

202 Beechtree Blvd., Greenville, SC
Beechtree Business Park

**26,576 Square Foot
Class A Industrial Facility
5 Acres**

AVAILABLE



Lyons Industrial Properties is pleased to offer for lease or sale this magnificent industrial facility located in Beechtree Business Park off of Augusta Road (Hwy. 25) near Donaldson Center. This property is perfect for companies looking for 26,000 – 50,000 square feet (expansion pad in place and ready for construction) of floor 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

bylons@lyonsgroupllc.com
www.lyonsgroupllc.com



- +/-26,576 square feet (expandable to +/- 50,000 sq. ft.)
- +/-3,200 square feet of Class A office space with an abundance of glass
- 20' ceilings, heavy power, compressed air lines throughout
- 5 loading docks, 1 drive in door
- 5 Acres

Lease Rate: \$5.25 / Sq. Ft. NNN

Sale Price: \$1,500,000



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

This information has been taken from sources deemed to be reliable. The Lyons Group, LLC has no reason to doubt the accuracy of the information contained herein although we do not make any warranties or representations, expressed or implied, as to the accuracy of this information. All interested parties should conduct their own independent investigations and rely, solely, on their own findings. Any and all prices, lease rates, availability of the property, or other pertinent data may change without notice.

C - Executive Summary

Lyons Industrial Properties is pleased to offer for lease or sale this magnificent industrial facility located in Beechtree Business Park off of Augusta Road (Hwy. 25) near Donaldson Center. This property is perfect for companies looking for 26,000 – 50,000 square feet (expansion pad in place and ready for construction) of floor 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 Interstate 85, Interstate 385, and Hwy. 25 which gives this property excellent access to destinations in any direction.

Greenville County is home to dozens of companies from small family-owned companies to large corporation such as Michelin, Hubbell Lighting, 3M, General Electric, Lockheed Martin Aircraft, and hundreds more.

Greenville 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 return on investment. South Carolina's performance-based tax incentives reward companies for job creation and investment. South Carolina and Greenville County have a pro-business philosophy which will help your business to thrive!

D - PROPERTY SPECIFICATIONS

PROPERTY OVERVIEW:

ADDRESS: 202 Beechtree Blvd, Greenville, SC 29605

COUNTY: Greenville

GREENVILLE COUNTY TAX MAP ID: 0406000100410

PROPERTY TYPE: Light Industrial

ZONING: I-1

EFFECTIVE PROPERTY TAX (2011): \$17,640.11 *

* (See Property Tax Card on Page 19 for full details)

UTILITIES:

Service Provider:

Power	Duke Power
Water	Greenville Water
Sewer	Greenville Water
Gas	Piedmont Natural Gas
Telecommunications	Earthlink Double T-1 lines servicing the facility

D - PROPERTY SPECIFICATIONS (cont.)

MAJOR HIGHWAYS, CITIES, & AIRPORTS:

Highway 25	1.1 Miles
Interstate 85	4.2 Miles
Interstate 385	10 Miles
Spartanburg, SC	30 Miles
Charlotte, NC	105 Miles
Columbia, SC	101 Miles
Atlanta, GA	146 Miles
Greenville / Spartanburg Int'l Airport	16 Miles
Charlotte Douglas Int'l Airport	99 Miles
Port of Charleston, Charleston, SC	209 Miles

OFFICE AREA BREAKDOWN (Major Rooms Only)

Room:	Dimensions:
Lobby	7.6' x 13'
Corner Exec. Office / Showroom	20' x 26'
Bullpen Offices	18.3' x 18.4'
Office 1	11.7' x 14'
Office 2 (Domen)	13.2' x 15.6'
Office 3	13.2' x 15.8'
Conference Room	11.7' x 16.6'
Restroom	5' x 11.7'
Hallway	5' x 52'
Locker / File Storage	16' x 21'
Warehouse Office	11.8' x 16'

PROPERTY SPECIFICATIONS (cont.)

