

FOR SALE

Office Pad for Sale 330-C Pelham Road

Pelham Professional Office Park, Greenville, SC

Build to suit available for qualified tenants - proposed building below:



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Table of Contents

- 1 Executive Summary
- 2 Property Overview
- 3 Floor Plans
- 4 Demographics
- 5 The Market
- 6 Appendix

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

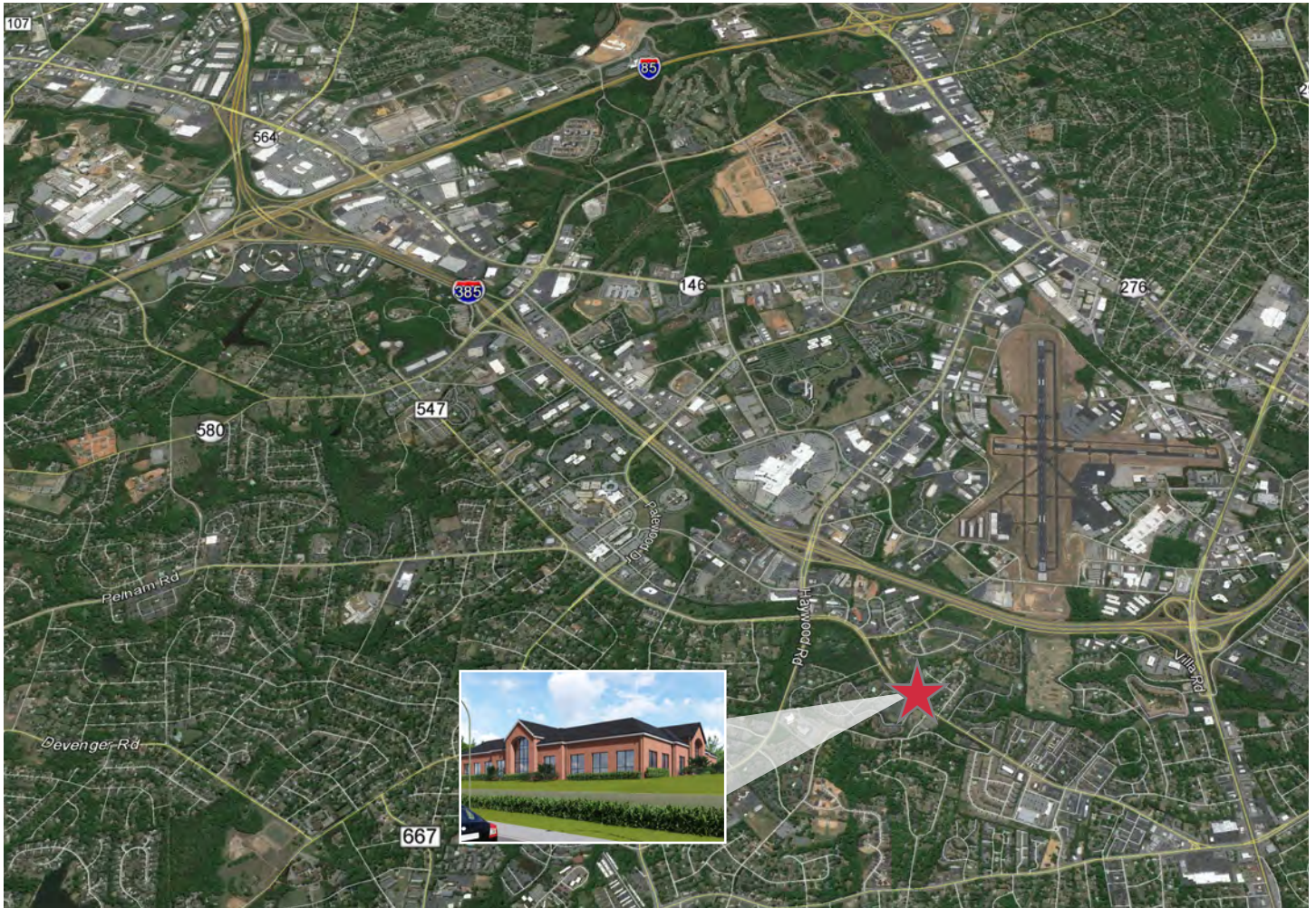
330-C Pelham Road

Pelham Professional Office Park

- **Asking \$399,000 (pad site)**
 - Utilities on-site and in place
 - Permits and plans available
 - Pelham Road frontage
 - Great visibility
- **Build-to-suit office space**
 - Third of three buildings in Pelham Professional Office Park
 - Class A, single story structure
 - ±15,000 SF available
 - New construction
 - Estimated delivery date: to be determined at lease negotiation
 - Free surface parking
 - Parking ratio for the park: 4.3 per 1,000
 - An initial lease for the building should be at least ~4,000 SF in size



