

Inland  
Port Greer



# FURMAN

CAPITAL ADVISORS

INTERSTATE  
85

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85

VIEW SITE VIDEO



## GREENVILLE, SC

CONFIDENTIAL OFFERING MEMORANDUM

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# EXCLUSIVELY LISTED BY



LEAD BROKER

**Robert Schmidt, CCIM**

Director & Shareholder  
rschmidt@furmanacap.com  
864 678 5995



LEAD BROKER

**Peter Couchell, CCIM**

Managing Director & Shareholder  
couchell@furmanacap.com  
864 678 5923



**Lawrence Myers**

Associate  
lmyers@furmanacap.com  
864 313 2817

**FURMAN**  
CAPITAL ADVISORS

Furman Capital Advisors, LLC  
101 E. Washington Street, Suite 400  
Greenville, SC 29601 | 864.235.6855  
 FurmanCapital.com

Investment Services Division of NAI Earle Furman

# INVESTMENT OVERVIEW

## Executive Summary



**Furman Capital Advisors** is excited to present this exceptional investment opportunity: the acquisition of **350 Tanner Price Way**, a newly constructed **136,080 SF Class-A multi-tenant industrial building** on  $\pm 8.33$  acres and in the heart of the thriving Greenville/Spartanburg industrial corridor. The property features tilt-up concrete panel construction, a 32-foot ceiling height, two drive-in doors with two additional future knockouts, 17 dock doors with 16 additional future knockouts, LED lighting, ESFR fire suppression, and ample electrical supply. The building is fully leased to **Qualflex Technologies (102,060 SF)** and **Fenecon (34,020 SF)** under new NNN leases with **3.0% and 3.5% annual rent escalations**, respectively.

Strategically located on the **I-85 “Boom Belt”** the logistics super corridor between Atlanta and Charlotte, this property benefits from its key position within the high-growth Greenville, SC metropolitan area—one of the Southeast’s and the nation’s most dynamic growth markets. The site’s immediate access to I-85 and close proximity to I-26, allows for **efficient distribution to 31% of the U.S. population within a one-day drive**. Additionally, the property is near major population and employment hubs, the **Greer Inland Port** with direct rail service to the **Port of Charleston**, and the **Greenville-Spartanburg International Airport**, facilitating air cargo operations.

Greenville, part of South Carolina’s Upstate, is a burgeoning hub for manufacturers and distributors, particularly in the automotive sector. The region’s proximity to **BMW’s largest global production facility**, just minutes away, has attracted a wide range of auto parts makers and suppliers. The Upstate is one of the **fastest-growing metropolitan areas in the U.S.**, boasting a diverse workforce, excellent transportation infrastructure, pro-business policies, attractive tax incentives, and award-winning central business districts, all contributing to record investment and job creation.



# INVESTMENT OVERVIEW

Executive Summary



## PROPERTY SUMMARY

Address	350 Tanner Price Way Greenville, SC 29615
Year Built	2025
Occupancy	100%   Multi-Tenant
Building Size	136,080 SF
Warehouse Size	±126,187 SF
Office Size	±9,893 SF
Acreage	8.33 Acres
Clear Height	32 Feet
Dock Doors	17 Existing <sup>1</sup>
Drive In Doors	2 Existing <sup>2</sup>
Construction	Tilt-Up Concrete Panels
Lighting	LED
Sprinkler	ESFR
Roof Type	45 Mil TPO
Roof Warranty	15 Years
Interstate Access	Excellent: I-85 (140,900 VPD)
Zoning	S-1
Auto Parking	111 Spaces

Notes:

- 17 existing 9'x10' dock doors; 16 future knockouts for additional dock doors
- Two existing 12'x14' drive-in doors; two future knockouts for additional drive-in doors

## INVESTMENT SUMMARY

Asking Price	Unpriced
NOI	\$1,050,078*
Lease Term	±7 Years (Both Tenants)
Annual Rent Increases	3.5% (Fen) & 3.0% (Qual)
Lease Structure	NNN

\*Rents are annualized based on a March 1, 2025 analysis start date

## RENT SUMMARY

	Qualiflex	FENECON
Total SF	102,060	34,020
Warehouse SF	±96,687	±29,500
Office SF	±5,373	±4,520
Base Rent	\$7.40 PSF	\$8.50 PSF



## INVESTMENT HIGHLIGHTS

- **Stable Lease Term and Attractive Rent Growth:** Both Qualflex Technologies and Fenecon International committed to new 7-year NNN leases with 3.0% and 3.5% annual increases, respectively, offering investors investment stability and strong NOI growth.
- **Proven Tenants:** Qualflex Technologies provides silicone sealants to the industrial and transportation sectors. Since being founded in 2020, Qualflex has expanded their manufacturing facility from the neighboring building (315 Tanner Price) to accommodate their rapid growth and support of Greenville/Spartanburg's booming automotive and industrial industries. Fenecon International is a high-tech German company whose products are advancing energy transition and storage through award-winning innovative solutions. This location was chosen as their North American headquarters due to South Carolina's increased focus on advanced energy.
- **Class A Industrial Design:** This best-in-class property features tilt-up concrete panel construction, 32-foot clear height, open distribution space, two drive-in doors with two additional future knockouts, 17 dock doors with 16 additional future knockouts, LED lighting, ESFR fire suppression, ample power infrastructure, and a 15-year roof warranty.
- **Advantageous Logistics and Distribution Location:** Situated directly on I-85 (Nominally North/South), and only minutes from I-26 (Nominally East/West), the property offers exceptional access to 102M consumers, 31% of the US population, within a one-day drive. Additionally, the property is located just 4.4 miles from Greenville Spartanburg International Airport, moving 60K tons of cargo every year, and only 9 miles from the Inland Port of Greer, moving over 175K shipping containers annually via direct rail access to the Port of Charleston, the deepest seaport on the East coast.
- **Mission-Critical Distribution Location:** The property offers direct access to skilled labor (28,500 technical college students), a pro-business state ranked #2 for business incentives, right-to-work state, low-cost of living, big city amenities, major interstate access, the Inland Port of Greer providing a direct rail line to the Port of Charleston, and much more.
- **Located directly on the "Boom Belt":** Interstate 85 is the region's undisputed king of commerce, dominated by automotive manufacturing. According to data from the Conway Projects Database, virtually every county along I-85 regularly lands at least one economic development project each year. Last year, Greenville County ranked 2nd with 28 new projects, only behind Fulton County, GA (Atlanta).
- **Market Conditions:** Strong economic indicators for growth in the region have led to new spec construction. There has been an influx of new national and international companies moving to South Carolina in favor of a more stable and beneficial economic and logistics environment. This is favorably impacting vacancies in the leasing market, as well as overall capital investment from companies establishing a foothold in this market building new facilities.
- **Booming Greater Market:** Greenville is one of America's hottest emerging destinations and fastest growing cities. From a revitalized downtown ranked among "America's Ten Best" to the influx of major employers such as BMW Manufacturing, Michelin North American Headquarters, GE, and Lockheed Martin Aircraft, Greenville has grown into one of the top places to live in the Southeast.
- **Explosive Regional Growth:** The Greenville/Spartanburg industrial market is one of the most active markets in the country due to its location on the I-85 "Boombelt," a high growth corridor extending from Atlanta to Raleigh reporting a 40% higher growth rate than the rest of the U.S. Migration of capital to the Southeast has had a tremendous impact on the market evidenced by asset demand and appreciation.

