APG ADVISORS

FOR LEASE



±243,350 SF SINGLE TENANT INDUSTRIAL
FENCED OUTDOOR STORAGE

161 ROCK CHURCH RD SE

Greenwood, SC 29649

EXECUTIVE SUMMARY

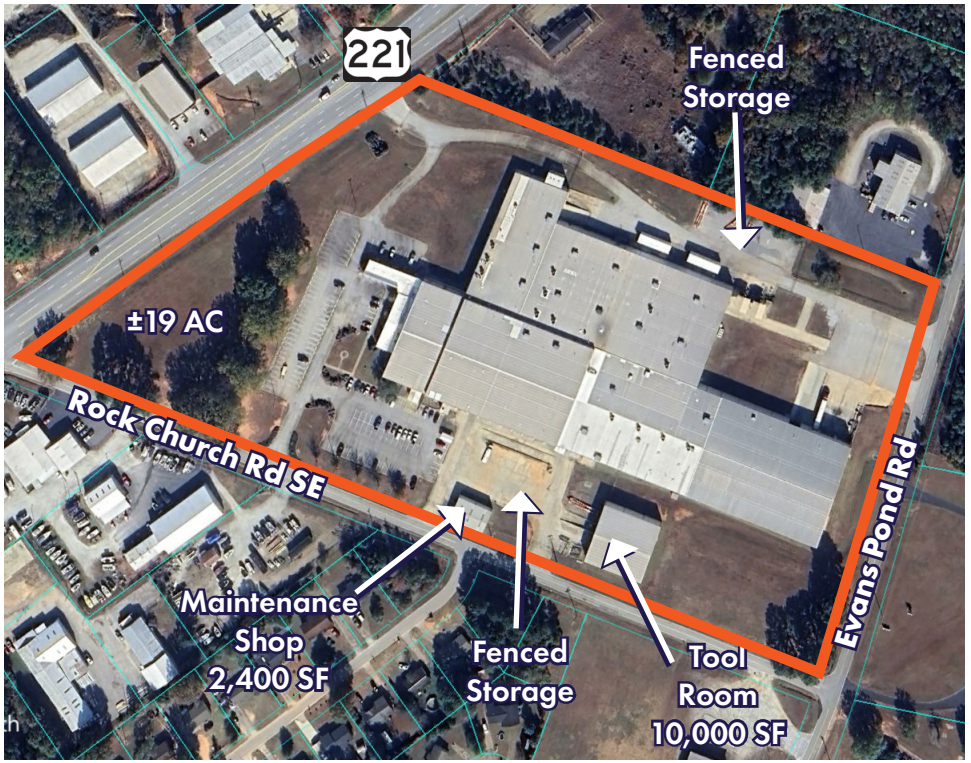
APG Advisors and Meybohm have been retained as the exclusive representatives to market for lease a ±243,350-square-foot industrial facility in Greenwood, SC. Currently utilized as a modular manufacturing production plant, this property spans ±19.59 acres and is strategically situated within a thriving industrial corridor, offering excellent visibility and access along US Hwy 221 N.

This offering provides a rare opportunity to occupy a highly adaptable industrial property. Tailored to support rigorous production operations, it features expansive, uninterrupted spaces for long production lines, bridge cranes, and clear heights ranging from 28 to 35 feet. This adaptability ensures you can customize the space for maximum efficiency.

Additional highlights include:

- Ample parking areas.
- Flat, unimproved pads ideal for expansion or outdoor storage.
- A 10,000-square-foot detached tool room.
- A 2,500-square-foot detached maintenance shop.

Whether you seek a ready-to-use facility or a site with growth potential, this property offers exceptional value in a prime industrial location.



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CURT HANNA Broker of Record, South Carolina, Meybohm

161 Rock Church Rd SE

THE PROPERTY

ADDRESS	161 Rock Church Rd SE Greenwood, SC 29649
OWNERSHIP ENTITY	AACRE Impressa Greenwood, LLC (NC LLC)
PIN NUMBERS	6867-519-299
COUNTY	Greenwood
ACREAGE	±19.59 acres
MAIN BUILDING SIZE	±243,350 SF, with two outbuildings
ADDITIONAL BUILDINGS	10,000 SF tool room with dock high door and 2,400 SF maintenance shop on-site
CURRENT USE	Modular Home Manufacturing
CURRENT ZONING	I-1
DATE AVAILABLE	Immediately
LEASE RATE	$4/SF







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BUILDING INFORMATION

PARKING	157 Parks
OFFICE	±5,400 SF - Private offices, conference room, restroom, reception ara
YEAR BUILT/RENOVATED	1987-1998
CLEAR HEIGHT	28’2”, 35’2” center section
COLUMN SPACING	20’ x 60’ and 30’ x 60’
FIRE SPRINKLER	Wet Pipe System
LIGHTING	4’ LED fixtures with sensors
POWER	6,200amp/480v 3p 4w Heavy
CRANES	(2) 7.5 ton with ±20’ clear under hook
DOCK DOORS	(7) 9’ x 10’ with levelers
DRIVE IN DOORS	(1) 14’ x 12’, (1) 14’ x 16’, (2) 12’ x 14’
CONDITIONING	Office, RTU, Warehouse: Gas Radiant Heater
OUTDOOR STORAGE	3-5 Acres paved yard with fencing







