

178 Hyatt Street, Gaffney, SC Former Hamrick's Plant #5

±138,242 SF Manufacturing/Warehouse Redevelopment Opportunity

- ±138,242 SF
- ±1,500 sq. ft. office space
- ±8.71 acres
- 400' of frontage on Hwy 105
- (7) Total Dock-high doors

Sale Price:

~~\$790,000~~ \$490,000 !!

REDUCED!!



Lyons Industrial Properties is pleased to offer for lease or sale this magnificent industrial facility located in 178 Hyatt Street, Gaffney, SC. This property is perfect for companies looking for ±138,242 square feet of warehouse / manufacturing space. This facility has beautiful office space with full window walls in most of the private offices. This building is set up very well for manufacturing or for an upscale office / warehouse environment...this is truly a must see facility!

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

812 East Main Street
Spartanburg, SC 29302

888.420.0011 Toll Free
864.583.0094 Office

Contact: Bobby Lyons, CCIM
or Adam Padgett

blyons@lyonsgroupllc.com
apadgett@lyonsgroupllc.com
www.lyonsindustrial.com



This information has been taken from sources deemed to be reliable. No warranty or representation, expressed or implied, is made to the accuracy of this information. Any and all prices, lease rates or other pertinent data may change without notice. Interested parties should conduct their own investigations and rely solely on their findings.



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DISCLAIMER

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C – EXECUTIVE SUMMARY

Lyons Industrial Properties is pleased to offer for lease or sale this magnificent industrial facility located in 178 Hyatt Street, Gaffney, SC. This property is perfect for companies looking for ±138,242 square feet of warehouse / manufacturing space. This facility has beautiful office space with full window walls in most of the private offices. This building is set up very well for manufacturing or for an upscale office / warehouse environment...this is truly a must see facility!

The site offers excellent proximity to I-85 Business and Interstate 26 giving this property excellent access to destinations in any direction.

Cherokee County is home to many companies from small family-owned companies to large corporations such as Timken, Nestle, Hamrick's Clothing, and many more.

Cherokee County and the State of South Carolina have a reputation as a superior business location, largely due to an exceptional economic climate that helps companies hold down operating costs and increase their over-all return on investments. South Carolina's performance-based tax incentives reward companies for job creation and investment. South Carolina and Cherokee County have a pro-business philosophy which will help your business to thrive!

D - PROPERTY SPECIFICATIONS

PROPERTY OVERVIEW:

ADDRESS: 178 Hyatt St, Gaffney, SC

COUNTY: Cherokee

**CHEROKEE COUNTY
TAX MAP ID:** 082-00-00-012.000

PROPERTY TYPE: Industrial

ZONING: None; Must Abide by Spartanburg County Unified
Land Management Ordinance (ULMO)

**EFFECTIVE REAL
PROPERTY TAX (2015):** \$13,813.60

UTILITIES:	Service Provider:
Power	Gaffney Board of Public Works
Water	Gaffney Board of Public Works
Sewer	Gaffney Board of Public Works
Gas	Piedmont Natural Gas

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D - PROPERTY SPECIFICATIONS (cont.)

MAJOR HIGHWAYS, CITIES, & AIRPORTS:

Highway 29	0.2 Miles
Interstate 85	2 Miles
Interstate 26	22 Miles
Greenville, SC	49 Miles
Charlotte, NC	55 Miles
Columbia, SC	117 Miles
Atlanta, GA	191 Miles
Greenville / Spartanburg Int'l Airport	37 Miles
Charlotte Douglas Int'l Airport	50 Miles
Port of Charleston, Charleston, SC	233 Miles

LOT DIMENSIONS: Refer to Survey

LAND ACREAGE: 8.71 Acres

SHAPE, TOPOGRAPHY: Rectangular, Level

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D - PROPERTY SPECIFICATIONS (cont.)

BUILDING DIMENSIONS:	SEE FLOORPLAN ON PAGE 9
TOTAL BUILDING AREA:	1,500 SF Office + 136,742 SF Warehouse = 138,242 SF Total
COLUMN SPACING:	25' x 60'
CEILING HEIGHTS:	Clear: 13' Ceiling: 25'
SHAPE, TOPOGRAPHY:	Level
CONDITION:	Restorable
DATE OF CONSTRUCTION:	TBD
BUILDING CONSTRUCTION:	
Floors:	6" Reinforced Concrete
Exterior Walls:	Masonry
Roofing:	Built-up

D - PROPERTY SPECIFICATIONS (cont.)