# PROPERTY OVERVIEW

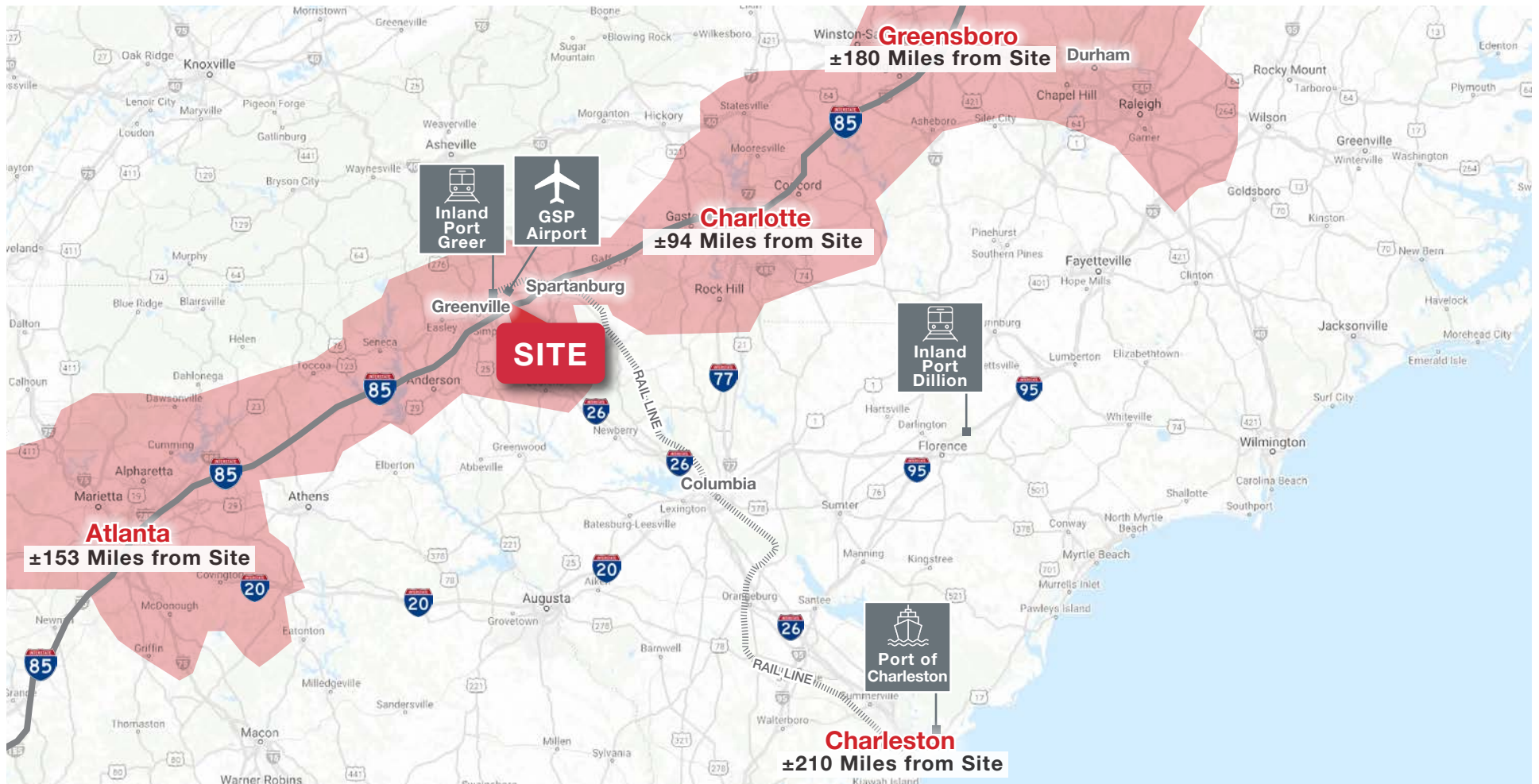
The “Boom Belt” aka Piedmont Atlantic Megaregion



Known as the “**Boom Belt**” or the **Piedmont Atlantic Megaregion**, the **I-85 Super Region** connects major metropolitan areas like Atlanta and Charlotte, making it one of the **largest economic regions in the U.S.** Additionally, I-85 links several rapidly expanding metropolitan areas, including Greenville-Spartanburg, the Triad (Greensboro), and the Triangle (Raleigh/Durham). According to U.S. News & World Report (2023), **Greenville and Spartanburg are among the top 25 fastest-growing places in the country.**

Since its construction in the 1950s, the I-85 corridor has undergone **significant economic and population growth**, embodying the characteristics of a megaregion actively participating in the global economy, including:

- **Aggressive Economic Incentives**
- **Access to Regional Logistics Infrastructure**
- **Low Taxes**
- **Right to Work State**
- **Educated and Well-trained Employees**



