

NAI Earle Furman, LLC

Industrial Report | Second Quarter 2010



NAI Earle Furman, LLC

Commercial Real Estate Services, Worldwide.

Upstate Market



TRENDS:

Vacancy Rate



Net Absorption



Construction



Asking Rents



STATISTICS:

Number of Buildings.....	4,101
Market Size (SF).....	175,860,293
Overall Vacancy Space (SF).....	19,425,801
Overall Vacancy (%).....	11.0%
Direct Vacancy (SF).....	18,854,351
Sublease Vacancy (SF).....	571,450
Net Absorption.....	14,046
Average Asking Rental Rate (\$/SF/YR).....	\$3.14

SECOND QUARTER OVERVIEW:

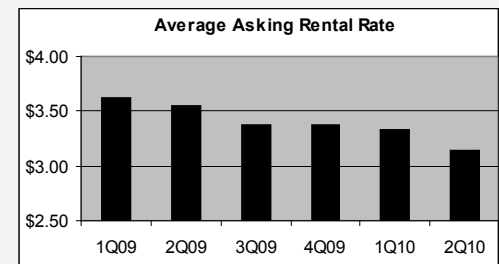
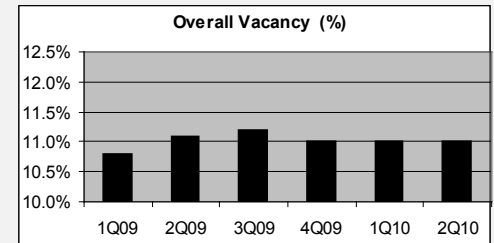
Vacancy for the Upstate remained unchanged for the third consecutive quarter. Vacancy decreased in second quarter for several submarkets, including the Greenville I-85 area and Anderson/Pickens.

The average rental rate decreased to \$3.14 and RBA under construction also decreased. One property was delivered in second quarter, a 23,728 SF Class B facility that is 100% occupied by Discover Church Ministries Inc.

One project was still under construction at the end of the quarter, a multi-tenant manufacturing building located at 7139 Augusta Road. It is expected to be completed in fourth quarter of 2011.

Ford Borders, SIOR and Grice Hunt of NAI Earle Furman represented the landlord of 15 Tyger River Road in two of the largest lease transactions of the quarter. Borders and Hunt also represented the landlord of 2751 New Cut Road in selling a 42,000 SF manufacturing facility to Odermath Inc.

First Quality Tissue LLC announced this quarter they will locate their manufacturing operations in Anderson County. They plan to invest \$1 billion and create 1,000 new jobs. This was a historical announcement for Anderson and the Upstate. **See article on page 8-9.** Also this quarter, Greenville was selected by Eberspaecher North America and Alexium Inc. as the location for their new facilities. **See articles on pages 6 & 7.**



Recent Lease Transactions

**NAI Earle Furman Transaction*

Tenant:	Address:	Size (SF):	Submarket:
Arvato	15 Tyger River Road*	100,000	Spartanburg
Langenscheidt	15 Tyger River Road*	102,104	Spartanburg
Smilemakers Inc.	294 John Martin Road	100,000	Spartanburg
CT&T United	1825 East Main Street	93,971	Spartanburg
Proterra	1 Whitley Court	90,000	Greenville I-85
Copac	1785 Dewberry Road*	33,000	Spartanburg
R&D Delivery Co.	40 Freedom Court	20,000	Pelham Rd/Hwy 14

Recent Sales Transactions

Odermath (USA) Inc	2751 New Cut Road*	42,000	Spartanburg
Hartness International, Inc.	209 Holly Ridge Court*	27,000	Greenville I-85