Total Building Area: +/-3,600 sq. ft. office + 22,976 sq. ft. warehouse space= **26,576 sq. ft. Total**

COLUMN SPACING: 4 bays of 30' x 50'
2 bays of 25' x 50'

CEILING HEIGHTS:

Office Area 9'
Warehouse / Shop Area 17' low side eave to 20' clear at mid span

LAND ACREAGE: 5.036 Acres

SHAPE, TOPOGRAPHY: Rectangular. Building Expansion Pad is level and ready to build.

CONDITION: Excellent...Class A Industrial Facility

DATE OF CONSTRUCTION: Approximately 1997

D - PROPERTY SPECIFICATIONS (cont.)

BUILDING CONSTRUCTION:

Foundation:	Continuous Steel Reinforced Concrete Footing
Floors:	Monolithic Concrete Slab (Assumed 5"-6" thick)
Exterior Walls:	Brick / Stucco Façade over 6" structural steel studs
Roofing:	Metal Screw Down (Single Slope 1/12)

LOADING DOCKS:

Quantity	5
Size Door	8' x 10'
Type	Steel Sectional
Truck Court	Paved

DRIVE-IN DOORS:

Quantity:	1
Size Door:	10' x 10'
Automatic Opener:	No

PARKING:

Approx. 50 paved parking spaces in front of the facility. Ample room for additional parking and trailer drop area at the rear of the facility.

D - PROPERTY SPECIFICATIONS (cont.)

HEATING & AIR CONDITIONING:

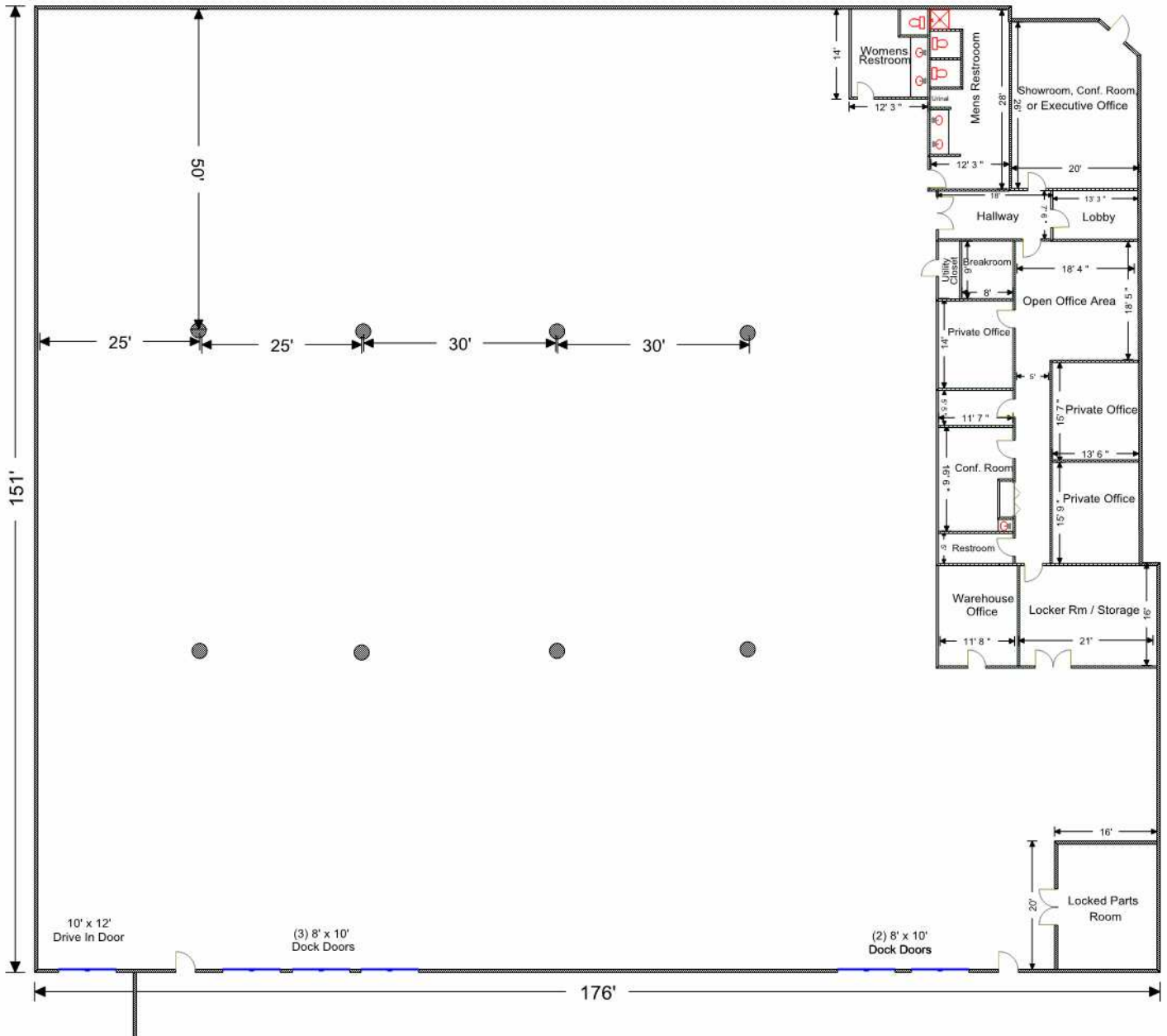
Office Area: 100% HVAC
Warehouse Area: Heated