# PROPERTY OVERVIEW

Industrial Market Map



# PROPERTY OVERVIEW

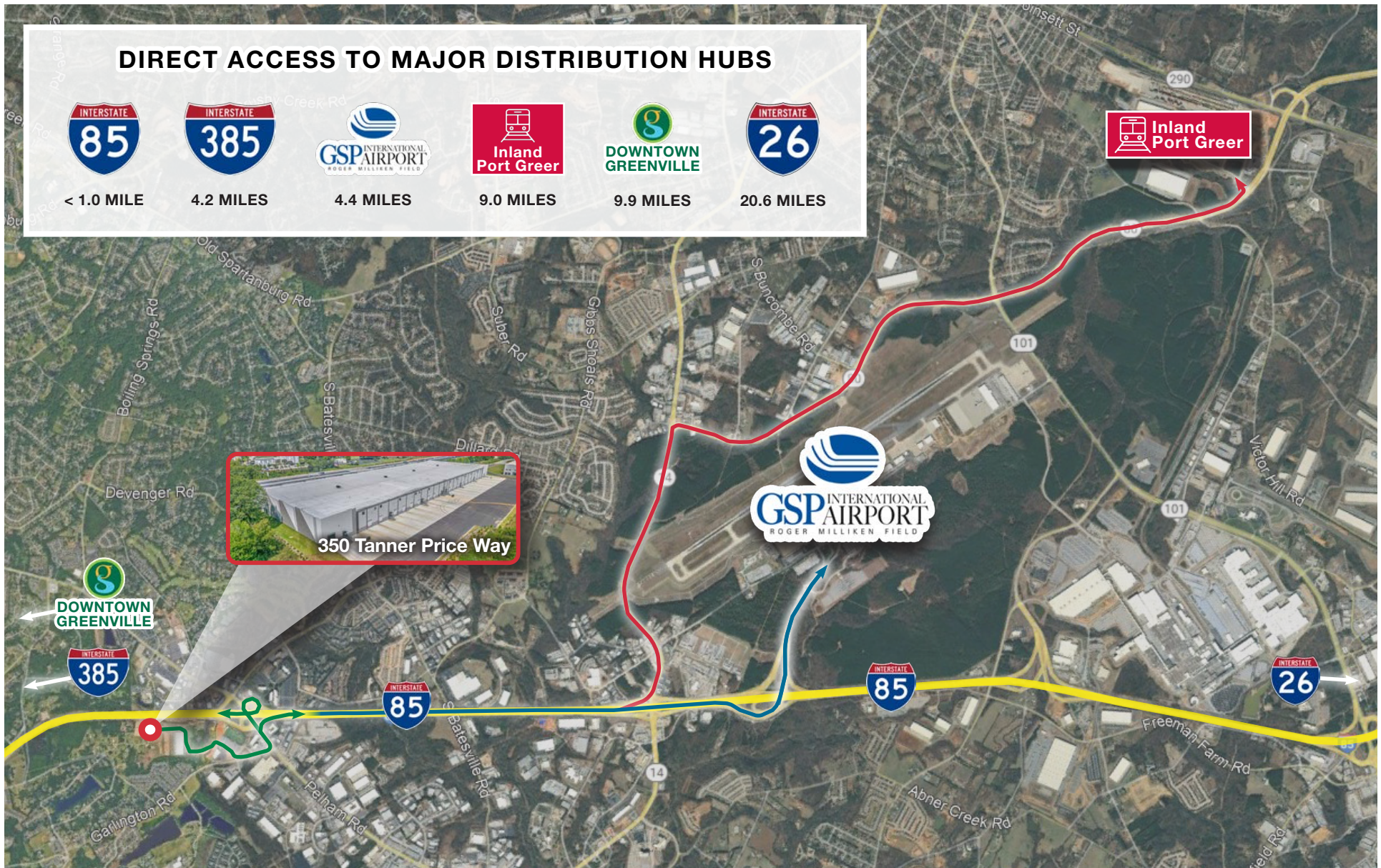
Submarket Map





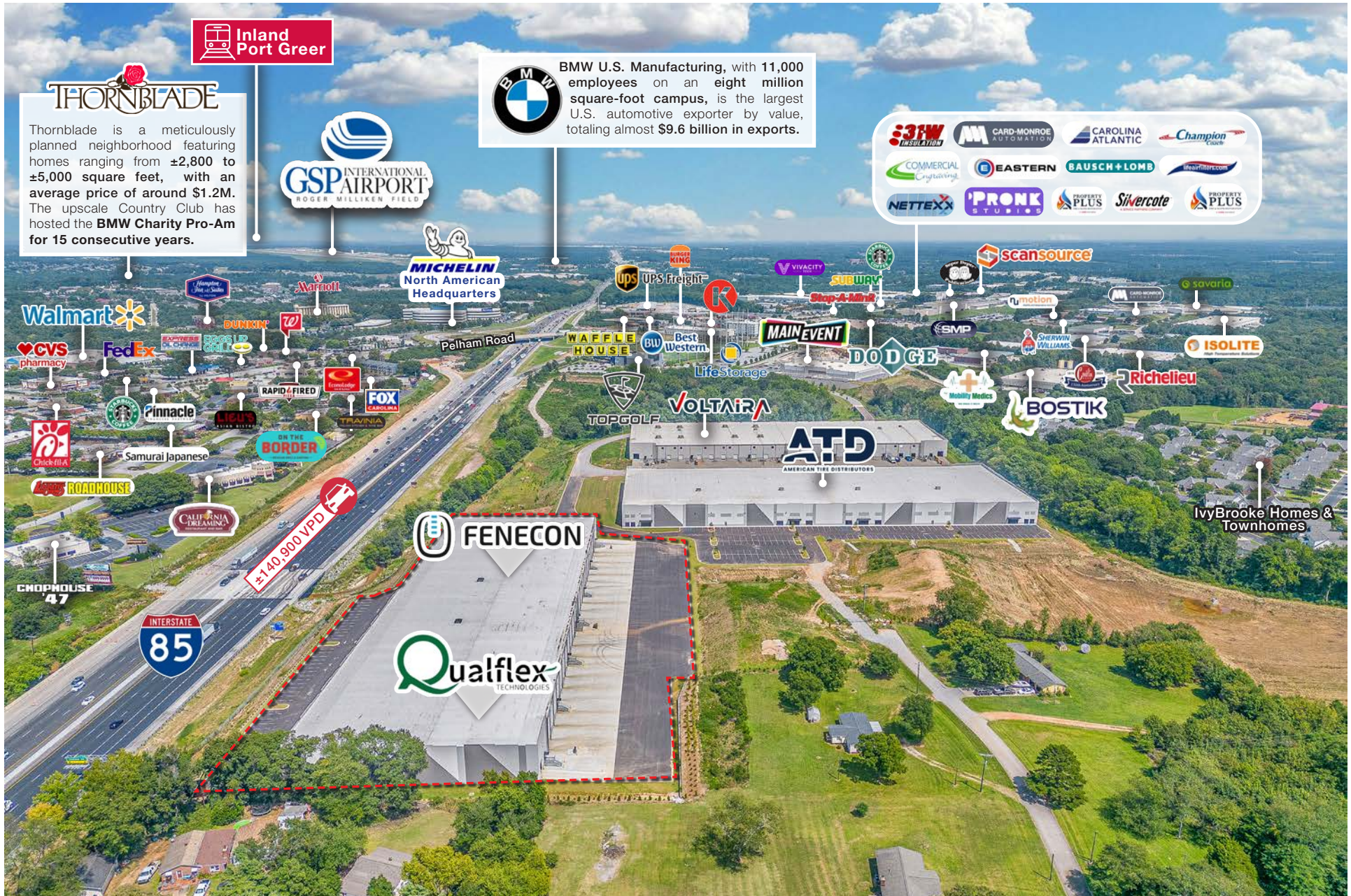
# PROPERTY OVERVIEW

Direct Access to Major Distribution Hubs



# PROPERTY OVERVIEW

Site Aerial



**THORNBLADE**

Thornblade is a meticulously planned neighborhood featuring homes ranging from ±2,800 to ±5,000 square feet, with an average price of around \$1.2M. The upscale Country Club has hosted the **BMW Charity Pro-Am** for 15 consecutive years.

**Inland Port Greer**

**BMW** U.S. Manufacturing, with 11,000 employees on an eight million square-foot campus, is the largest U.S. automotive exporter by value, totaling almost \$9.6 billion in exports.

**GSP INTERNATIONAL AIRPORT**  
ROGER MILLIKEN FIELD

**MICHELIN**  
North American Headquarters

3M INSULATION | CARD-MONROE AUTOMATIC | CAROLINA ATLANTIC | Champion Clubs | COMMERCIAL Engineering | EASTERN | BAUSCH+LOMB | IncoFilter.com | NETTEX | PRONK STUDIOS | PROPERTY PLUS | Silvercote | PROPERTY PLUS