Location



330-C Pelham Road, Greenville SC

Driving Distance to Major Cities:

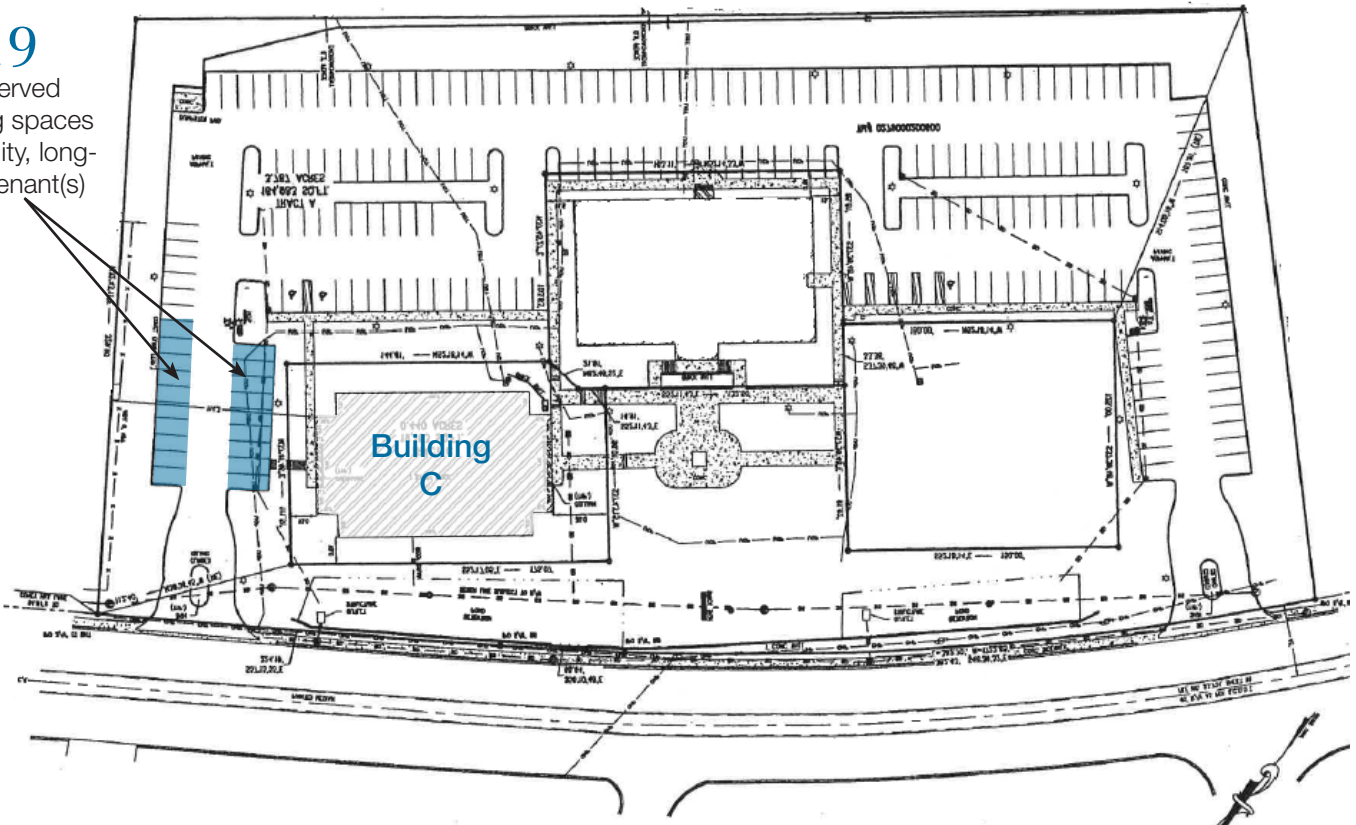
ASHEVILLE, NC	68 miles
ATLANTA, GA	145 miles
AUGUSTA, GA	112 miles
CHARLOTTE, NC	103 miles
COLUMBIA, SC	102 miles
SPARTANBURG, SC	29 miles
DOWNTOWN GREENVILLE, SC	4.5 miles