LOADING DOCKS:

Quantity	(7) Total
	(5) 8' x 10'
	(2) 12'x12'

DRIVE IN DOORS:

Quantity	(2) 10' x 12'
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PARKING:

Asphalt

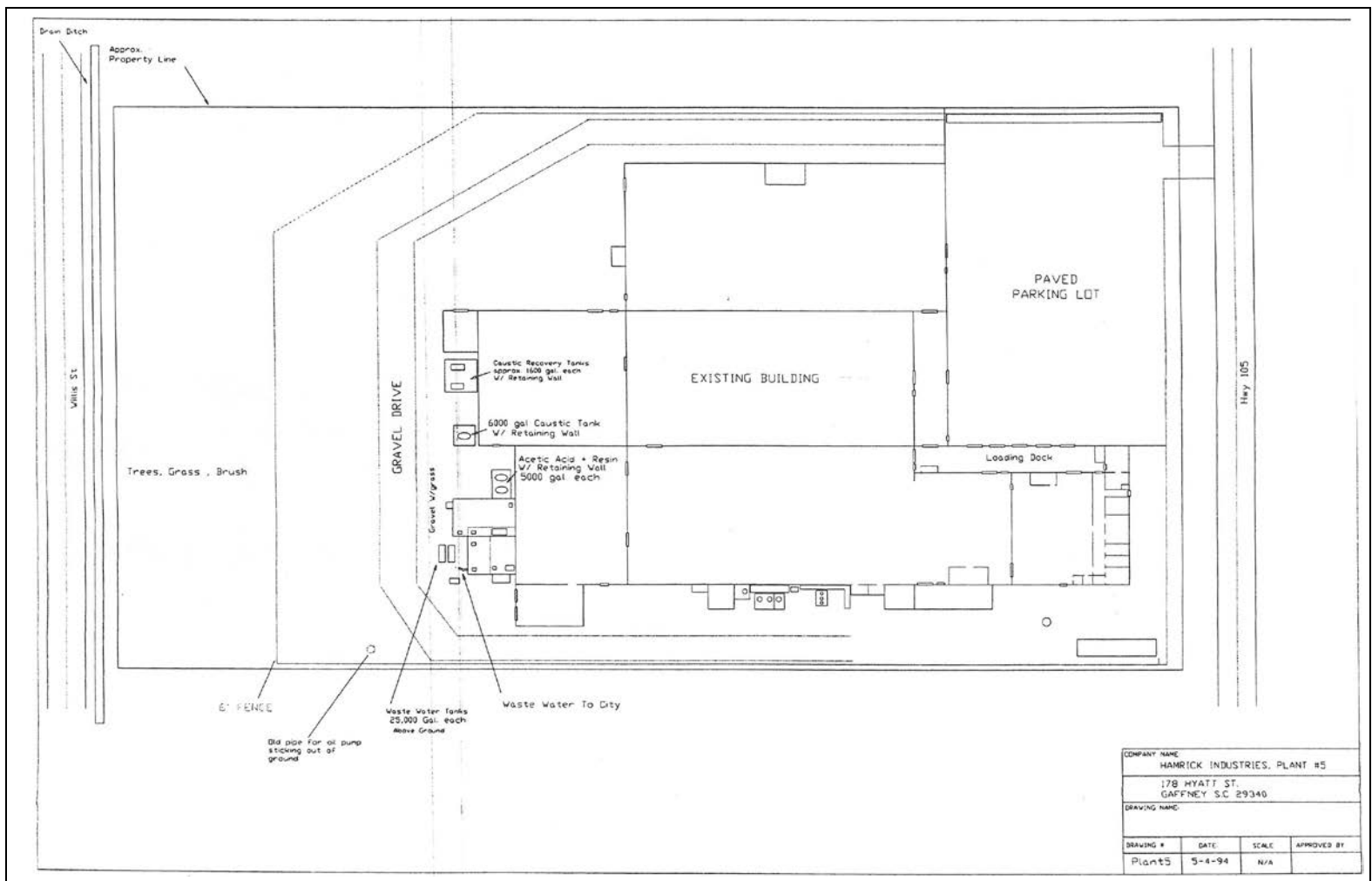
HEATING & AIR CONDITIONING:

Office Area:	100% HVAC
Warehouse Area:	Heat Only – Gas Suspended Unit Heater

LIGHTING:

Office:	Fluorescent
Warehouse:	Metal Halide

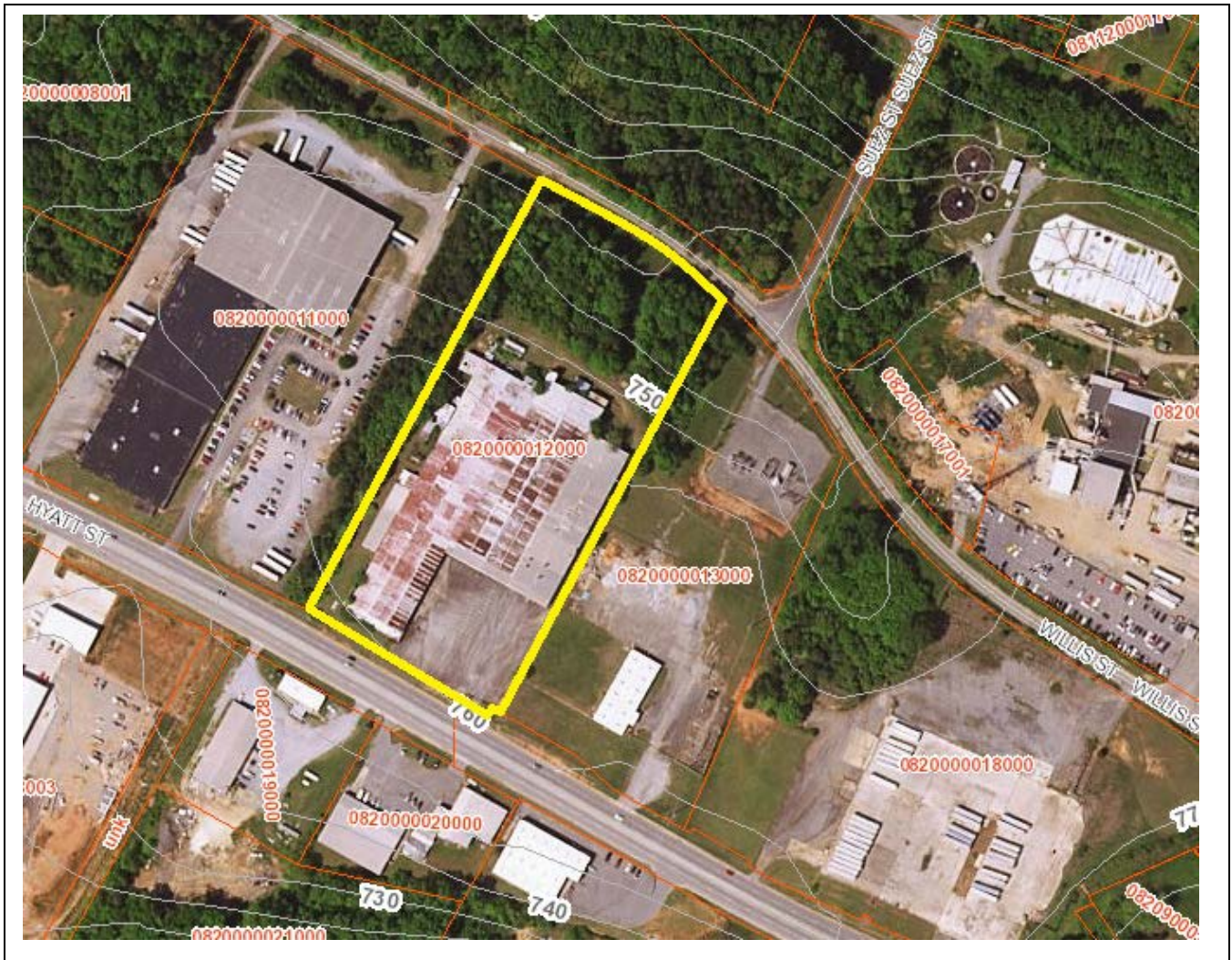
E – FLOOR PLAN



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F – AERIAL PHOTOGRAPHS



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F – AERIAL PHOTOGRAPHS



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G – INTERIOR PHOTOS



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G – INTERIOR PHOTOS