**±140,900 VPD**

**FENECON**

**Qualflex**  
TECHNOLOGIES

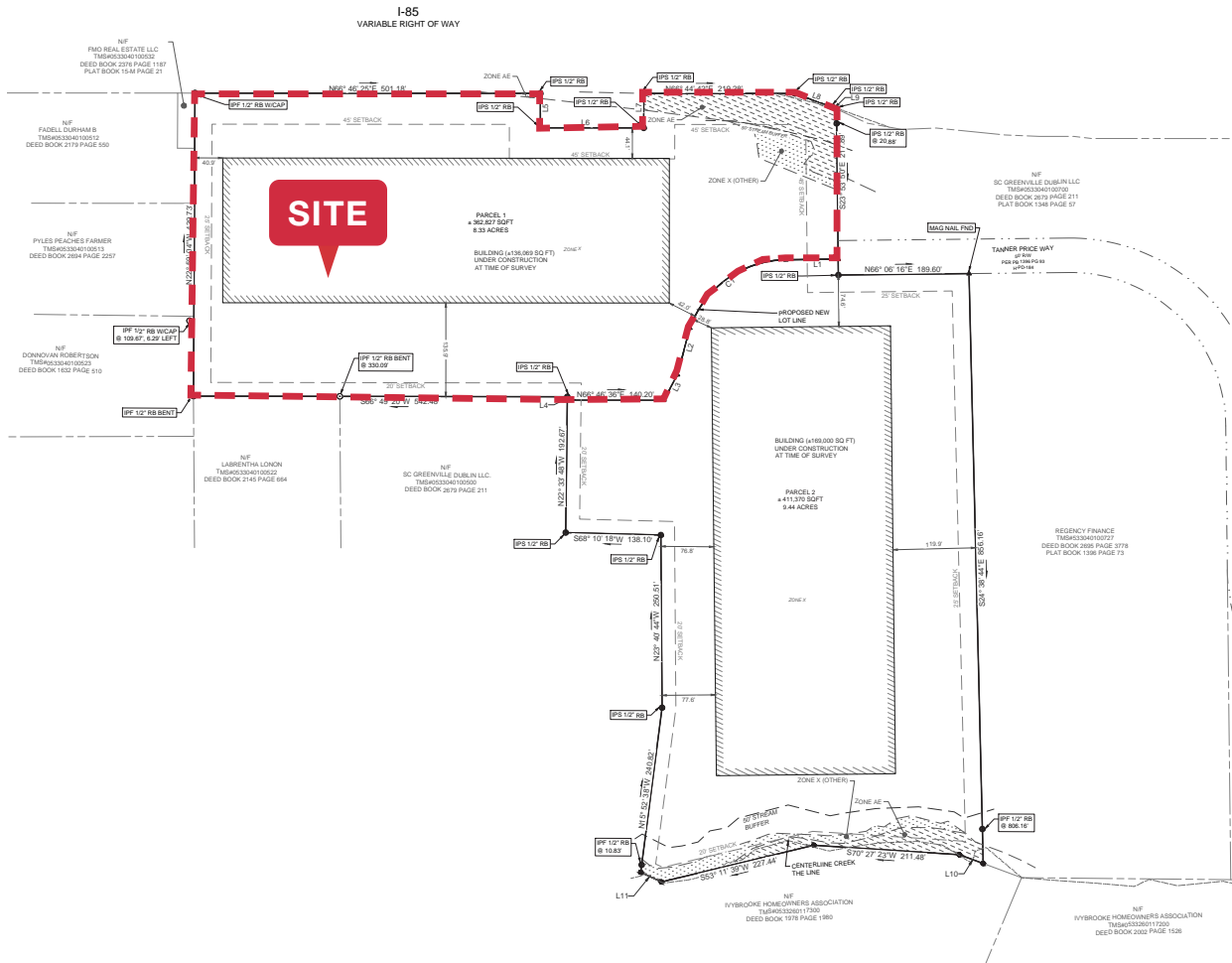
IvyBrooke Homes & Townhomes

# PROPERTY OVERVIEW

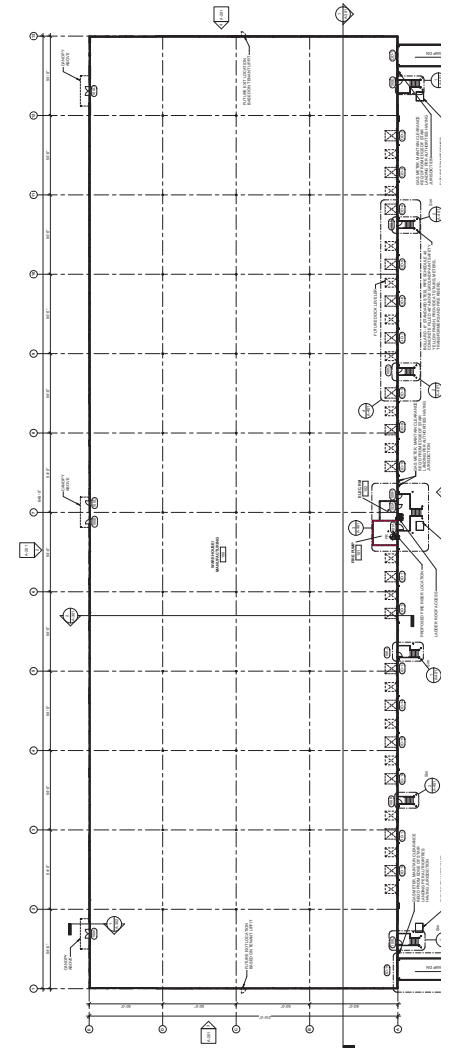
Site Plan & Floor Plan



## SITE PLAN



## FLOOR PLAN



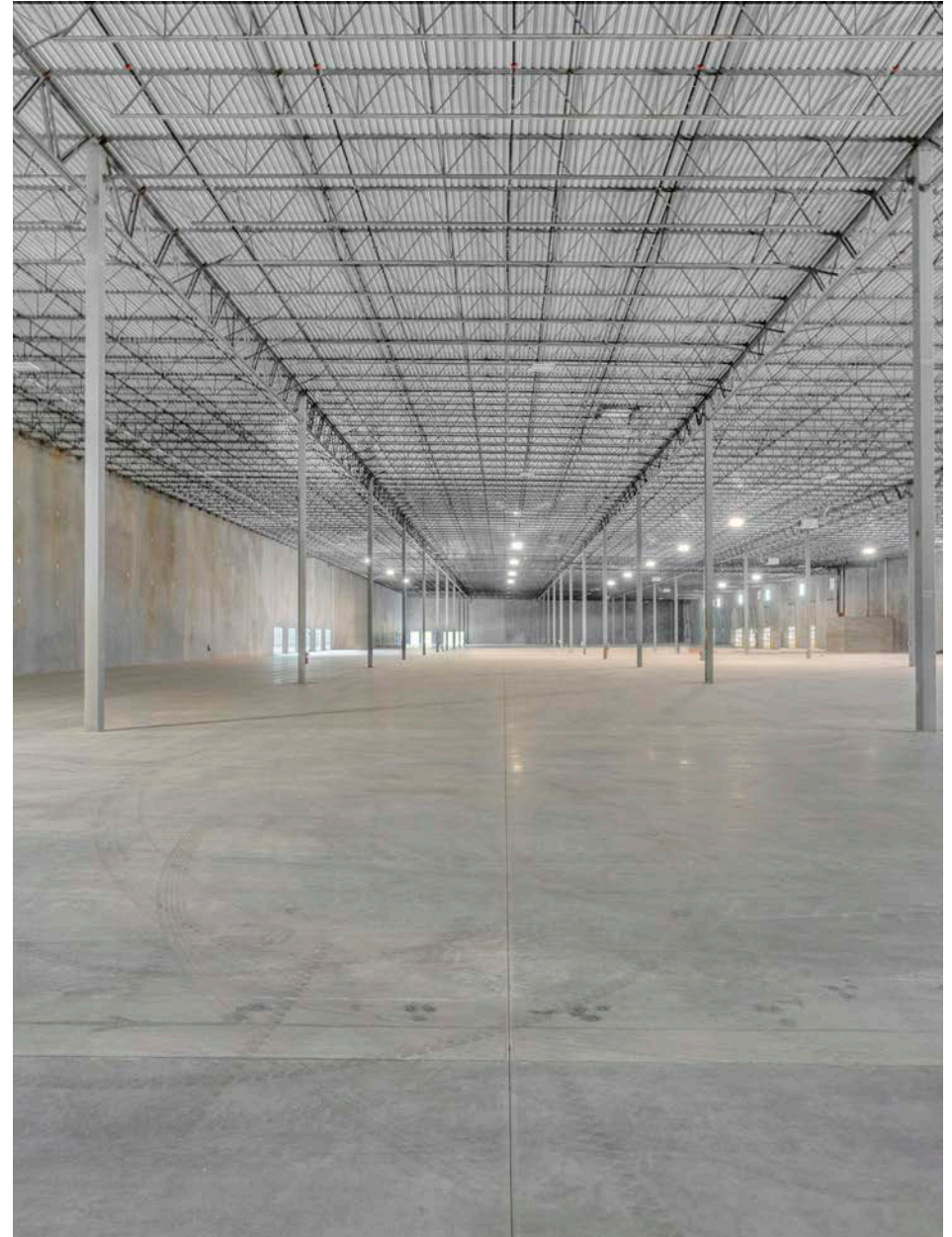
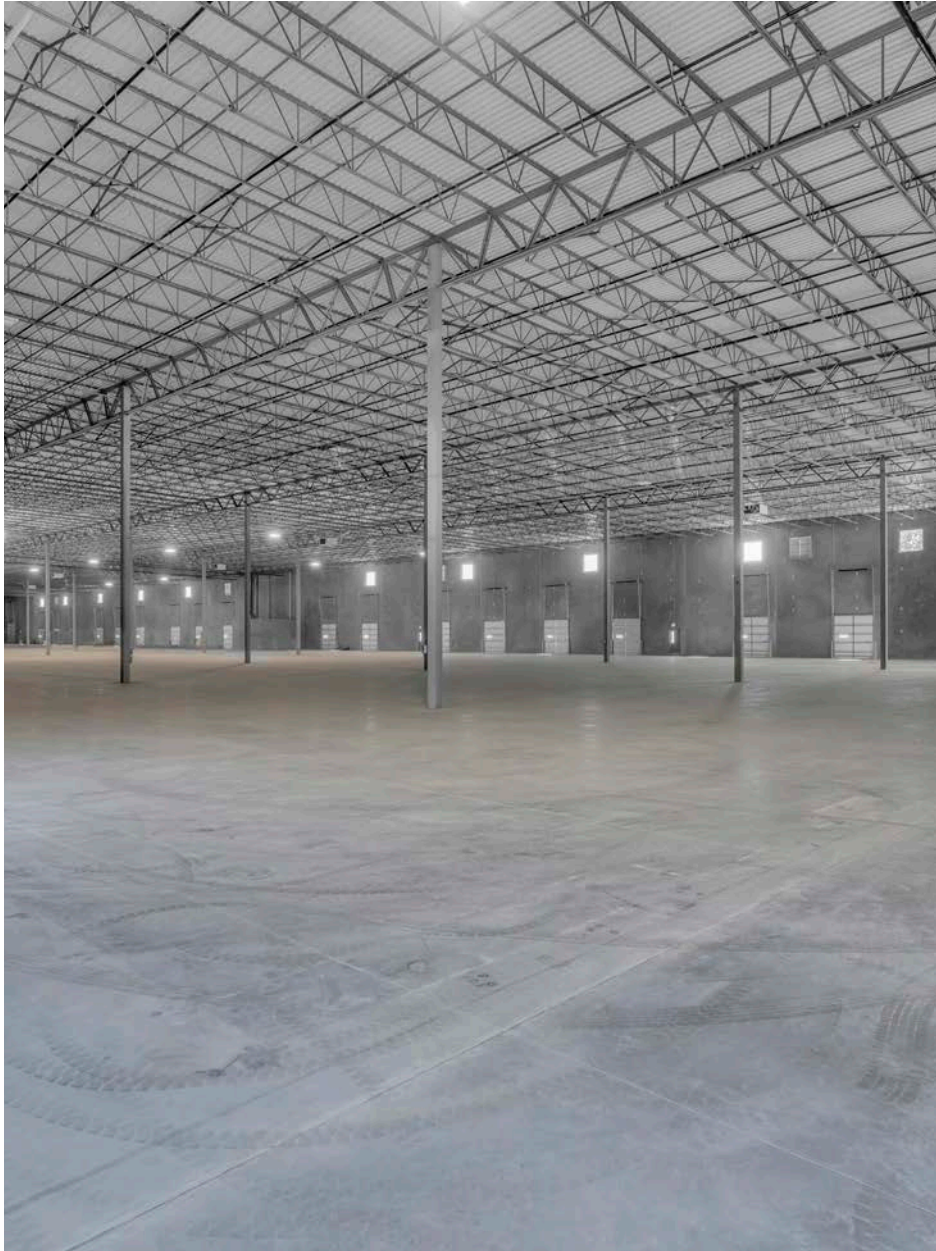
# PROPERTY OVERVIEW