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SUBMARKET/ CLASS	# BLDGS.	TOTAL RBA (SF)	TOTAL AVAIL. (SF)	TOTAL VACANT AVAIL (%)	TOTAL NET Absorption (SF)	TOTAL AVERAGE RATE (\$/SF/YR)	UNDER CONSTRUCTION (SF)
Greenville I-385	431	19,220,387	2,975,170	7.3%	(22,455)	\$4.71	0
Class A	10	720,790	317,835	34.0%	25,600	\$4.68	0
Class B	157	8,774,012	1,798,654	7.8%	(38,975)	\$5.02	0
Class C	153	4,012,018	838,681	11.6%	(9,920)	\$4.23	0
Greenville I-85	244	10,689,716	2,389,583	17.2%	183,082	\$3.16	77,089
Class A	3	1,099,457	799,200	72.7%	0	\$3.95	0
Class B	73	4,958,639	1,286,647	19.3%	180,900	\$3.44	77,089
Class C	107	2,348,284	262,764	2.3%	2,182	\$2.29	0
Pelham Road/ Hwy. 14	178	5,178,195	708,588	11.6%	154,724	\$5.08	0
Class A	5	56,000	29,500	52.7%	0	\$5.87	0
Class B	51	1,846,469	524,867	24.3%	74,800	\$5.24	0
Class C	65	1,818,150	154,221	6.7%	69,924	\$4.62	0
Rt. 29/ Rutherford Rd.	185	7,374,562	1,372,283	9.5%	(46,400)	\$2.84	0
Class A	3	327,750	0	0%	0	N/A	0
Class B	40	2,162,528	691,900	22.0%	(33,800)	\$2.78	0
Class C	115	2,522,061	680,383	8.8%	(12,600)	\$3.06	0
Travelers Rest	79	2,846,611	168,914	3.2%	15,220	\$2.81	0
Class A	2	122,550	0	0%	0	N/A	0
Class B	23	941,379	91,094	1.9%	91,094	\$5.48	0
Class C	32	740,472	77,820	9.7%	(1,780)	\$2.44	0
West Greenville	457	14,178,096	3,062,355	15.6%	(181,278)	\$2.19	0
Class A	5	601,854	436,814	72.9%	0	\$1.95	0
Class B	99	3,890,819	329,195	5.7%	(12,500)	\$2.43	0
Class C	296	7,871,988	2,296,346	19.7%	(168,778)	\$2.41	0
Anderson/Pickens	456	19,020,916	3,598,113	7.5%	255,071	\$2.18	0
Class A	7	356,560	3,800	1.1%	0	N/A	0
Class B	119	6,778,532	1,378,957	15.2%	(15,129)	\$2.72	0
Class C	251	8,706,857	2,215,356	4.5%	270,200	\$1.88	0
Spartanburg	1,302	69,919,267	11,686,063	9.7%	117,956	\$3.13	0
Class A	20	4,348,215	821,720	15.9%	2,800	\$3.94	0
Class B	327	25,973,961	5,497,623	12.0%	(13,589)	\$3.34	0
Class C	486	18,665,741	5,342,020	15.9%	144,245	\$2.66	0
Cherokee	59	4,939,078	1,869,269	23.6%	(185,700)	\$2.80	0
Class A	4	1,006,199	476,000	47.3%	0	\$2.15	0
Class B	34	3,057,080	1,137,719	14.8%	(185,700)	\$3.11	0
Class C	18	587,642	255,550	40.1%	0	\$2.68	0
Laurens	46	4,163,745	1,170,382	20.1%	(63,320)	\$2.18	0
Class A	2	606,679	525,979	86.7%	0	0	0
Class B	18	2,308,712	288,779	2.8%	(31,620)	\$2.34	0
Class C	22	1,101,454	332,224	20.1%	(8,300)	\$1.68	0

NAI Earle Furman, LLC

Methodology / Definitions / Submarket Map

Absorption (Net)

The change in occupied space in a given time period.

Available Square Footage

Net rentable area considered available for lease; excludes sublease space.

Average Asking Rental Rate

Rental rate as quoted from each building's owner/management company, For office space, a full service rate was requested; for retail, a triple net rate requested; for industrial, a triple net basis.

Building Class

Class A Product is office Space of steel and concrete construction, built after 1980, quality tenants, excellent amenities & premium rates. Class B product is office space built after 1980, fair to good finishes & wide range of tenants.

Direct Vacancy

Space currently available for lease directly with the landlord or building owner.