ELECTRICAL: 1200 Amp, 277/480V, 3 Phase service
*Other distribution panels at various places throughout the facility.

LIGHTING: Office: Fluorescent Throughout
Warehouse: 400W High Bay Metal Halide

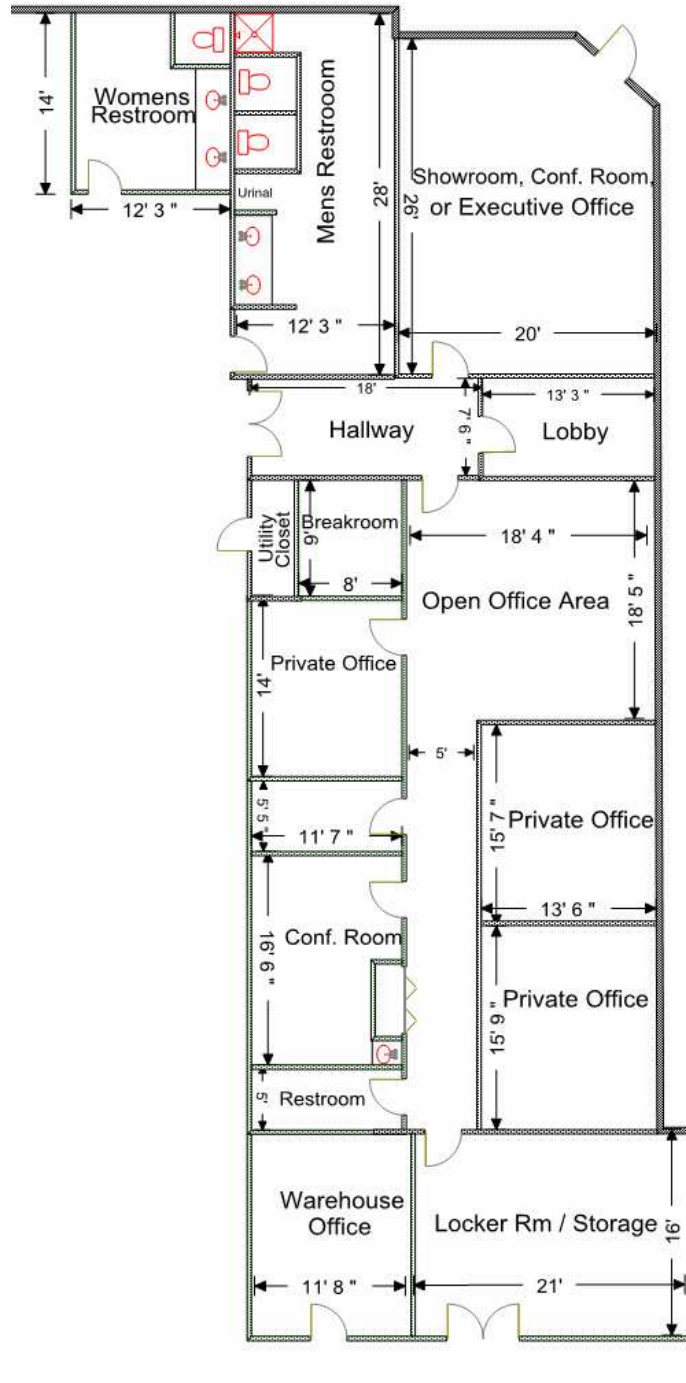
OTHER: Alarm System - Monitored by Alarm of America