Exterior Property Photos



# PROPERTY OVERVIEW

Interior Property Photos



# TENANT OVERVIEW

Qualflex Technologies Lease Summary



## LEASE SUMMARY

Tenant	Qualflex Technologies, LLC
Lease Guaranty	Parent Company
Tenant Classification	Private
Lease Type	NNN
Commencement Date	11/15/2024
Rent Commencement Date	<b>3/1/2025</b>
Lease Expiration Date	2/28/2032
Term Remaining	±7 Years
Options	(2) 7-Year
Rent Increases	3% Annually
Property Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Common Area Maintenance	Tenant Responsibility
HVAC	Tenant Responsibility
Parking Lot	Tenant Responsibility
Roof	Landlord Responsibility
Structure	Landlord Responsibility
Option to Terminate	None

## RENT SCHEDULE

Initial Term	Monthly	Annually	Rent/SF
Months 1-3	\$0	\$0	\$0
<b>Months 4-12</b>	\$62,937	\$755,244	\$7.40
Year 2	\$64,825	\$777,901	\$7.62
Year 3	\$66,770	\$801,238	\$7.85
Year 4	\$68,773	\$825,276	\$8.09
Year 5	\$70,836	\$850,034	\$8.33
Year 6	\$72,961	\$875,535	\$8.58
Year 7	\$75,150	\$901,801	\$8.84
Months 85-87	\$77,405	\$928,855	\$9.10
Option 1	Monthly	Annually	Rent/SF
Year 8	\$79,727	\$956,721	\$9.37
Year 9	\$82,119	\$985,422	\$9.66
Year 10	\$84,582	\$1,014,985	\$9.94
Year 11	\$87,120	\$1,045,434	\$10.24
Year 12	\$89,733	\$1,076,797	\$10.55
Year 13	\$92,425	\$1,109,101	\$10.87
Year 14	\$95,198	\$1,142,374	\$11.19
Option 2	Monthly	Annually	Rent/SF
Year 15	\$98,054	\$1,176,646	\$11.53
Year 16	\$100,995	\$1,211,945	\$11.87
Year 17	\$104,025	\$1,248,303	\$12.23
Year 18	\$107,146	\$1,285,752	\$12.60
Year 19	\$110,360	\$1,324,325	\$12.98
Year 20	\$113,671	\$1,364,055	\$13.37
Year 21	\$117,081	\$1,404,976	\$13.77



### LEASE SUMMARY

Tenant	Fenecon, Inc.
Guaranty	Parent Company
Tenant Classification	Private
Lease Type	NNN
Commencement Date (CD)	[outside delivery date: 5/1/25] Q2-2025
Rent Commencement Date	<b>90 Days Following CD</b>
Lease Expiration Date	87 Months Following CD
Term Remaining	±7.25 Years
Options	(2) 5-Year
Rent Increases	3.5% Annually
Property Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Common Area Maintenance	Tenant Responsibility
HVAC	Tenant Responsibility
Parking Lot	Tenant Responsibility
Roof	Landlord Responsibility
Structure	Landlord Responsibility
Option to Terminate	None

### RENT SCHEDULE

Initial Term	Monthly	Annually	Rent/SF
Months 1-3	\$0	\$0	\$0
<b>Months 4-12</b>	\$24,098	\$289,170	\$8.50
Year 2	\$24,941	\$299,291	\$8.80
Year 3	\$25,814	\$309,766	\$9.11
Year 4	\$26,717	\$320,608	\$9.42
Year 5	\$27,652	\$331,829	\$9.75
Year 6	\$28,620	\$343,443	\$10.10
Year 7	\$29,622	\$355,464	\$10.45
Months 85-87	\$30,659	\$367,905	\$10.81
Option 1	Monthly	Annually	Rent/SF
Year 8	\$31,732	\$380,782	\$11.19
Year 9	\$32,842	\$394,109	\$11.58
Year 10	\$33,992	\$407,903	\$11.99
Year 11	\$35,182	\$422,179	\$12.41
Year 12	\$36,413	\$436,956	\$12.84
Option 2	Monthly	Annually	Rent/SF
Year 13	\$37,687	\$452,249	\$13.29
Year 14	\$39,006	\$468,078	\$13.76
Year 15	\$40,372	\$484,461	\$14.24
Year 16	\$41,785	\$501,417	\$14.74
Year 17	\$43,247	\$518,966	\$15.25



Qualflex Technologies, **founded in 2020 and headquartered in Greenville, SC**, manufactures sealants for the construction industry. The company specializes in **products designed to protect buildings and occupants from extreme weather and seismic events**. Qualflex sealants are engineered to bond and flex under challenging conditions, ensuring consistent performance.