Market Size

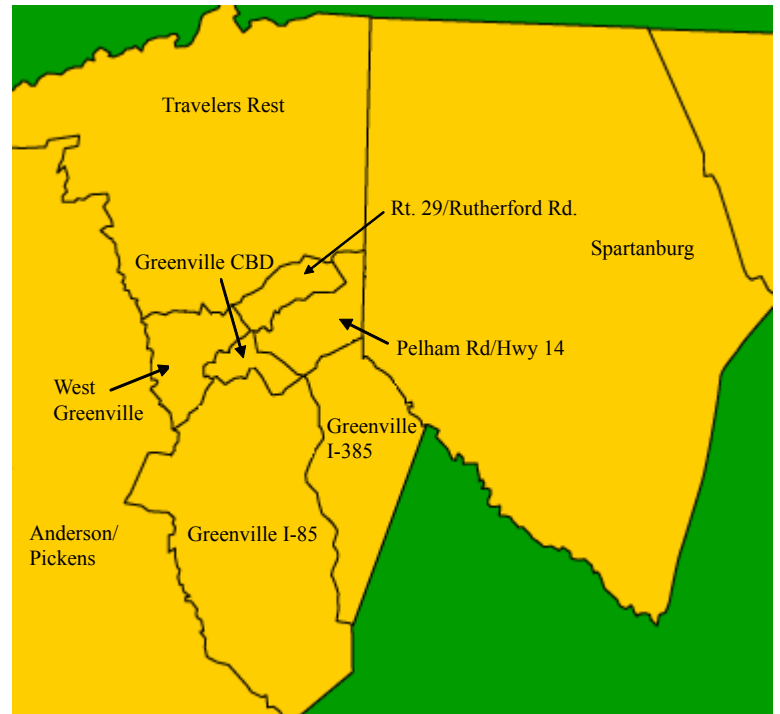
Includes all existing and under construction office buildings (office, office condo, office loft, office medical, all classes and all sizes, both multi-tenant and single-tenant, including owner-occupied buildings) within each market.

Overall Vacancy

All unoccupied lease space, either direct or sublease.

SF/PSF

Square foot/per square foot, used as a unit of measurement.



Sublease

Arrangement in which a tenant leases rental property to another, and the tenant becomes the landlord to the subtenant.

Sublease Space

Total square footage being marketed for lease by the tenant. Sublease space is not considered in the overall occupancy or absorption numbers - only direct leases are included.

Sublease Vacancy

Space currently available in the market for sublease with an existing tenant within a building acting as the landlord.

Some of the data in this report has been gathered from third party sources including CoStar Group, Inc. and has not been independently verified by NAI Earle Furman, LLC. NAI Earle Furman, LLC makes no warranties or representations as to the completeness or accuracy thereof. All rents are per SF/per YR unless otherwise noted. Construction is defined as total RBA under construction. The Upstate Market is defined by: Greenville, Anderson, Spartanburg, Cherokee and Pickens counties. All Industrial building types are included, including warehouse, flex / research & development, distribution, manufacturing, industrial showroom, and service buildings, in both single-tenant and multi-tenant buildings, including owner-occupied buildings.

Upstate in the News

Matrix Technology Park in Greenville County Approved as South Carolina Certified Site

The Greenville Area Development Corporation Announcement

Greenville County, SC – June 17, 2010 – The South Carolina Department of Commerce has completed review of The Matrix Business and Technology Park in Greenville County and has awarded it the designation of South Carolina Certified Site.

A certified site is guaranteed to meet or exceed established criteria in demand by industries seeking a site for immediate development, and is a key requirement by many organizations looking for a new location. The Matrix site's application was prepared by B.P. Barber, a regional engineering firm.

"Greenville County is committed to growing and attracting businesses. We understand the importance such organizations place on speed to occupancy and sites that are shovel-ready," Andy Cajka, Chairman of The Matrix's Board of Directors. "Companies considering Greenville County as a possible site for operations gain credibility, speed in decision making and reduced risk from a certified site. This is a valuable step towards increasing our tenant base at The Matrix."

To be certified, a site must pass a rigorous evaluation where more than 100 types of site information are reviewed. The site must be free of ownership or use issues, free of environmental issues, and meet or exceed all infrastructure requirements of typical industrial projects. Currently, there are 38 sites in South Carolina that are certified as having completely met all criteria.

"This site certification conveys to the market that The Matrix site meets key site readiness criteria for potential tenants," added Butch Kirven, Chairman of Greenville County Council. "It gives Greenville County a leg up in the battle for coveted economic investment and jobs, and allows us to be more responsive and competitive during site selection opportunities. We are particularly appreciative that AT&T, Duke Energy and Piedmont Natural Gas provided critical support in offsetting the costs of the required studies."

Located in southern Greenville County, SC, The Matrix Park is a 1,100-acre, master-planned park with a special I-2 zoning classification and restrictive covenants that make it ideally suited for industry, warehouse/distribution operations, research and development and headquarters campus facilities. Current tenants include GE Aviation, JTEKT, Gordon Food Service and The Blood Connection. For further details, visit www.thematrixpark.com.