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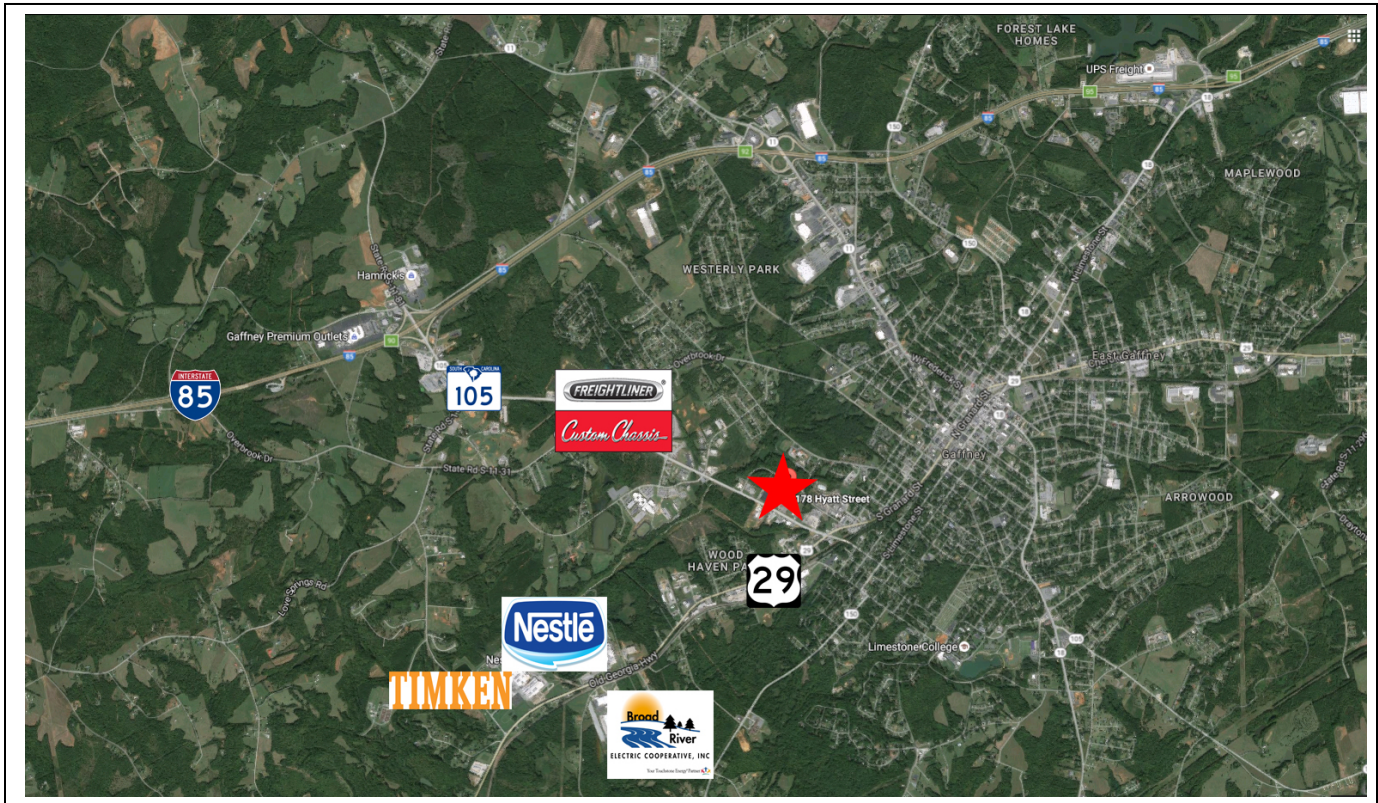
H – GROUND PHOTO



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I – LOCATION MAPS



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A map of Gaffney, South Carolina, showing the location of 178 Hyatt Street. The map includes major roads like I-85, I-95, and US-29, as well as local streets like W Buford St and N Limestone St. A red pin marks the location of 178 Hyatt Street.