Developed through a stringent quality control program, these sealants are designed for efficient resource use, environmental consideration, and compatibility with LEED certification requirements. All products are independently tested and meet the standards of leading trade and regulatory organizations, offering reliability for long-term applications.

Key Features of Qualflex Technologies' Services:

1. **Dedicated Project Manager:** A project manager coordinates all aspects of private label programs.
2. **Custom Graphic Design:** Packaging is customized by an in-house design team to meet specific market and application needs.
3. **Limitless Color Options:** Standard and custom colors are produced with precision.
4. **Logistics Support:** Orders can be shipped to specified U.S. locations or internationally.

[HTTPS://WWW.QUALFLEX.COM](https://www.qualflex.com) 







FENECON (Feilmeier New Energy Consulting) is a **German-based leader in the clean energy sector**, specializing in advanced energy storage systems and smart energy management solutions. The global company develops and manufactures cutting-edge electricity storage technologies tailored for residential, commercial, and industrial applications. Founded with a vision of promoting energy independence and climate protection, FENECON has **gained global recognition** for its innovative contributions to renewable energy. In 2023, the company was honored with the “TOP 100 Innovator des Jahres” award, distinguishing it as **one of Germany’s most innovative medium-sized enterprises**.

Expanding its global footprint, FENECON established its **first North American manufacturing facility and headquarters in Greenville, South Carolina**. This expansion reflects the company’s commitment to advancing the global transition to sustainable energy solutions.

“““

*With this expansion, we aim to extend our leadership in storage technologies and serve the American market with our award-winning, innovative solutions. Our multi-million-euro investment in the USA underscores our commitment and confidence in the growth potential of the region.”*

FENECON INTERNATIONAL GMBH CEO THOMAS GOESSWEIN

[HTTPS://FENECON.DE/EN/](https://fenecon.de/en/)

Founded	2011
International Headquarters	Germany
North American Headquarters	Greenville, SC
Number of Supplied Countries	+30
Number of Employees	+300



The Greenville-Spartanburg market is the **manufacturing capital of South Carolina**. Over the last several decades, the market has evolved from the textile capital of the world to a more diverse industry base; particularly associated with **automotive**, energy infrastructure and advance materials. Per capita, **the state of South Carolina exports more goods than any other state in the Southeast** and is also **home to more international manufacturing companies compared to any state within the region**. Business has continued to prosper in the Upstate, SC as a result of the I-85 corridor, proximity to deep water seaports, pro-business climate and a high-quality labor force. As a result of demographic/population shifts over the last decade, **the I-85 corridor has experienced more growth than any other area in the county**. While manufacturing remains an important economic driver in Greenville-Spartanburg, there has been a significant uptick in warehouse distribution companies setting up operations in the market. With the ability to serve consumer product distribution and satisfy everchanging supply chains, the **Greenville-Spartanburg area can reach 31% of the US population within a 1-day drive**. With it's central location, strategic interstate access, diverse local economy with established ties to manufacturing and steady logistics growth, the market will continue to attract capital investment from both companies looking to launch their operations and investors seeking opportunities to acquire assets.

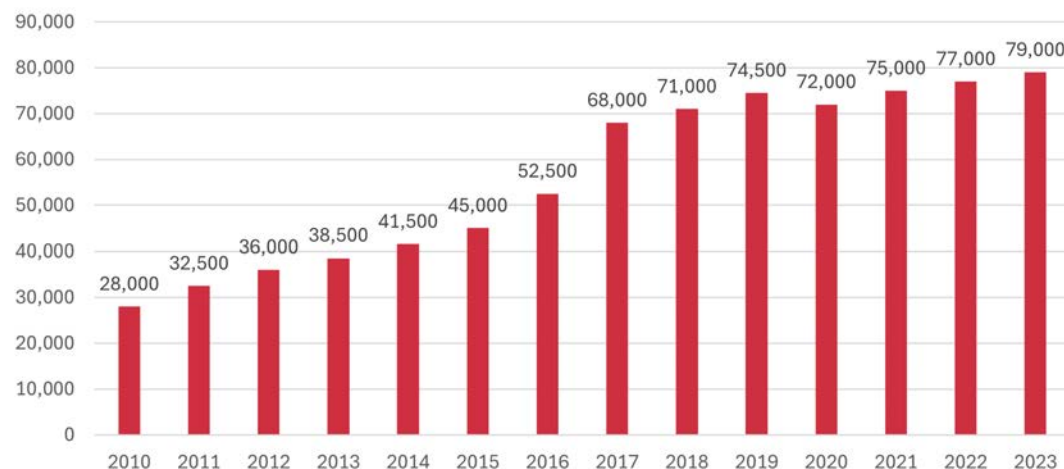
*What made all of these companies choose South Carolina?*



### SOUTH CAROLINA HIGHLIGHTS

- SC leads the nation in exports of completed passenger vehicles
- \$13.9 billion in capital investment from the years 2017 - 2023
- SC has 12 tire manufacturing plants, which is more than any other US state
- SC tire manufacturing capacity is 1st in the nation, being able to produce 144,000 units per day (Tennessee is 2nd with a capacity of 59,000 units per day)
- SC is #1 in the export sales of tires in the US
- SC automobile manufacturing jobs have increased by approximately 182% from 2010 - 2023

### SOUTH CAROLINA AUTOMOBILE MANUFACTURING JOBS



182% increase since 2010

### SOUTH CAROLINA RECENT AUTOMOTIVE ANNOUNCEMENTS

COMPANY	CAPITAL INVESTMENT	ADDITIONAL JOBS	MANUFACTURING TYPE	CITY, COUNTY
Redwood Materials	\$3.5B	1,500	Battery and Recycling Materials	Charleston, Berkeley Co.
Volkswagen (Scout Motors)	\$2.0B	4,000	EV	Columbia, Richland Co.
Envision AESC	\$1.6B	1,620	Battery	Florence, Florence Co.
BMW	\$1.0B	11,000	EV	Greer, Spartanburg Co.
BMW	\$700M	300	Battery	Woodruff, Spartanburg Co.
ZF Transmissions	\$500M	400	Automobile	Gray Court, Laurens Co.
Pallidus	\$422M	405	Battery Component	Rock Hill, York Co.
Cirba Solutions	\$300M	300	Recycling Materials	Columbia, Richland Co.
Tin Thanh Group Americas	\$68M	1,031	Tires	Fairfax, Allendale Co.
BorgWarner	\$42.7M	122	Battery	Seneca, Oconee Co.



## MICHELIN NORTH AMERICAN HEADQUARTERS



Michelin's North American headquarters is a 232,000 square foot office building in Greenville, SC



North American Distribution Center in Greenville, SC is 3.3 million square feet



Michelin has over 9 million square feet of manufacturing space in the Upstate



North American Distribution Center in Greenville, SC has a production capacity of 4 million tires per year



8,000 Michelin team members employed in SC



7 manufacturing plants in SC, 5 of which are in the Upstate



Michelin is officially the World's LARGEST tire manufacturer



## BMW U.S. MANUFACTURING PLANT



BMW has an annual production capacity of 450,000 vehicles in their Spartanburg plant



Spartanburg is BMW's only manufacturing plant in the US



Largest U.S. automotive exporter for 9 consecutive years



There are over 11,000 team members employed at BMW's Spartanburg plant



The Spartanburg plant is over 8 million square feet of a combination of training, manufacturing, and testing space



BMW is currently in a \$1.7 billion expansion to construct a state of the art battery assembly complex that is set to be completed by 2026