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Upstate in the News

Eberspaecher North America Announces New Facility Investment in Greenville County expected to create 30 new jobs

The Greenville Area Development Corporation Announcement

GREENVILLE COUNTY, SC -- June 2, 2010 – The South Carolina Department of Commerce and Greenville Area Development Corporation today announced that Eberspaecher North America will open its new automotive production facility in Greenville County. The \$5 million investment is expected to generate 30 new jobs.

"We are pleased to be locating our new facility in the South Carolina Upstate. The location will put us very close to our customer, BMW, and provide us with an excellent business environment in which to operate. We look forward to starting operations there and appreciate all the support we have received from state and local officials," said Dennis Berry, President and CEO of Eberspaecher North America.

The new facility, located at 65 Brookfield Oaks in the City of Mauldin, will be the first South Carolina location for the company, and production for the plant is planned to begin sometime in August 2010. The company currently has an operation in Cottdale, Ala. and is headquartered in Germany.

"We continue to see growth in the state's automotive sector as more suppliers locate operations here, and Eberspaecher North America is the latest example. South Carolina affords exceptional access, not only to manufacturers like BMW, but to markets throughout the Southeast. Couple that with a skilled workforce and a world-class port in Charleston, and it is no wonder more companies are bringing their business to the Palmetto State. We appreciate Eberspaecher's decision to locate in South Carolina and wish them much success in their endeavors here," said Joe Taylor, Secretary of Commerce.

"Eberspaecher North America's decision to locate its new production facility here in Greenville County is welcome news, and the product of a team effort involving participants at the local and state level," noted H.G. "Butch" Kirven Jr., Greenville Area Development Corporation board member and chairman of Greenville County Council. "Their decision affirms that this area's burgeoning automotive cluster continues to grow and thrive, and should serve as a magnet for more suppliers, more talented individuals, and more good paying jobs for our community."

"We're pleased that Eberspaecher North America recognizes the many advantages that Mauldin and Greenville County offer their company," said Mayor Don Godbey of the City of Mauldin. "As an innovative organization with global opportunities in the automotive industry, we are pleased to welcome the company as our newest corporate citizen and a member of our South Carolina business community."

The company began hiring for the Greenville location in December 2009, and hiring efforts continue to date. Anyone interested send their resume to hr.sc@eberspaecher.com.

Eberspaecher ranks amongst the leading system developers and suppliers of exhaust technology, vehicle heating and bus AC systems worldwide and is also involved in vehicle electronics and automotive bus systems. Its customers include almost all European and North American, and increasingly more Asian manufacturers of passenger cars and commercial vehicles. In 2008, the internationally active group of companies, with approximately 5,500 employees in 19 countries, posted sales of over 2.2 billion euros. For more information on Eberspaecher, visit www.eberspaecher.com.

Upstate in the News

Alexium Announces New Operations In Greenville County

Company establishing a manufacturing and research facility; creating 200 new jobs

The Greenville Area Development Corporation Announcement

GREENVILLE COUNTY, SC -- May 12, 2010 – The South Carolina Department of Commerce, the Greenville Area Development Corporation and the South Carolina Research Authority (SCRA) today announced that Alexium Inc., a subsidiary of Alexium International Group limited listed on the Australian Stock exchange (ASX:AJX), will establish its new technical fabric manufacturing and research and development plant in Greenville County. The \$8 million investment is expected to generate 200 new jobs in the next five years.

"We are pleased to locate our new facility in the South Carolina Upstate. The area offers us an excellent business environment and a strong workforce, as well as exceptional market access. We are already working on contracts for the military and this facility will allow us to meet increasing demand for our products. Greenville County provides an excellent location and a positive business environment for our operations. We appreciate all the support and the package of financial incentives given to us by state and local officials as well as SCRA," said Stefan Susta, director of Alexium Inc.

This announcement follows years of extensive research undertaken by the U.S. Air Force Research Labs, Materials and Manufacturing Directorate (AFRL), Air Base Science Division and funded by the U.S. Department of Defense, Joint Science & Technology Office and the Defense Threat Reduction Agency (DTRA). Alexium will not only produce innovative technical fabric products for the U.S. military but will cooperate with AFRL to create exciting new textiles and advanced materials for a broad range of commercial applications using a reactive surface treatment technology.