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County Fact Sheet

Updated 08/04/16

Page 1



UpstateSCAlliance

Cherokee County, SC

Total Population, 2010, 2016, and 2021 Forecasts

	2010	2016	2021
Cherokee	55,336	56,832	57,795
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%	6.4%	6.0%
Age 5 to 9	6.7%	6.5%	6.3%
Age 10 to 14	6.9%	6.5%	6.6%
Age 15 to 19	6.7%	12.4%	11.7%
Age 20 to 34	18.0%	12.6%	11.8%
Age 35 to 44	13.9%	12.6%	12.1%
Age 45 to 54	14.2%	13.8%	13.3%
Age 55 to 64	12.8%	13.3%	13.6%
Age 65+	13.4%	16.0%	18.4%

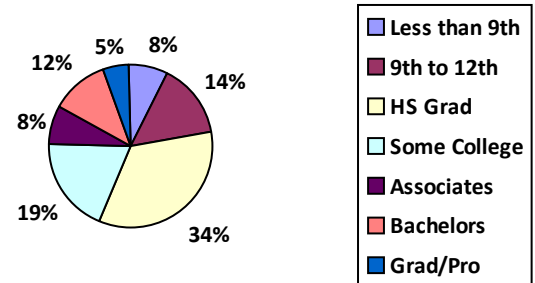
Source: US Census Bureau, 2010 Census Population and Housing. ESRI forecasts for 2016 and 2021 (unless otherwise stated).

Monthly Employment by Industry Group 2016 (2nd Quarter)

NAICS	INDUSTRY	AVE. EMP.
11, 21	Natural Resources and Mining	137
23	Construction	554
31	Manufacturing	5,356
22, 42, 44, 48	Trade, Transportation and Utilities	4,237
51	Information	56
52, 53	Financial Activities	532
54, 55, 56	Professional and Business Services	1,049
61, 62	Education and Health Services	2,262
71, 72	Leisure and Hospitality	1,880
81	Other Svcs (except Public Admin.)	347
90	Government	2,267

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	75.0%	74.3%	73.0%
Black	20.4%	20.4%	20.4%
Am. Indian/Alaska Native	0.4%	0.4%	0.5%
Asian	0.6%	0.7%	0.8%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	2.2%	2.5%	2.9%
Two or More Races	1.4%	1.9%	2.4%
Hispanic Origin (Any Race)	3.7%	4.3%	4.9%



Cherokee County, SC

Top 5 Manufacturing

Company	No. of Employees	Major Product
NESTLE USA-Prepared Food Division	1300	Frozen prepared foods
Milliken & Co., Magnolia Finishing Plt.	809	Fabric dyeing & finishing
The Timken Company	712	Ball & Roller Bearings
Frightliner Custom Chassis	650	Motor Home Chassis
Hamrick Mills, Inc.	425	unfinished cotton (corporate headquarters)

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

Median Household Income, 2016 and 2021

	<u>2016</u>	<u>2021</u>
Cherokee	\$33,630	\$37,116
South Carolina	\$43,198	\$49,859

ESRI forecasts for 2016 and 2021

Per Capita Income, 2016 and 2021

	<u>2016</u>	<u>2021</u>
Cherokee	\$18,525	\$20,178
South Carolina	\$23,782	\$26,314

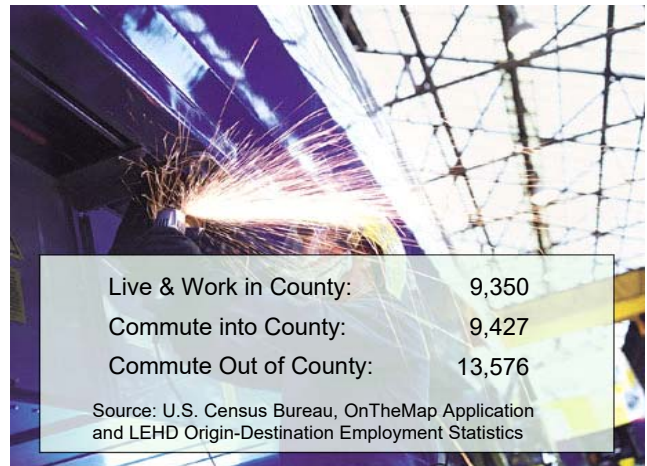
ESRI forecasts for 2016 and 2021

Households & Families 2010, 2016, and 2021 Estimate

	<u>2010</u>	<u>2016</u>	<u>2021</u>
# of Households	21,519	21,874	22,155
# of Families	14,833	15,011	15,117
Ave HH Size:	2.54	2.56	2.57
Owner-Occupied:	14,833	14,690	14,865
Renter-Occupied:	6,686	7,186	7,271
Median Age:	38.2	39.7	41.2

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	\$968,227
FY 2006-07	\$1,142,921
FY 2007-08	\$1,134,964
FY 2008-09	\$1,118,482
FY 2009-10	\$1,062,377
FY 2010-11	\$1,198,106
FY 2011-12	\$1,237,291
FY 2012-13	\$756,525
FY 2013-14	\$1,590,094
FY 2014-15	\$1,401,572