E - Building Floorplan



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E - Building Floorplan (Offices)



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G - AERIAL PHOTOGRAPHS (1 OF 2)



G - AERIAL PHOTOGRAPHS (2 OF 2)



H – BUILDING PHOTOS



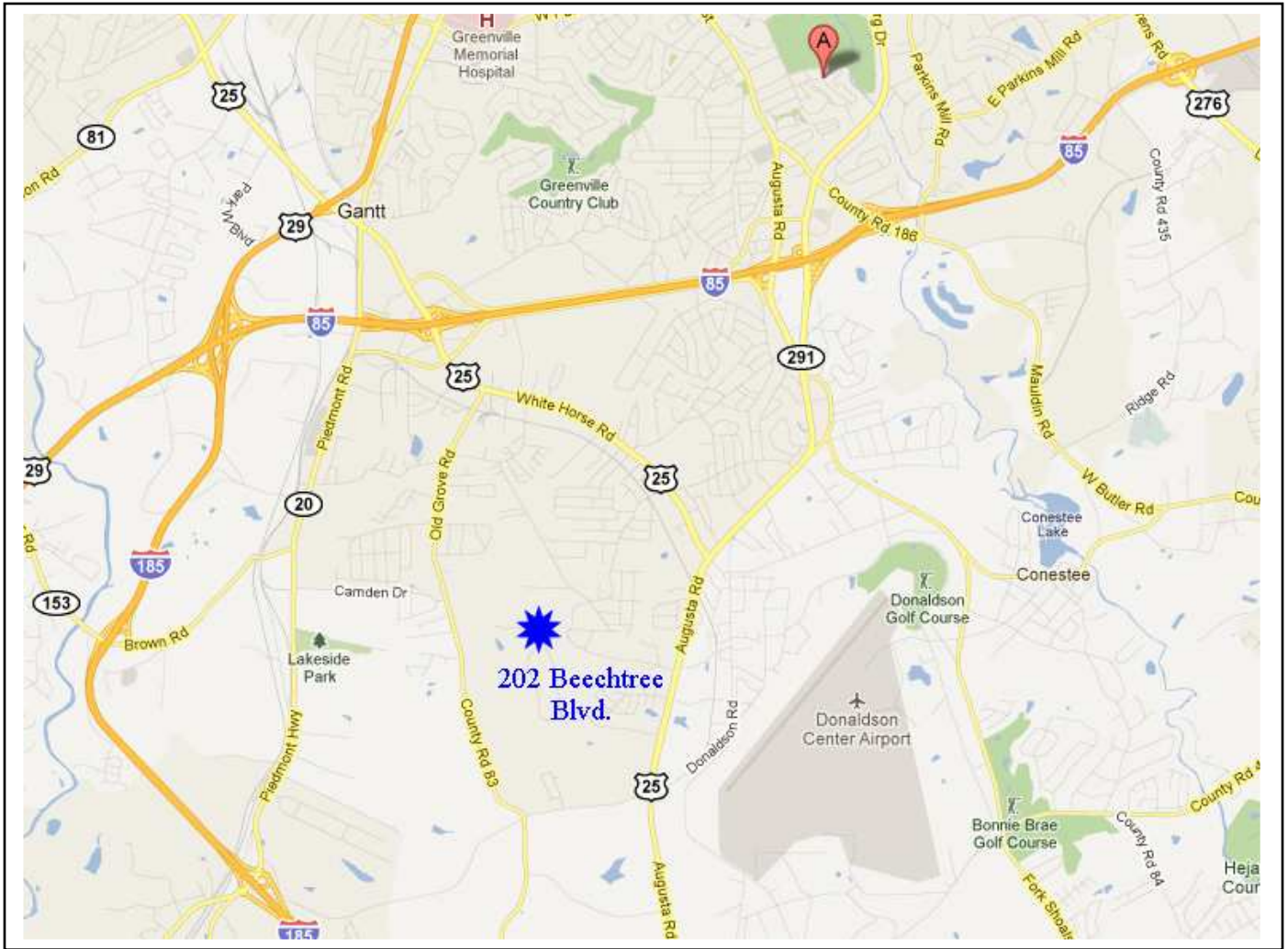
H – BUILDING PHOTOS (2 of 3)