## GREENVILLE-SPARTANBURG INDUSTRIAL MARKET

**259.5 MSF**

INVENTORY

**9.3%**

VACANCY RATE

**(169,329) SF**

NET ABSORPTION

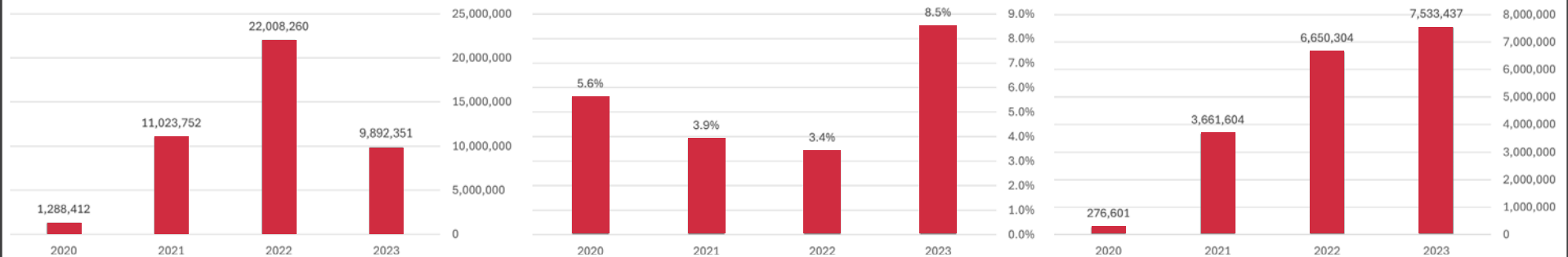
**7.8 MSF**

UNDER CONSTRUCTION

### UNDER CONSTRUCTION

### TOTAL VACANCY

### NET ABSORPTION



## GREENVILLE-SPARTANBURG INDUSTRIAL MARKET (20,000-100,000 SF)

**55.1 MSF**

INVENTORY

**3.6%**

VACANCY RATE

**(86,173) SF**

NET ABSORPTION

**368,800 SF**

UNDER CONSTRUCTION

### KEY MARKET DRIVERS

Supply Chain Optimization

Fastest Growing Region in the United States

### COMPETITIVE ADVANTAGES

Strategic location for global logistics

Quality labor/workforce

- ◆ Trainable
- ◆ Affordable
- ◆ Right-to-work state

Industry Eco-Systems & Clusters

- ◆ Automotive
- ◆ Advanced Materials
- ◆ Aerospace
- ◆ Logistics/Distribution
  - 2 Class I Railroads
  - Interstates
  - Port Access & Intermodal
  - Within one day of 130M customers

### BUSINESS INCENTIVES

South Carolina is ranked #2 for Business Incentives (SC Chamber of Commerce)

South Carolina's Taxes & Incentives

- ◆ No state property tax
- ◆ No local income tax
- ◆ No inventory tax
- ◆ No sales tax on manufacturing machinery, industrial power or materials for finished products
- ◆ No wholesale tax
- ◆ No unitary tax on worldwide profits
- ◆ Favorable corporate income tax structure

## TRANSPORTATION HIGHLIGHTS



### Greenville-Spartanburg International Airport (GSP)

- Greenville-Spartanburg International Airport (GSP) was honored as the *Best Airport of 2-5 Million Passengers in North America* by Airport Council International in 2023
- Provides over 100 daily flights to 18 cities worldwide, including exclusive nonstop international air cargo service to Germany, Mexico, and Korea
- Over 2.61 million passengers are served each year at GSP
- Nearly 60,000 tons of cargo moves through GSP Every Year
- GSP is home to a 120,000 SF FedEx Facility



### Road & Highway

- I-85: A major north-south interstate highway serving five southeastern states allowing Greenville-Spartanburg access to all major markets on the East Coast
- Charlotte is 75 miles northeast of Greenville-Spartanburg via I-85, while Atlanta is 170 miles to the southwest
- I-26: A nominally east-west (but physically more northwest-southeast diagonal) main route of the Interstate Highway System in the Southeast which runs north from Charleston through Spartanburg, into Tennessee



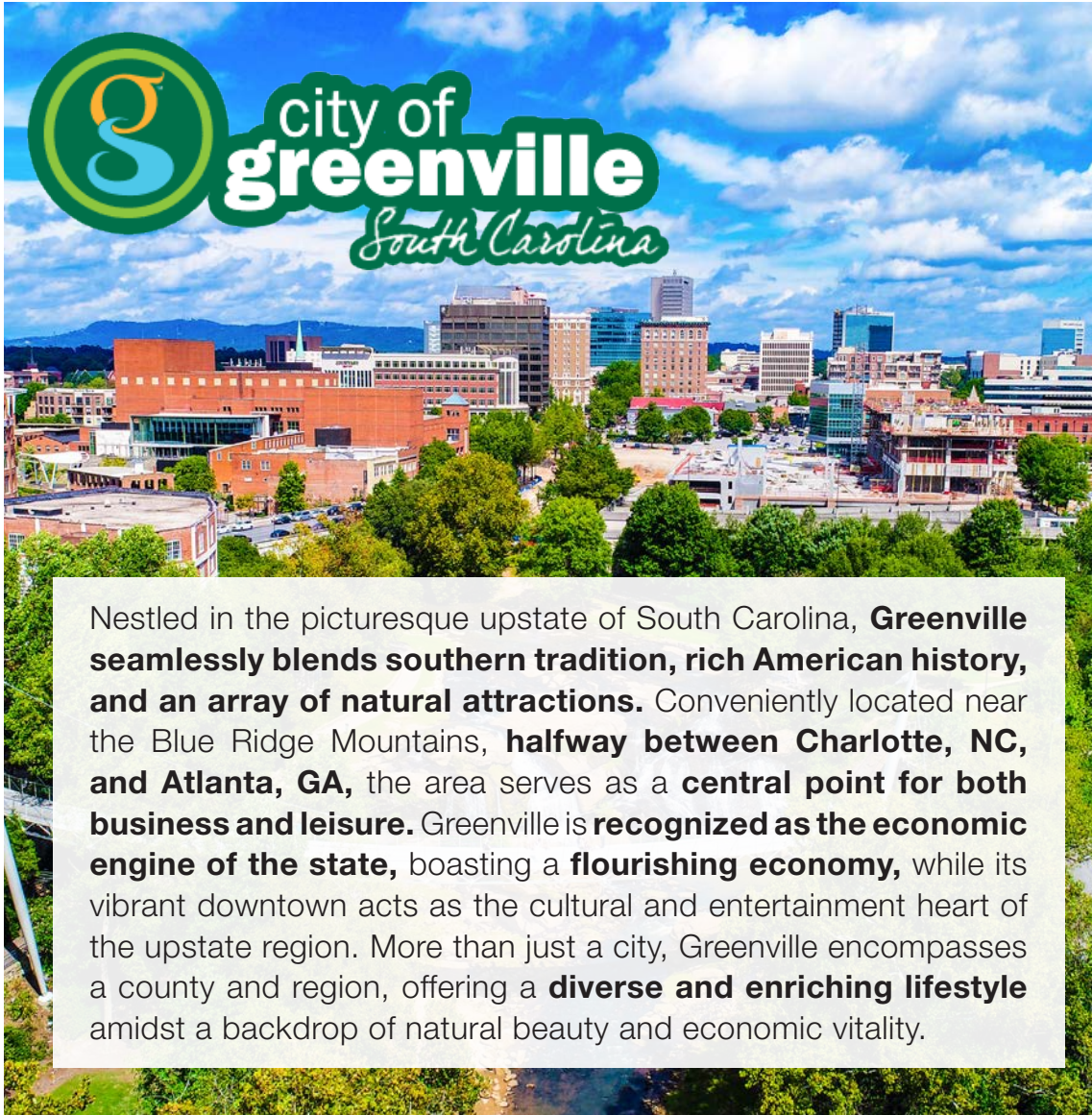
### Rail

- Greenville is serviced by two leading commercial railroads, Norfolk Southern and CSX Corporation, while Amtrak provides passenger rail service with convenient connections to various major cities



### Port

- Inland Port Greer extends the Port of Charleston's reach 212 miles inland to Greer, SC, and offers 24/7 gates and next-day container availability
- One in nine jobs in South Carolina is connected to the port, making South Carolina Ports one of the state's most significant economic assets by supporting economic development and job growth through its global marketplace connectivity



Nestled in the picturesque upstate of South Carolina, **Greenville seamlessly blends southern tradition, rich American history, and an array of natural attractions.** Conveniently located near the Blue Ridge Mountains, **halfway between Charlotte, NC, and Atlanta, GA,** the area serves as a **central point for both business and leisure.** Greenville is **recognized as the economic engine of the state,** boasting a **flourishing economy,** while its vibrant downtown acts as the cultural and entertainment heart of the upstate region. More than just a city, Greenville encompasses a county and region, offering a **diverse and enriching lifestyle** amidst a backdrop of natural beauty and economic vitality.