Source: SC Department of Revenue and Taxation

Cherokee County, SC

Transportation

Interstate Access	I-85
Nearest Commercial Airline	Greenville-Spartanburg International, Charlotte-Douglas International
Airlines	Northwest, Southwest, Continental, United Express, Delta, US Airways, American Eagle
Nearest Civil Airport	Spartanburg Downtown Memorial Airport, Shelby-Cleveland County Regional Airport (Shelby, NC)
Port Access	Port of Charleston, 206 miles from City of Gaffney
Rail Providers	NSR

About Cherokee County, SC

The county was named for the Cherokee Indians 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.

Economic Development

Cherokee County Development Board
James R. Cook, III, Executive Director

(864) 206-2804
www.cherokeeconomydevelopmentboard.com

Upstate SC Alliance
John Lummus, President/CEO

(864) 283-2300
www.upstatescalliance.com

Additional Sources

www.sciway.net
www.theupcountry.com
www.cherokeecountysc.com

Produced By

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Fax: (864) 242-6957



Region Fact Sheet

Updated 08/04/16

Page 1



UpstateSCAlliance

Upstate South Carolina

Total Population, 2010, 2016, and 2021 Forecasts

	2010	2016	2021
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	6.6%	6.1%	5.9%
Age 5 to 9	7.0%	6.3%	6.1%
Age 10 to 14	7.0%	6.3%	6.5%
Age 15 to 19	7.0%	13.6%	12.9%
Age 20 to 34	21.0%	12.5%	12.1%
Age 35 to 44	15.4%	12.4%	12.3%
Age 45 to 54	13.7%	13.5%	12.6%
Age 55 to 64	9.6%	13.1%	13.3%
Age 65+	12.7%	16.1%	18.2%

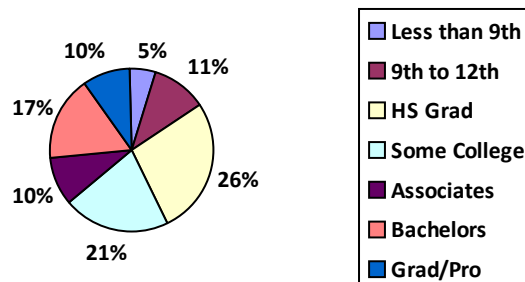
Source: US Census Bureau, 2010 Census Population and Housing. ESRI forecasts for 2016 and 2021 (unless otherwise stated).

Monthly Employment by Industry Group 2016 (2nd Quarter)

NAICS	INDUSTRY	AVE. EMP.
11, 21	Natural Resources and Mining	1,189
23	Construction	24,544
31	Manufacturing	102,303
22, 42, 44, 48	Trade, Transportation and Utilities	121,278
51	Information	8,653
52, 53	Financial Activities	22,359
54, 55, 56	Professional and Business Services	91,666
61, 62	Education and Health Services	65,170
71, 72	Leisure and Hospitality	62,299
81	Other Svcs (except Public Admin.)	12,950
90	Government	93,408

SC Dept of Employment Workforce; EMSI Inc. QCEW Employees - 2016.2

Educational Attainment, 25+, 2016 ESRI Forecast



Population by Race, 2010, 2016, and 2021 Forecasts

	2010	2016	2021
White	77.9%	74.4%	73.3%
Black	18.9%	18.4%	18.3%
Am. Indian/Alaska Native	0.2%	0.3%	0.3%
Asian	1.0%	1.7%	2.0%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Some Other Race	1.1%	3.2%	3.6%
Two or More Races	0.9%	2.0%	2.4%
Hispanic Origin (Any Race)	2.6%	6.4%	7.3%





Upstate South Carolina

Top 5 Manufacturing

Company	No. of Employees	Major Product
Michelin North America Inc	8175	Radial Tires & Steel Wire Processing
BMW Manufacturing Corp	8000	Automobile Manufacturing
GE Power and Water	3350	Gas Turbines
Milliken & Company	3000	Textile Manufacturing & Research
Sealed Air Corp - Cryovac Division	2400	Flexible Plastic Products

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

Median Household Income, 2016 and 2021

	<u>2016</u>	<u>2021</u>
Upstate Region	\$43,903	\$48,784
South Carolina	\$43,198	\$49,859