H – BUILDING PHOTOS (3 of 3)



I - Location Maps



I - Location Map 2



DIST	TOTAL FEE VALUE	RATIO	ASSESSED VALUE	MILLAGE
151	950850	6%	57050	.29420

ACCT #: 1100011686271
DATE PRINTED: 10/26/2011
MAP #: 0406.00-01-004.10

CURRENT YEAR

APPRAISED VALUE:	950,850
ASSESSED VALUE:	57,050
TOTAL FEE	\$ 16,784.11
SANITATION	
GANTT FEE	\$ 100.00
COUNTY STORMWATER	\$ 756.00
CITY STORMWATER	

11464 1 AV 0.340 *****AUTO**5-DIGIT 29605
 11464
 HT USA INC A DELAWARE CORP
 202 BEECHTREE BLVD
 GREENVILLE SC 29605-5100
 11464
 43 71

ALLOCATION OF FEE MONEY

GREENVILLE COUNTY SCHOOLS	55%	9,270.63	
GANTT FIRE,SEWER,POLICE	22%	3,731.07	
COUNTY OPERATIONS	16%	2,698.45	
LIBRARY	3%	422.17	
GREENVILLE TEC	2%	302.37	
GREENVILLE COUNTY RECREATION	2%	268.14	
ART MUSEUM	%	68.46	
AUD. DIST DEBT SERV	%	22.82	
GANTTFEE		\$ 100.00	
COUNTY STORMWATER FEE		\$ 756.00	
TOTAL FEE		\$ 17,640.11	

PAY THIS AMOUNT ON OR BEFORE JANUARY 15, 2012* \$ 17,640.11

PAY JAN 16, 2012 – FEB 01, 2012 (INCLUDES ADDITIONAL 3% PENALTY)* \$ 18,143.63

PAY FEB 02, 2012 – MAR 16, 2012 (INCLUDES ADDITIONAL 7% PENALTY)* \$ 19,318.52

PAY AFTER MAR 16, 2012 (INCLUDES ADDITIONAL 5% PENALTY PLUS \$40.00 COST)* \$ 20,197.72

HT USA INC A DELAWARE CORP
 YOUR PROPERTY IS ASSESSED AT 6%
 IF THIS IS YOUR LEGAL RESIDENCE
 CONTACT REAL PROPERTY SERVICES
 AT 864-467-7300.

ACRES: 5.036
 202 BEECHTREE BLVD
 LOT/TRACT/UNIT NONE

Please allow at least 3 weeks for processing

AVOID LINES PAY BY CERTIFIED U.S. MAIL, REGULAR MAIL OR INTERNET
 (http://www.greenvillecounty.org/Tax_Collector/OnlineTax.asp), or use our DROP BOX (located outside of office)
 SAVE TIME - Please read Both sides of bill before calling.

DO NOT PAY- INFORMATION ONLY- AMOUNT DUE IS LISTED ABOVE
 PRIOR YEAR TAXES BILLED:

KEEP THIS STATEMENT FOR YOUR RECORDS

PLEASE DO NOT STAPLE, CLIP, TAPE, FOLD OR MUTILATE **DETACH AND RETURN THIS STUB WITH PAYMENT**

Make all checks payable to Greenville County Tax Collector

1100011686271	17,640.11
MAP #: 0406.00-01-004.10	18,143.63
HT USA INC A DELAWARE CORP	19,318.52
	20,197.72

TAX COLLECTOR'S COPY

Greenville County Tax Collector
 Department 390
 PO BOX 100221
 Columbia SC 29202-3221