[www.greenville.gov](http://www.greenville.gov) | [www.upstatealliance.com](http://www.upstatealliance.com) | [greenvilleeconomicdevelopment.com](http://greenvilleeconomicdevelopment.com) | [livability.com](http://livability.com) | [kiddingaroundgreenville.com](http://kiddingaroundgreenville.com) | [moveupstatesc.com](http://moveupstatesc.com) | [visitgreenvillesc.com](http://visitgreenvillesc.com)

## THE SOUTH'S BEST CITIES 2024

*Southern Living, 2024*

## #1 FRIENDLIEST CITY IN THE U.S.

*Condé Nast Traveler, 2023*

## #4 AMERICA'S BEST SMALL CITIES

*Condé Nast Traveler, 2023*

## TOP 50 FAMILY VACATION DESTINATIONS

*Good Housekeeping, 2024*

## 20 BEST SMALL TOWNS TO RETIRE

*HGTV, 2023*

## COOLEST SMALL CITIES IN THE U.S.

*Thrillist Travel, 2023*

## FASTEST GROWING PLACES IN THE U.S.

*U.S. News, 2023*

## #14 PLACES FOR TRAVELERS TO GO

*New York Times, 2023*

## THE SOUTH'S BEST CITIES ON THE RISE

*Southern Living, 2022*

## TOP PLACES TO GO IN THE SOUTHEAST

*Fodors.com, 2022*

## THE UPSTATE'S WORKFORCE



In The Upstate, each year, a cohort of highly educated individuals seamlessly integrates into the workforce, emerging from various esteemed **higher education institutions and technical colleges** in the region.



Greenville County prides itself on a **vibrant workforce**, drawing talent from Upstate South Carolina, western North Carolina, and northern Georgia. With competitive wages in the local market, South Carolina's status as a **right-to-work and employment-at-will state** fosters stable employer-employee relations, resulting in one of the lowest unionization rates in the nation.

Initiatives like VisitGreenvilleSC's **'Yeah, That Greenville'** campaign and the Upstate SC Alliance's **'MoveUpstateSC'** campaign actively attract residents and workers, contributing to the region's dynamic and thriving community.



# MARKET OVERVIEW

Greenville, South Carolina



IN 2022, 22 ORGANIZATIONS CHOSE TO LOCATE OR OPEN NEW OFFICES IN GREENVILLE, CREATING 2,326 NEW JOBS AND RESULTING IN \$470 MILLION IN NEW CAPITAL INVESTMENT.

## ECONOMY

Greenville boasts a thriving economy in the Southeast, evolving from a textile hub to a **diverse economic center**. Upstate South Carolina is a major manufacturing hub, attracting top companies like **GE Energy, Michelin, BMW, Fluor, Magna, and Bosch**. The city's skilled workforce and business-friendly atmosphere make it a prime location for **automotive, biotech, aerospace, and advanced materials manufacturing**, drawing interest from entrepreneurs and established companies.

## MAJOR EMPLOYERS IN THE UPSTATE



## UPSTATE, SOUTH CAROLINA STATS

**20%** of all jobs in South Carolina

**40+** Fortune 500 Companies

**20+** Headquartered Operations

**250+** International Companies

**34** Countries Operating Firms in the Upstate

# MARKET OVERVIEW

Greenville, South Carolina



**BEST SMALL TOWNS IN AMERICA: BEST FOR GOOD EATS**

*Men's Journal, 2023*



**#1 BEST WATERFALLS IN THE U.S.**

*TimeOut Magazine, 2023*



**TOP U.S. CITIES WITH GREAT RIVERWALKS**

*Livability, 2023*



**ONE OF AMERICA'S MOST CHARMING SMALL-TOWN DOWNTOWNS**

*HGTV, 2022*



## DOWNTOWN

Downtown Greenville beckons with sought-after **dining, shopping, and diverse entertainment** in an authentic, sustainable, and people-centric atmosphere. Broad sidewalks, outdoor plazas, and streetside dining evoke a **European city vibe**, fostering community. About 85% of restaurants are local, contributing to a distinctive flavor in the culinary scene. **Free weekend parking** enhances accessibility, making downtown Greenville an inviting and cherished Upstate destination.



## ARTS

Greenville's art scene thrives with entertainment venues like the **Peace Center and Bon Secours Wellness Arena**, elevating the city's cultural status. The flourishing scene mirrors major cities, boasting public art projects and a dynamic calendar of cultural events. **Greenville's Art in Public Places** initiative showcases nearly 100 installations, while museums, including the **Upcountry History Museum** and **Greenville County Museum of Art**, enrich the city's cultural tapestry.



## EVENTS

Greenville hosts a vibrant array of annual events, including **Artisphere**, a fine arts festival on Main Street with 140+ visual artists across 15+ mediums, live demonstrations, and more—drawing **90,000+ attendees**. The **Fall for Greenville** festival features 60+ local restaurants and 80+ musical acts, **attracting 150,000+ visitors**. Additional cultural highlights include Euphoria, a culinary event, and the Greenville Jazz Fest, reinforcing Greenville as a hub for arts and entertainment.



## OUTDOORS

Outdoor enthusiasts flourish in Greenville with options like the **23-mile Swamp Rabbit Trail** along the Reedy River, favored by the city's cyclists. The trail traverses **Falls Park on the Reedy**, downtown's green oasis with captivating waterfalls. Parks along the trail include Cancer Survivor Park, Cleveland Park with the Greenville Zoo, and Unity Park. Additionally, Greenville County features **three state parks**: Paris Mountain, Jones Gap, and Caesars Head.

### 1 MILE RADIUS

Summary	2024	2029
Population	5,693	5,979
Households	2,838	3,029
Families	1,539	1,641
Average Household Size	1.93	1.91
Owner Occupied Housing Units	1,340	1,523
Renter Occupied Housing Units	1,498	1,506
Median Age	41.6	44.0
Average Household Income	\$116,660	\$135,503

### 3 MILE RADIUS

Summary	2024	2029
Population	52,199	54,326
Households	21,227	22,420
Families	14,377	15,163
Average Household Size	2.43	2.39
Owner Occupied Housing Units	15,173	16,169
Renter Occupied Housing Units	6,054	6,251
Median Age	42.2	43.0
Average Household Income	\$129,816	\$150,504

### 5 MILE RADIUS

Summary	2024	2029
Population	146,231	153,881
Households	60,863	65,002
Families	39,024	41,595
Average Household Size	2.38	2.35
Owner Occupied Housing Units	39,962	43,151
Renter Occupied Housing Units	20,901	21,852
Median Age	39.2	40.1
Average Household Income	\$119,300	\$137,623

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 350 Tanner Price Way, Greenville, SC 29615 (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



# FURMAN

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## CAPITAL ADVISORS

101 E. Washington Street, Suite 300 | Greenville, SC 29601



864.235.6855



[FurmanCapital.com](http://FurmanCapital.com)