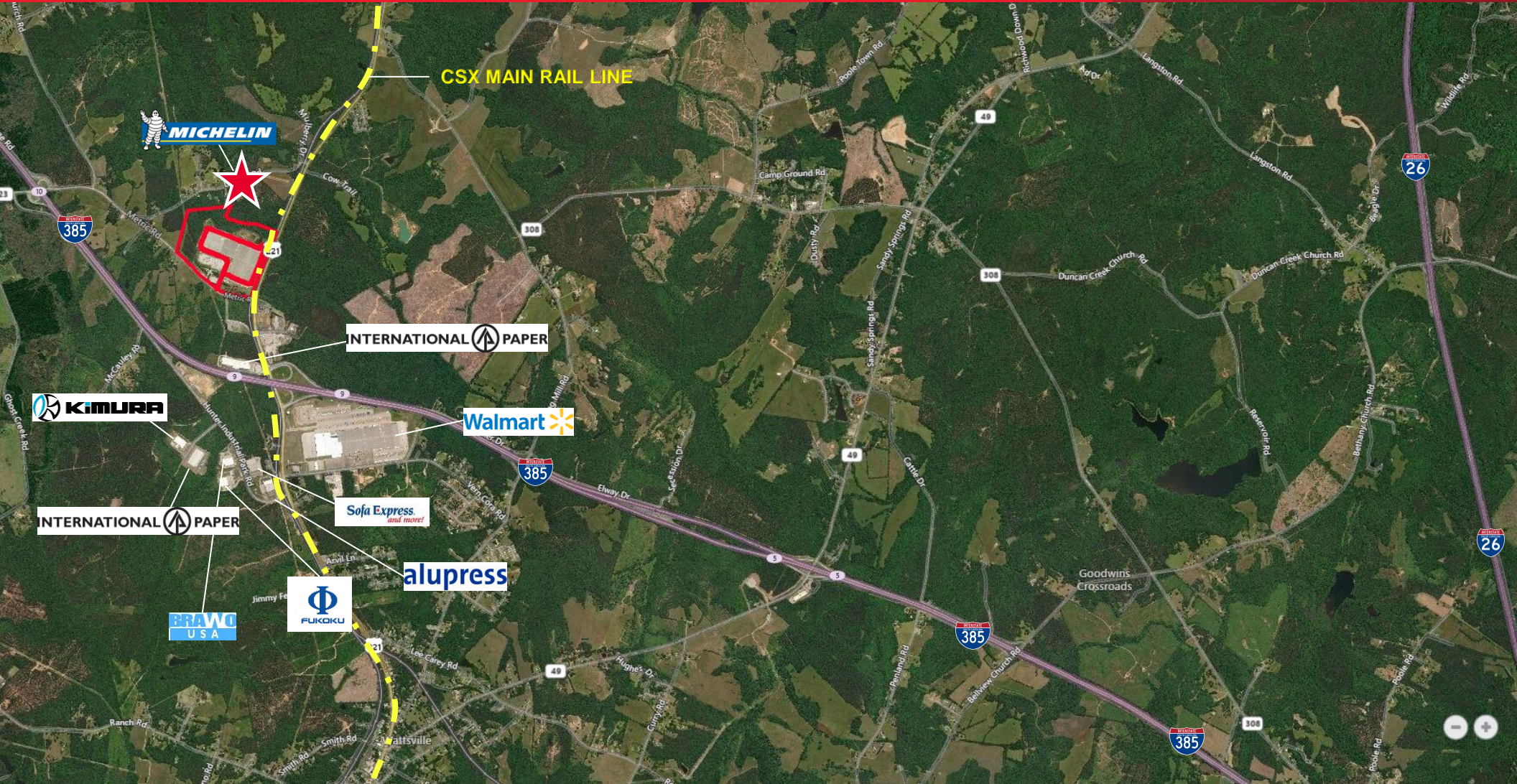
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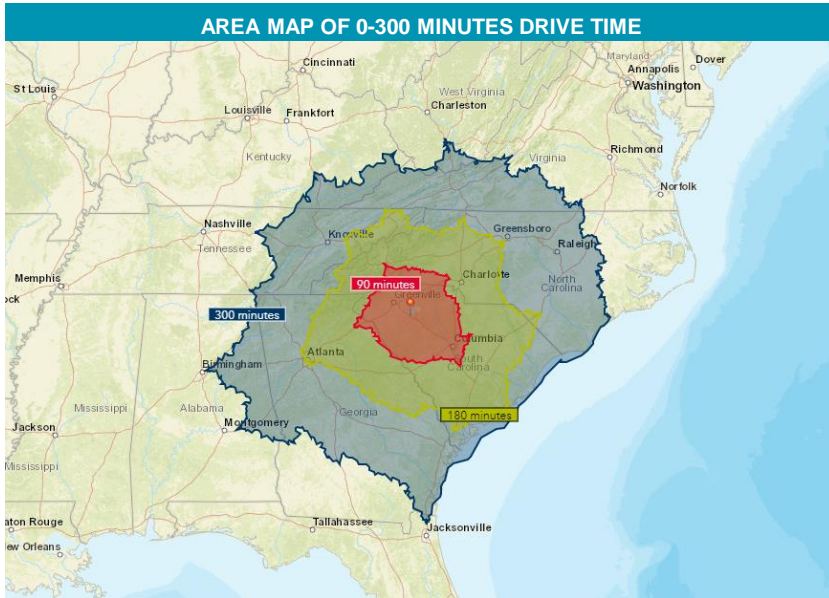
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-  **Interstate 85**  
30 Miles
-  **Greenville Int'l Airport**  
30 Miles
-  **Charlotte Int'l Airport**  
100 Miles
-  **Inland Port in Greer, SC**  
34 Miles
-  **Port of Charleston**  
180 Miles
-  **BMW**  
31 Miles
-  **Volvo**  
148 Miles

**KEY FACTS OF 0-90 MINUTES DRIVE TIME**

<p>2,793,268 Population</p> <p>2.5 Average Household Size</p>	<p>39.4 Median Age</p>
<b>BUSINESS</b>	
<p>89,486 Total Businesses</p>	<p>1,198,615 Total Employees</p>
<b>INCOME</b>	
<p>\$50,147 Median Household Income</p>	<p>\$27,127 Per Capita Income</p>
<p>\$84,605 Median Net Worth</p>	

**KEY FACTS OF 0-90 MINUTES DRIVE TIME**

<p>14% No High School Diploma</p>	<p>28% High School Graduate</p>	<p>31% Some College</p>	<p>28% Bachelor's/Grad/Prof Degree</p>
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**THE ACCESS**

Ideally located near I-85 and I-26, 101 Michelin Drive allows for easy access to major cities in the Southeast. Advantages include accessibility to the Port of Charleston, the SC Inland Port and Charlotte International Airport.

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