"Alexium is an innovative company that produces and improves leading-edge technologies. The state's strengths in high-tech manufacturing, the defense industry, a growing advanced materials industry and a skilled workforce second to none were driving forces in our state's ability to recruit Alexium to Greenville County. This announcement coupled with many others in recent months clearly demonstrates that Commerce and its economic development partners are successful in recruiting job opportunities that grow the knowledge base in our state. We welcome Alexium to South Carolina and look forward to a long and mutually beneficial relationship with them in the years ahead," said Joe Taylor, Secretary of Commerce.

Alexium, which is locating its operations at 8 Distribution Court in Greer, expects to have the facility completely up and running by the end of July. The company will be training part of its workforce with help from readySC.

"Alexium's decision to establish its base of operations in Greenville County is welcome news," noted H.G. "Butch" Kirven Jr., Greenville Area Development Corporation board member and chairman of Greenville County Council. "This is truly the result of a team effort at the local and state level. Advanced manufacturing is alive and well here, and we welcome the innovations of such talented individuals, and the quality jobs that Alexium will provide for our citizens."

"We're pleased to welcome Alexium to Greer and delighted that they recognize the many advantages that Greer and Greenville County offer their company," said Wryley Bettis, chairman of the Greer Development Corporation. "As an innovative organization with global opportunities in multiple industries, the company will be a prized member of our local and South Carolina business communities."

"In concert with our partners at S.C. Commerce, GADC and Clemson University, SCRA is pleased to contribute to Alexium's establishment of U.S. operations by landing in South Carolina," said Bill Mahoney, SCRA CEO. "SCRA will assist Alexium in bringing its advanced materials technologies to our federal clients, thereby improving platforms, protection and support for our war fighters."

The company has already started the hiring process and will focus on hiring chemical engineers, materials engineers, scientists and similar positions in the first phase. Later the company will add workers with experience in the textile industry. Anyone interested in job opportunities with the company should contact Stefan Susta at alexium@earthlink.net.

Upstate in the News

Gov. Sanford and Anderson County Welcome First Quality Tissue to South Carolina

Company plans to invest \$1 billion and create 1,000 new jobs in Anderson County

COLUMBIA, S.C. – May 14, 2010 – Gov. Mark Sanford, the South Carolina Department of Commerce and Anderson County today announced that First Quality Tissue SE LLC will locate its manufacturing operations in Anderson County. First Quality Tissue will establish a manufacturing facility utilizing a state-of-the-art Thru-Air-Dried (TAD) technology and a complete line of converting equipment, significantly expanding its capacity and commitment to the tissue and towel industry. The company plans to invest \$1 billion and create 1,000 new jobs to support its new production facility in Anderson County, South Carolina.

“First Quality is very pleased to become part of Anderson County, South Carolina, and we look forward to working together to create real opportunities with all our partners, both in government and the private sector, that will benefit the entire community,” said Frank Ludovina, company representative for First Quality. “Among the factors that attracted First Quality to Anderson are the pool of skilled labor, positive work ethic and the availability of the infrastructure necessary to sustain our facility. As important, however, is the pro-business environment that has been created there. First Quality’s decision to locate in South Carolina would not have been possible without the abundant support from Governor Sanford, the team at the Department of Commerce and officials from Anderson County. We appreciate South Carolina’s commitment to First Quality and look forward to a prosperous partnership in the years ahead.”

“First Quality’s decision to put down roots in South Carolina and make a substantial investment of capital and new job creation is further indication that our efforts to establish a business-friendly climate are proving to be successful in today’s global competition for economic growth. Over the past several months, I had the opportunity to get to know the leadership at First Quality and I am confident that their decision to locate here will pay dividends for the company, our state’s business community and the local workforce in Anderson County, and we look forward to growing our relationship with First Quality in the coming years. Because announcements like this take a large degree of work at a variety of levels, I’d thank and applaud Secretary Taylor and the team at Commerce, as well as the local economic development community for the team efforts presented to make this announcement possible,” said Gov. Sanford.