ESRI forecasts for 2016 and 2021

Per Capita Income, 2016 and 2021

	<u>2016</u>	<u>2021</u>
Upstate Region	\$24,122	\$26,190
South Carolina	\$23,782	\$26,314

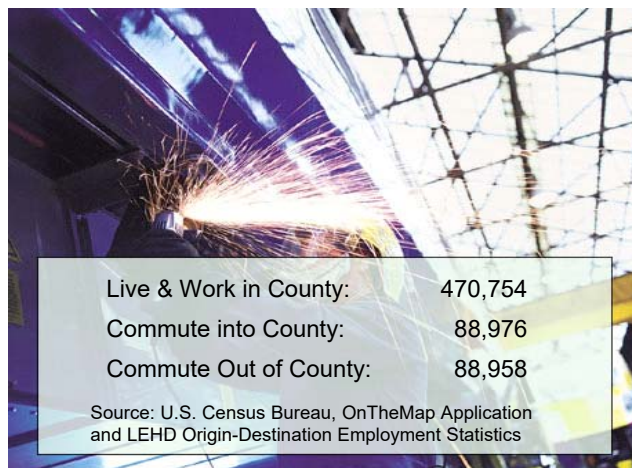
ESRI forecasts for 2016 and 2021

Households & Families 2010, 2016, and 2021 Estimate

	<u>2010</u>	<u>2016</u>	<u>2021</u>
# of Households	532,065	556,951	581,537
# of Families	363,466	375,813	390,023
Ave HH Size:	2.49	2.52	2.53
Owner-Occupied:	369,999	376,541	392,928
Renter-Occupied:	162,066	180,360	188,209
Median Age:	38.2	39.3	40.2

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

Labor Shed, 2014



Gross Retail Sales (Millions) by Fiscal Year

FY 2005-06	\$32,496,087
FY 2006-07	\$34,107,043
FY 2007-08	\$34,535,995
FY 2008-09	\$32,721,254
FY 2009-10	\$31,522,497
FY 2010-11	\$34,003,869
FY 2011-12	\$37,831,358
FY 2012-13	\$40,755,273
FY 2013-14	\$40,494,495
FY 2014-15	\$40,502,789

Source: SC Department of Revenue and Taxation

Upstate South Carolina

Transportation

Interstate Access	I-85, I-26, I-185, I-385, I-585
Nearest Commercial Airline	Greenville-Spartanburg International
Airlines	Northwest, Southwest, Continental, United Express, Delta, US Airways, American Eagle
Nearest Civil Airport	Multiple
Port Access	Port of Charleston
Rail Providers	CSX, NSR, Greenville Piedm

About The Upstate Region

Upstate South Carolina is centrally located on the I-85 "Boom Belt", between two of the largest cities in the Southeast – Charlotte and Atlanta – thereby providing a prime setting for commerce and manufacturing. With our superior infrastructure and one of the nation's most productive workforces, the Upstate is geared for success. Located in the foothills of the Blue Ridge Mountains, the region also offers unsurpassed quality of life, including affordable housing and diverse recreational and cultural resources.

Regional Economic Development Contacts

Upstate SC Alliance
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(864) 283-2300
www.upstatescalliance.com

Abbeville County Development Board
Stephen Taylor, Executive Director

(864) 366-2181
www.abbevillecountysc.com

Anderson County Office of Economic Development
Burriss Nelson, Director

(864) 260-4386
www.andersoncountytoday.com

Cherokee County Development Board
James R. Cook, III, Executive Director

(864) 489-5721
www.cherokeecounty-sc.org

Greenville Area Development Corporation
Mark Farris, President & CEO

(864) 235-2008
www.greenvilleeconomicdevelopment.com

Greenwood Partnership Alliance, Inc.
Heather Jones, Exec. Director

(864) 388-1250
www.partnershipalliance.com

Laurens County Development Board
Jonathan Coleman, Executive Director

(864) 939-0580
www.laurenscounty.org/ed

Oconee Economic Alliance
Richard Blackwell, Director

(864) 638-4210
www.InvestOconeeSC.com

Economic Futures Group
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www.economicfuturesgroup.com

Development Board of Union County
Andrena Powell-Baker, Director

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www.uniondevelopmentboard.com

Additional Sources

www.sces.org
www.sccommerce.com
www.census.gov
www.bls.gov
www.bea.gov

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