Building Site



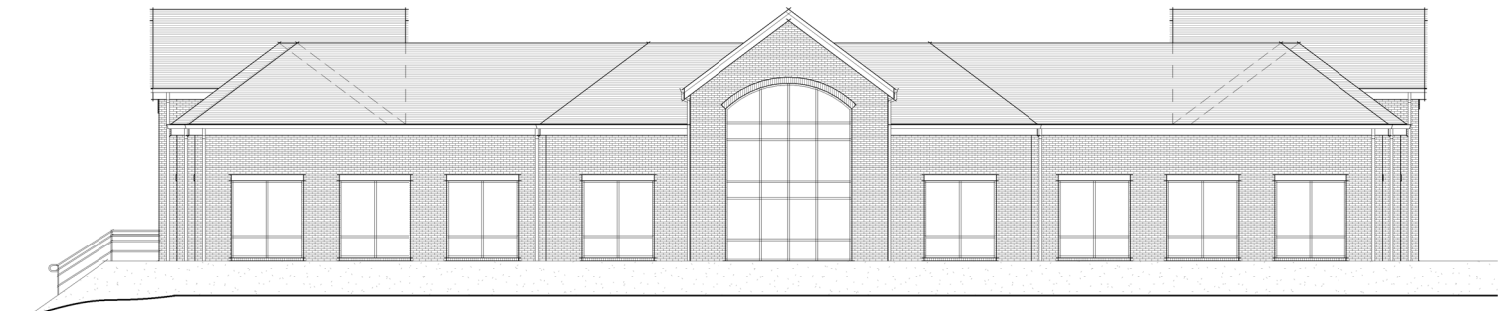
19
Reserved
parking spaces
for quality, long-
term tenant(s)