“With today’s announcement, South Carolina has again demonstrated that we have the resources to compete and attract the finest companies in the world. First Quality’s decision to locate in Anderson County is a strong reflection on our state’s skilled workforce, unmatched market access and most importantly our state’s understanding that businesses locate where they can be successful and that means low regulatory burdens and low tax rates. Our business-friendly climate and talented team of economic development professionals, with an incredible salesman in the Governor’s office, were the winning combination needed to make this announcement of \$1 billion in new investment and 1,000 new jobs for Anderson County a reality,” said Sec. Joe Taylor.

After an extensive site selection process in which the company considered multiple locations in the United States, Anderson County was selected due to its proximity to the growing Southeastern market, quality infrastructure and low energy costs among other factors. First Quality Tissue will acquire the former Shaw Industries facility on Masters Boulevard where it will construct its new manufacturing facilities. In addition to First Quality’s plans to create 1,000 new direct jobs over time, construction of the new facilities will generate an immediate impact with an additional 550 construction jobs.

“The First Quality announcement is great news for Anderson County and could not come at a better time. This investment will create hundreds of jobs in the area. I am very proud of the coordination between our local and state governments and was glad to be helpful in bringing this first rate company to South Carolina. The Department of Commerce and the Anderson community deserve a lot of credit for putting together a business plan to attract First Quality. I appreciate their hard work. I am very proud First Quality has decided to do business in Anderson, and I look forward to a long and productive relationship,” said Sen. Lindsey Graham.

continued on next page

Upstate in the News

Gov. Sanford and Anderson County Welcome First Quality Tissue to South Carolina

“I want to congratulate the Anderson community for the hard work and optimism that is helping to attract new business to the area,” said Sen. Jim DeMint. “First Quality chose South Carolina for their new manufacturing facility because our state is one of the best places in the world to do business. This new development will create hundreds of new jobs for the region and is an exciting opportunity for Anderson. I’m also thankful for the local and state partners who have worked together to bring this major economic development to South Carolina. And I will continue my fight in Washington to stop job-killing spending, taxes and debt so that South Carolina workers and companies like First Quality that employ them can have the best chance to succeed,” DeMint continued.

“This is the culmination of a great effort by federal, state and local officials working as a team for a common goal to create jobs. I was privileged to be a part of the team,” said state Sen. Billy O’Dell

“I cannot say enough good things about First Quality, and what their decision means to the hundreds that will get a job with this great company. South Carolina has a lot to offer companies coming to the state, and I am proud of the work we have done to help put our citizens to work,” said South Carolina House Ways and Means Chairman Dan Cooper. “As people take notice of the quality of Anderson County’s workforce, I am confident these announcements will become more common place. I am pleased that First Quality chose to put their faith in South Carolina.”

First Quality Tissue expects the initial operations to commence in 2011 and will begin the hiring process in the third quarter of 2010. The company anticipates hiring 200 positions at that time. ReadySC™ will assist with hiring and training of new employees for the new Anderson County facility. Individuals interested in applying for positions should visit the S.C. Tech Jobs Web site at www.sctechjobs.com in the months ahead.

“This day would not have come without the collaboration and cooperation between federal, state and local officials,” said Anderson County Council Chairman Tommy Dunn. “We especially applaud the Department of Commerce and Senator Jim DeMint’s office for burning the midnight oil to make this happen. Also, I would be remiss if I didn’t thank Senator Billy O’Dell, Representative Dan Cooper, who along with the Anderson County Legislative Delegation played a critical role in this project.”

“Project Big Water is finally here,” said Anderson County Councilman Eddie Moore, District 3. “How can anyone not get excited about \$1 billion in investment and 1,000 jobs! Now, that’s what I call economic development. We are pleased First Quality has found a home in Anderson County. This is the beginning of a beautiful friendship!”

First Quality Tissue currently operates two TAD tissue facilities with a combined capacity of approximately 150,000 tons per year. The initial plans for the Anderson County facility call for two additional TAD machines being installed consecutively, doubling First Quality’s current capacity. The company is anticipating having the first machine operational in the third quarter of 2011 and the second machine on-line by third quarter 2012. The company’s new investment is another demonstration of First Quality’s dedication to satisfying the needs of the market by providing innovative and high quality products.

About First Quality Tissue SE LLC.

First Quality Tissue SE LLC and its affiliates are a closely-held diversified group of companies manufacturing, selling and distributing branded and private label absorbent hygiene, paper, non-woven and beverage products into the healthcare, retail and commercial channels. First Quality is dedicated to meeting the demands of the market by providing innovative and high-quality products manufactured utilizing state of the art technology. For more information please visit www.firstquality.com.