Greenville County, SC

Fact Sheet

Encouraged by abundant streams and rivers, textile manufacturers began operating in the Upstate in the 1820s. Over the past thirty years, Greenville County has transformed from the textile capital of the world to a headquarters, manufacturing and warehousing center. Greenville is also known for its high-technology manufacturing, with the engineering industry having a major presence in the area. As South Carolina's most populous county, Greenville is situated in the northwestern corner of the state and is part of one of the nation's fastest growing areas, "The I-85 Corridor." Greenville is located between Atlanta, GA and Charlotte, NC on I-85. The Atlantic Ocean and Port of Charleston are 200 miles to the Southeast down I-26, and the Blue Ridge Mountains are just 15 minutes away. The Greenville-Spartanburg International Airport has been cited by Condé Nast Traveler as one of the top ten airports in the country. Greenville County has a unique blend of southern traditions and international influences, gentle rolling

POPULATION

Total Population, 2000, 2010, and 2015 Estimates

	2000	2010	2015
Greenville	379,616	453,966	496,675
Upstate Region*	1,220,542	1,375,337	1,464,635
South Carolina	4,012,012	4,649,749	5,016,816

*10 County Upstate South Carolina Region

Population Estimates by Race, 2000, 2010 and 2015

	2000	2010	2015
White	77.5%	74.2%	73.3%
Black	18.3%	18.5%	18.7%
Am. Indian / Alaska Native	0.2%	0.4%	0.4%
Asian	1.4%	2.0%	2.3%
Hawaiian / Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	1.4%	2.9%	3.2%
Two or More Races	1.1%	1.9%	2.1%
Hispanic Origin (Any Race)	3.8%	7.9%	9.3%

Population Estimates by Age, 2000, 2010 and 2015

	2000	2010	2015
Under Age 5	6.8%	6.7%	6.6%
Age 5 to 9	7.0%	6.7%	6.7%
Age 10 to 14	6.9%	6.7%	6.8%
Age 15 to 19	6.8%	6.8%	6.6%
Age 20 to 34	21.7%	19.4%	19.6%
Age 35 to 44	16.2%	14.4%	13.3%
Age 45 to 54	13.8%	15.0%	14.0%
Age 55 to 64	9.1%	11.9%	12.6%
Age 65+	11.7%	12.4%	13.8%

Highest Educational Attainment, Age 25+, 2010

Less than 9th Grade	6.2%
9th to 12th Grade, No Diploma	10.8%
High School Graduate Only	28.4%
Some College, No Degree	18.3%
Associate Degree Only	7.7%
Bachelor's Degree Only	19.0%
Graduate/Professional Degree	9.5%

HOUSEHOLDS AND HOUSING

Households Families, 2000, 2010, and 2015 Estimates

	2000	2010	2015
# of Households	49,556	30,241	37,807
# of Families	32,012	19,742	30,315

Households Families, 2000, 2010, and 2015 Estimates

	2000	2010	2015
Ave HH Size:	2.47	2.46	2.45
Owner-Occupied:	101,977	123,392	136,002
Renter-Occupied:	47,579	56,849	61,805
Median Age:	35.5	37.6	37.9

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015 (unless otherwise stated)

Greenville County, SC Fact Sheet

INCOME

	Median Household Income, 2000, 2010, 2015 Est.				Per Capita Income, 2000, 2010, 2015 Estimates		
	2000	2010	2015		2000	2010	2015
Greenville	41,234	52,607	58,900	Greenville	22,081	26,547	28,860
South Carolina	37,137	47,704	53,665	South Carolina	18,795	23,283	25,493

TOP 5 MANUFACTURING EMPLOYERS

Company	No. of Employees	Major Product
Michelin North America Inc	4000	Headquarters / R&D / Mfg (radial tires)
General Electric Co	3100	Engineering/Turbines & Jet Engine Parts
Sealed Air Corp - Cryovac Division	1400	Plastic Bags
Drive Automotive Industries of America	840	Major body panels & assemblies for automotive
Mitsubishi Polyester Film LLC	681	Polyester Film

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

LABOR FORCE

County Average Monthly Employment by Industry Group, 2008(Annual Average)