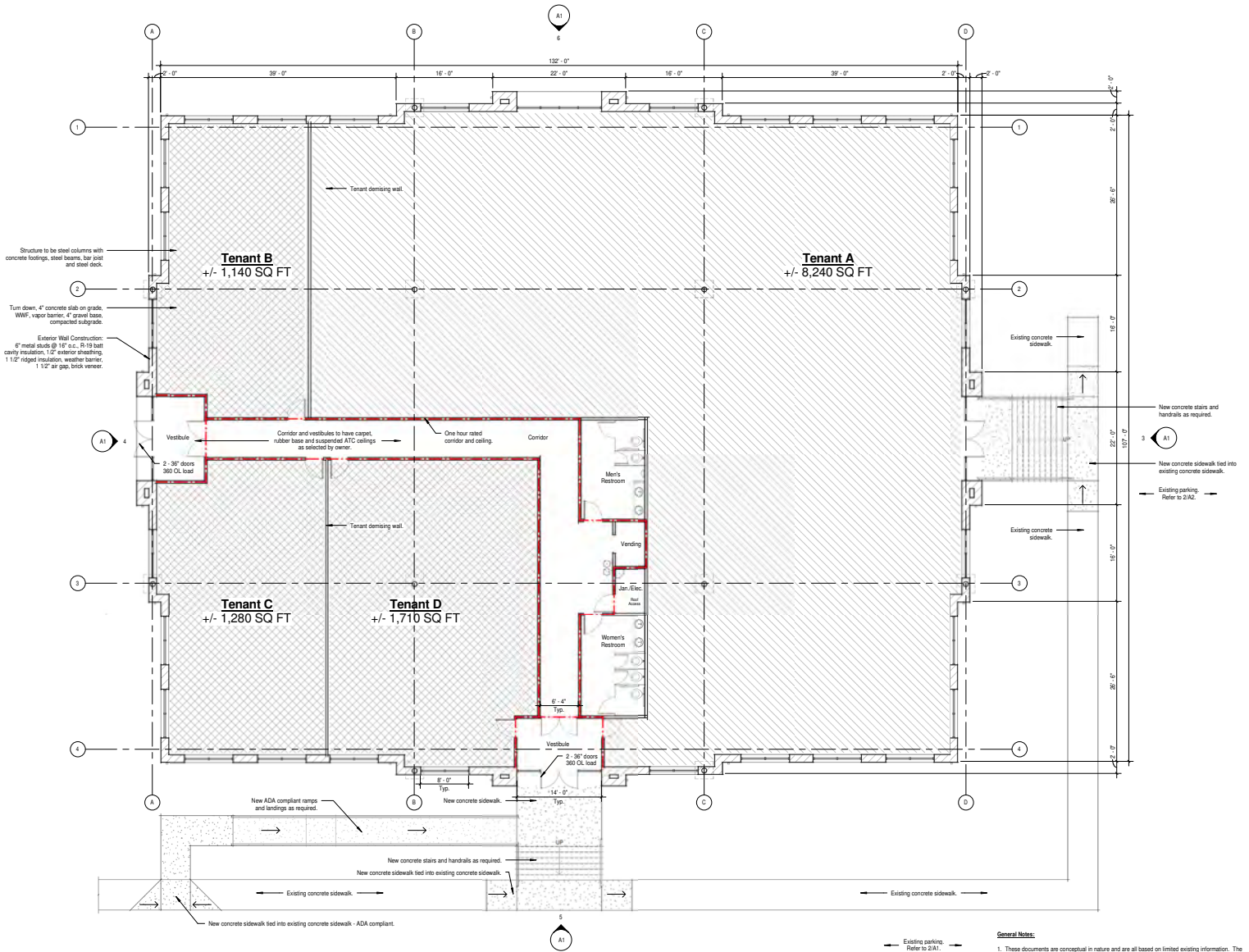


Build-to-Suit Exterior Elevations

Property
Overview

2





***Subdivision of the floor plate can be modified.**

1 Mile Radius

Summary	2010	2016	2021
Population	9,084	9,777	10,471
Households	4,652	4,914	5,231
Families	2,029	2,089	2,196
Average Household Size	1.95	1.99	2
Owner Occupied Housing Units	1,340	1,328	1,420
Renter Occupied Housing Units	3,312	3,586	3,811
Median Age	32.6	33.2	33
Average Household Income		\$55,123	\$59,700

3 Mile Radius

Summary	2010	2016	2021
Population	61,205	66,776	71,703
Households	26,092	28,289	30,382
Families	14,789	15,779	16,794
Average Household Size	2.2	2.22	2.23
Owner Occupied Housing Units	14,008	14,530	15,461
Renter Occupied Housing Units	12,084	13,759	14,921
Median Age	35.6	36.5	37.2
Average Household Income		\$66,877	\$73,314

5 Mile Radius

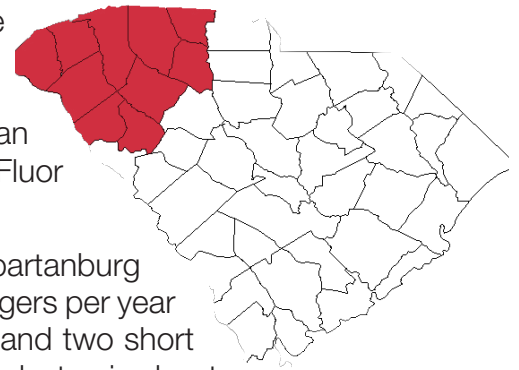
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About the Upstate

The Greenville-Spartanburg-Anderson metro area is commonly referred to as “The Upstate” and is comprised of 10 counties along the I-85 corridor in the northwest corner of South Carolina. The area is located almost equidistant between New York and Miami, and is positioned ± 110 miles from both Charlotte, NC and Atlanta, GA, ± 195 miles from Charleston, SC, and ± 75 miles from Asheville, NC. The Upstate covers an area of over 3,000 square miles and is the largest MSA in the state with a population of about 1.3 million, according to the 2010 Census. The Upstate is the fastest-growing area in the state.

With more than 240 international companies located in the Upstate, the area boasts one of the highest concentrations of international business in the nation. Many large domestic and foreign-based companies have established a presence in the Upstate, including BMW (North American HQ), Michelin (North American HQ), Bosch, Fuji Film, General Electric, Fluor Corporation (Southeast HQ) and Milliken (Global HQ).