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Upstate in the News

Saint-Gobain to expand in Travelers Rest

GSA Daily Staff Report
Published June 9, 2010

Saint-Gobain Abrasives plans to invest \$1.4 million in the expansion of its facility in Travelers Rest, the S.C. Department of Commerce and the Greenville Area Development Corp. announced today.

Saint-Gobain Abrasives manufactures precision cutting wheels and parts for the aeronautics, metal working and related industries. The Travelers Rest facility, established in 1982, produces superabrasives, industrial diamond and cubic boron nitride products used in precision manufacturing in the aerospace, automotive, bearing and other markets.

“Our plant in Greenville County has been an important part of our company’s overall operations, and we are pleased to expand there. This expansion will help us meet customer demand for our products and better position us in the marketplace,” said Robert N. Smith, general manager, Industrial Superabrasives North America, Saint-Gobain Abrasives. “We look forward to moving forward with our plans and appreciate all the support we have received from state and local officials.”

The company will be consolidating a North Carolina operation to the Travelers Rest facility, adding both equipment and space to the current facility. Saint-Gobain Abrasives will break ground for the new building this month and expects to start adding equipment sometime in July.

O’Neal, Inc., a Greenville-based design and construction firm, been awarded the contract for the Saint-Gobain facility in Travelers Rest. O’Neal will provide design-build services for two building additions for new production equipment. O’Neal will design and construct a 6,000-square-foot addition to Building 1 and a 7,354-square-foot addition to Building 2 for new production equipment. The \$1.4 million project will break ground this month and equipment will be added to the facility in July, O’Neal officials said.

“This announcement demonstrates Saint-Gobain Abrasives’ commitment to our state and the expansion of the company’s facility in Travelers Rest brings with it great potential for the future,” said Joe Taylor, Secretary of Commerce. “Our state’s highly skilled workforce and commitment to maintaining an environment where businesses can prosper are critical, now more than ever, as we work to compete for capital, jobs and economic growth.”

The company also operates a manufacturing facility in North Charleston, has a joint venture in Fountain Inn and distribution offices in Conway, Hanahan and West Columbia.

“The company is a long-standing, high-quality corporate citizen of this community, and their growth in Travelers Rest will enhance this community while affirming that advanced manufacturing can indeed thrive in our state,” said Jo Hackl, chairwoman of the Greenville Area Development Corporation, adding that a Carolina Investment Fund grant from Duke Energy was also instrumental in landing the expansion.

Saint-Gobain Abrasives is part of Saint-Gobain. Founded in 1665 and headquartered in Paris, Saint-Gobain had worldwide sales of \$53 billion in 2009 and 190,000 employees. In the United States and Canada, Saint-Gobain employs approximately 19,000 people and had sales of \$6.8 billion in 2009. In 2009 and 2010, the U.S. Environmental Protection Agency named Saint-Gobain ENERGY STAR Partner of the Year, a national award that recognizes environmentally responsible corporations.

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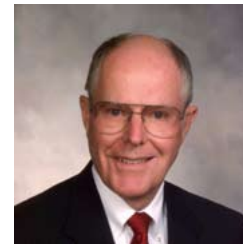
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Additional Resources

www.naiearlefurman.com – Complete listings of NAI Earle Furman’s available properties

www.greenvilleeconomicdevelopment.com – Greenville Economic Development’s goal is to promote and enhance the economic growth of Greenville County by serving as the single source contact for economic development in the greater Greenville area.

www.upstatealliance.com – Upstate Alliance is a public/private regional economic development organization designed to market the dynamic 10-county Upstate region to the world.

www.greenvillechamber.org - The Greater Greenville Chamber at its core is dedicated to promoting quality development of Upstate South Carolina through managed growth, service to members and the public, and a community-wide approach to issues shaping the region's future.

www.spartanburgcounty.org – Official website of Spartanburg County government

www.greenvillecounty.org – Official website of Greenville County government

www.andersonsccounty.org - Official website of Anderson county government

www.sccommerce.com - Provides information on trade, grants, rural development, and recycling. Includes databases of community profiles, labor market information, etc..

www.sciway.net - South Carolina's Information Highway is the largest directory of South Carolina information on the Internet.

www.southcarolinapowerteam.com - The South Carolina Power Team promotes industrial sites & industrial buildings in South Carolina and the state's unique advantages for industry.