Natural Resources and Mining	666
Construction	13084
Manufacturing	31441
Wholesale Trade	11816
Retail Trade	30356
Transportation and Warehousing	8752
Utilities	1025
Information	6036
Financial Activities	12301
Professional and Business Services	45204
Education and Health Services	21825
Leisure and Hospitality	23420
Other Services	6584
Total Government	28854

RETAIL SALES

Gross Retail Sales (Millions)

2000	\$10,323,176
2001	\$10,116,220
2002	\$10,339,893
2003	\$11,008,938
2004	\$11,305,278
2005	\$12,995,180
2006	\$14,382,272
2007	\$14,485,167
2008	\$14,785,475

Source: SC Department of Revenue and Taxation

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015 (unless otherwise stated)

Greenville County, SC Fact Sheet

TRANSPORTATION

Interstate Access	I-85	Nearest Civil Airport	Greenville Downtown Airport, SC T
Nearest Commercial Airline	Greenville-Spartanburg International	Port Access	Port of Charleston, 212 miles from City of Greenville
Airlines	Northwest, Continental, United Express, Delta, US Airways, American Eagle	Rail Providers	CSX, NSR, Greenville Piedmont

ECONOMIC DEVELOPMENT

Greenville Area Development Corporation Jerry Howard, President & CEO	(864) 235-2008 www.greenvilleeconomicdevelopment.com
Greater Greenville Chamber of Commerce Ben Haskew, President & CEO	(864) 242-1050 www.greenvillechamber.org
City of Greenville Economic Development Nancy Whitworth, Director	(864) 467-4401 www.greenvilledev.com
Upstate Alliance Hal Johnson, President/CEO	(864) 283-2300 www.upstatealliance.com

ADDITIONAL SOURCES

www.greenvilledev.com
www.greenvillecounty.org
www.greenvillelibrary.org
www.southcarolinaparks.com
www.sciway.net
www.upstateforever.org

PRODUCED BY

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Fax: (864) 242-6957



Update
08/06/10

Upstate South Carolina Fact Sheet

Upstate South Carolina is a region rich in resources. Our central location on the I-85 "Boom Belt" places the Upstate between two of the largest cities in the Southeast, Charlotte and Atlanta, and provides a prime setting for commerce and manufacturing. Combined with our superior infrastructure and one of the nation's most productive workforces, the Upstate is geared for success. The region also offers unsurpassed quality of life, including affordable housing and diverse recreational and cultural resources. Located in the foothills of the Blue Ridge Mountains, the Upstate is only minutes from rugged hiking trails and just three hours from the coast. As a home to nationally acclaimed arts, such as the Greenville Art Museum, the Bob Jones Art Museum and the Peace Center for the Performing Arts, the Upstate offers a range of cultural events. The region is also the proud home of a number of professional sports teams and is a frequent stop for world-class entertainers.

POPULATION

Total Population, 2000, 2010, and 2015 Estimates

	2000	2010	2015
Upstate Region*	1,220,542	1,375,337	1,464,635
South Carolina	4,012,012	4,649,749	5,016,816

*10 County Upstate South Carolina Region

Population Estimates by Race, 2000, 2010 and 2015

	2000	2010	2015
White	77.9%	75.6%	74.8%
Black	18.9%	19.0%	19.1%
Am. Indian / Alaska Native	0.2%	0.3%	0.3%
Asian	1.0%	1.4%	1.6%
Hawaiian / Pacific Islander	0.0%	0.1%	0.1%
Some Other Race	1.1%	2.1%	2.4%
Two or More Races	0.9%	1.5%	1.7%
Hispanic Origin (Any Race)	2.6%	5.3%	6.3%

Population Estimates by Age, 2000, 2010 and 2015

	2000	2010	2015
Under Age 5	6.6%	6.5%	6.4%
Age 5 to 9	7.0%	6.5%	6.5%
Age 10 to 14	7.0%	6.6%	6.7%
Age 15 to 19	7.0%	6.9%	6.8%
Age 20 to 34	21.0%	18.7%	18.5%
Age 35 to 44	15.4%	13.9%	13.0%
Age 45 to 54	13.7%	14.7%	13.9%
Age 55 to 64	9.6%	12.5%	13.1%
Age 65+	12.7%	13.6%	15.2%