The area is served by two major interstates, I-85 and I-26. GreenvilleSpartanburg International Airport (GSP) in Greer serves more than 1.75 million passengers per year on 6 major airlines. Two major rail lines – CSX and Norfolk Southern – and two short line rail service providers currently serve the Upstate, and the Port of Charleston is about 3 hours away. The new South Carolina Inland Port, which runs from Charleston to Greer, opened in Q4 2013.



Why locate to Greenville, SC?

Greenville County is South Carolina’s most populous county and home to more than 450,000 residents. Greenville’s Central Business District (CBD) covers approximately 300 acres within the larger downtown area of 1,118 acres (approximately 1.75 square miles). Downtown Greenville is ideal for both business and pleasure, as the city averages over 260 event days a year including a weekly music series every Wednesday, Thursday, and Friday from March through October and a wide variety of live entertainment and festivals. Downtown boasts a pedestrian-friendly atmosphere with wide sidewalks and outdoor dining. The Reedy River Falls Historic Park anchors the West End area of downtown and features the \$4.5 million Liberty Bridge, numerous shops, restaurants and art galleries.

Greenville has been rated #1 in the nation by Site Selection Magazine for both new and expanding international firms over the past decade. Since 2000, over 30 companies have either opened new or expanded current offices in Greenville County representing over \$1 billion in investment and 1,500 new jobs. Over 80 different international firms are located in Greenville County, including Michelin, BMW, General Electric, Fluor and Hubbell Lighting.

Distances

I-85 Access	± 1.8 miles
I-385 Access	± 3.5 miles
Greenville CBD	± 3.5 miles

Lifestyle

Greenville County's cost of living is 10% lower than the national average, with a lot of affordable housing. Top-quality healthcare in the area is anchored by the Greenville Health System and Bon Secours St. Francis Health System. Greenville County is a great place to play, with a variety of cultural activities and venues including The Peace Center for Performing Arts, The Bon Secour Wellness Arena and the Charter Amphitheatre. Heritage Green, located in downtown Greenville, is home to three of the six museums in the Greenville area. Sports fans enjoy supporting The Greenville Drive, the South Atlantic League Affiliate of the Boston Red Sox; the Greenville Road Warriors ice hockey team; and a variety of college sports teams in the area.

With five major lakes and a multitude of smaller lakes and rivers, the Upstate is an ideal place for outdoor enthusiasts interested in fishing, boating and other water sports. There are hiking trails and many beautiful and challenging golf courses. Residents enjoy a short drive to the Appalachian Mountains, or they can find themselves at the beach in a matter of a few hours.



“Nation’s #1 Metro for Economic Growth Potential”

“#1 Micro City of the Future”

“The perfect blend of big city excitement and small town simplicity.”



Market Overview

Economy

South Carolina is an “employment at will” state, with less than 1% of Greenville county residents members of a union. Several sites in the Upstate are designated foreign trade zone areas and Greenville boasts the highest level of foreign capital investment per capita in the nation. It is also home to more than 250 international firms from 26 nations, including BMW and Michelin.

“Located on one of the busiest interstates in America, in one of the most rapidly growing areas of the country and the fastest in the state, Greenville stands out as a leader in today’s economy. It is a city poised to become even more of a leader in the 21st century economy.” - Upstate SC Alliance

Population

Greenville County is South Carolina’s most populous county with more than 470,000 residents. Approximately 61,000 live within Greenville’s city limits. Over the past 20 years, this region has experienced an almost 30% growth rate, and investments in such growth industries as advanced materials, automotive, bioscience and energy are continuing to move the region forward at a record pace.

Top Manufacturing Employers

Company	Employment	Product / Service
BMW Manufacturing Company	8,000	Production of BMW Automobiles
Greenville Health System	12,770	Health Services
School District of Greenville County	9,580	Public Education
Bon Secours St. Francis Healthy System	5,047	Health Services
Michelin North America, Inc.	4,000	Headquarters / Manufacturing - Radial Tires
GE Power & Water	3,400	Turbines and Generators
SC State Government	3,036	State Government
Fluor Corporation	2,260	Engineering / Construction Services
Bi-Lo Supermarkets	2,089	Distribution & Retail

Source: Greenville Economic Development



Leasing Opportunities

As the exclusive representation to the property owner, NAI Earle Furman is pleased to offer this attractive opportunity.

Please contact Drew Stamm to schedule a site visit and/or property information:

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