Highest Educational Attainment, Age 25+, 2010

Less than 9th Grade	7.1%
9th to 12th Grade, No Diploma	12.2%
High School Graduate Only	33.2%
Some College, No Degree	17.2%
Associate Degree Only	8.5%
Bachelor's Degree Only	14.0%
Graduate/Professional Degree	7.8%

HOUSEHOLDS AND HOUSING

Households Families, 2000, 2010, and 2015 Estimates

	2000	2010	2015
# of Households	76,261	41,191	78,103
# of Families	33,650	39,574	31,522

Households Families, 2000, 2010, and 2015 Estimates

	2000	2010	2015
Ave HH Size:	2.49	2.47	2.47
Owner-Occupied:	344,877	391,991	419,461
Renter-Occupied:	131,384	149,200	158,642
Median Age:	35.9	38.4	39.1

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015 (unless otherwise stated)

Upstate South Carolina Fact Sheet

INCOME

Median Household Income, 2000, 2010, 2015 Est.				Per Capita Income, 2000, 2010, 2015 Estimates			
	2000	2010	2015		2000	2010	2015
Upstate Region	37,457	47,548	53,306	Upstate Region	19,139	23,275	25,192
South Carolina	37,137	47,704	55,665	South Carolina	18,795	23,283	25,493

TOP 5 MANUFACTURING EMPLOYERS

Company	No. of Employees	Major Product
BMW Manufacturing Corp (Spartanburg)	4415	Automobiles
Michelin North America Inc (Greenville)	4000	Headquarters / R&D / Mfg (radial tires)
General Electric Co (Greenville)	3100	Engineering/Turbines & Jet Engine Parts
NESTLE USA-Prepared Food Division (Che)	1500	Frozen prepared foods
Duke Energy (Oconee)	1500	Nuclear Energy

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

LABOR FORCE

Upstate Average Monthly Employment by Industry Group, 2009 (Annual Average)

Natural Resources and Mining	1612
Construction	24713
Manufacturing	92939
Wholesale Trade	20831
Retail Trade	63315
Transportation and Warehousing	15635
Utilities	1660
Information	8323
Financial Activities	21531
Professional and Business Services	60732
Education and Health Services	50478
Leisure and Hospitality	54853
Other Services	13284
Total Government	89763

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015 (unless otherwise stated)

RETAIL SALES

Gross Retail Sales (Millions)

2000	\$24,382,101
2001	\$24,027,160
2002	\$24,490,184
2003	\$26,394,245
2004	\$27,796,325
2005	\$30,782,507
2006	\$33,018,965
2007	\$33,354,464
2008	\$34,480,296

Source: SC Department of Revenue and Taxation

Upstate South Carolina Fact Sheet

TRANSPORTATION

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

ECONOMIC DEVELOPMENT

Upstate Alliance Hal Johnson, President/CEO	(864) 283-2300 www.upstatealliance.com
Abbeville County Development Board Steve Bowles, Executive Director	(864) 366-2181 www.discoverabbeville.com
Anderson County Office of Economic Development Burris Nelson, Director	(864) 260-4386 www.advance2anderson.com
Cherokee County Development Board James R. Cook, III, Executive Director	(864) 489-5721 www.cherokeecounty-sc.org
Greenville Area Development Corporation Jerry Howard, President & CEO	(864) 235-2008 www.greenvilleeconomicdevelopment.com
Greenwood County Economic Alliance, Inc. Mark Warner, Exec. Director	(864) 388-1250 www.partnershipalliance.com
Laurens County Chamber of Commerce Marvin Moss, Executive Director	(864) 833-2716 www.laurenscounty/ed.org
Oconee County Economic Development Commission James Alexander, Director	(864) 638-4210 www.oconeesc.com/econdev/
Alliance Pickens A. Ray Farley, II, CEcD	(864) 898-1500 www.alliancepickens.com
Economic Futures Group R. Carter Smith, CEcD, Executive Vice President	(864) 594-5042 www.economicfuturesgroup.com
Development Board of Union County Andrena Powell-Baker, Director	(864) 319-1097 www.unioncountydevelopment.com

ADDITIONAL SOURCES

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

PRODUCED BY

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Update
08/25/10