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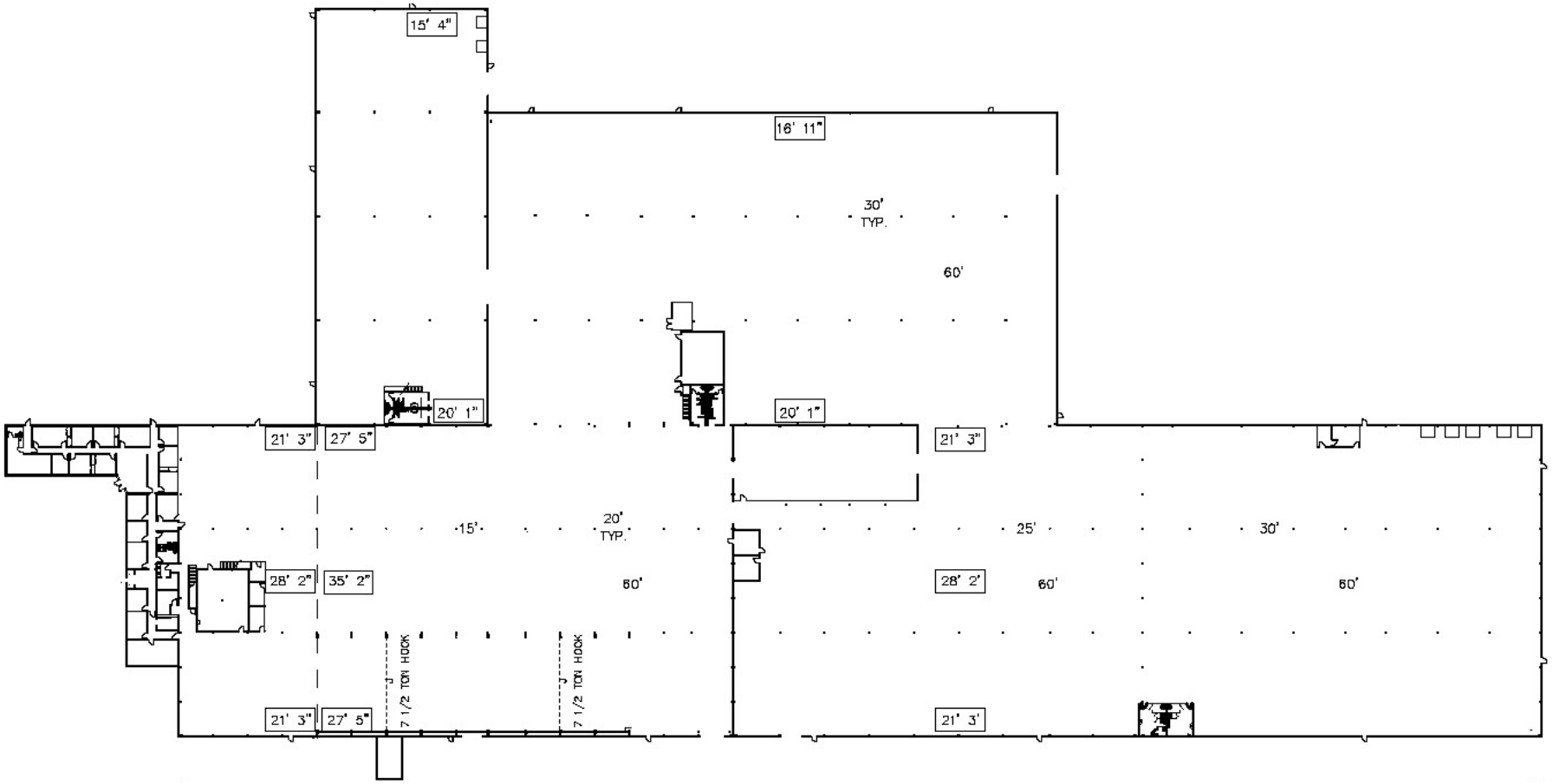
Floor Plan



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Lease Comps

Building	Address	Price/SF/Yr	Services	Date Leased	SF Leased	Building SF
	**161 Rock Church Rd SE Greenville, SC**	**$4.00**	**-**	**-**	**-**	**±243,350 SF**
	302 Palmer St Greenwood, SC	$3.50	NNN	9/26/2023	±467,000 SF	±467,000 SF
	612 Florida Ave Greenwood, SC	$2.50	-	7/29/2022	±250,000 SF	±250,000 SF
	234 Industrial Park Rd Abbeville, SC	$3.75	NNN	1/3/2024	±150,000 SF	±334,275 SF
	435 Sayre St Anderson, SC	$4.48	MG	12/12/2022	±125,000 SF	±125,000 SF

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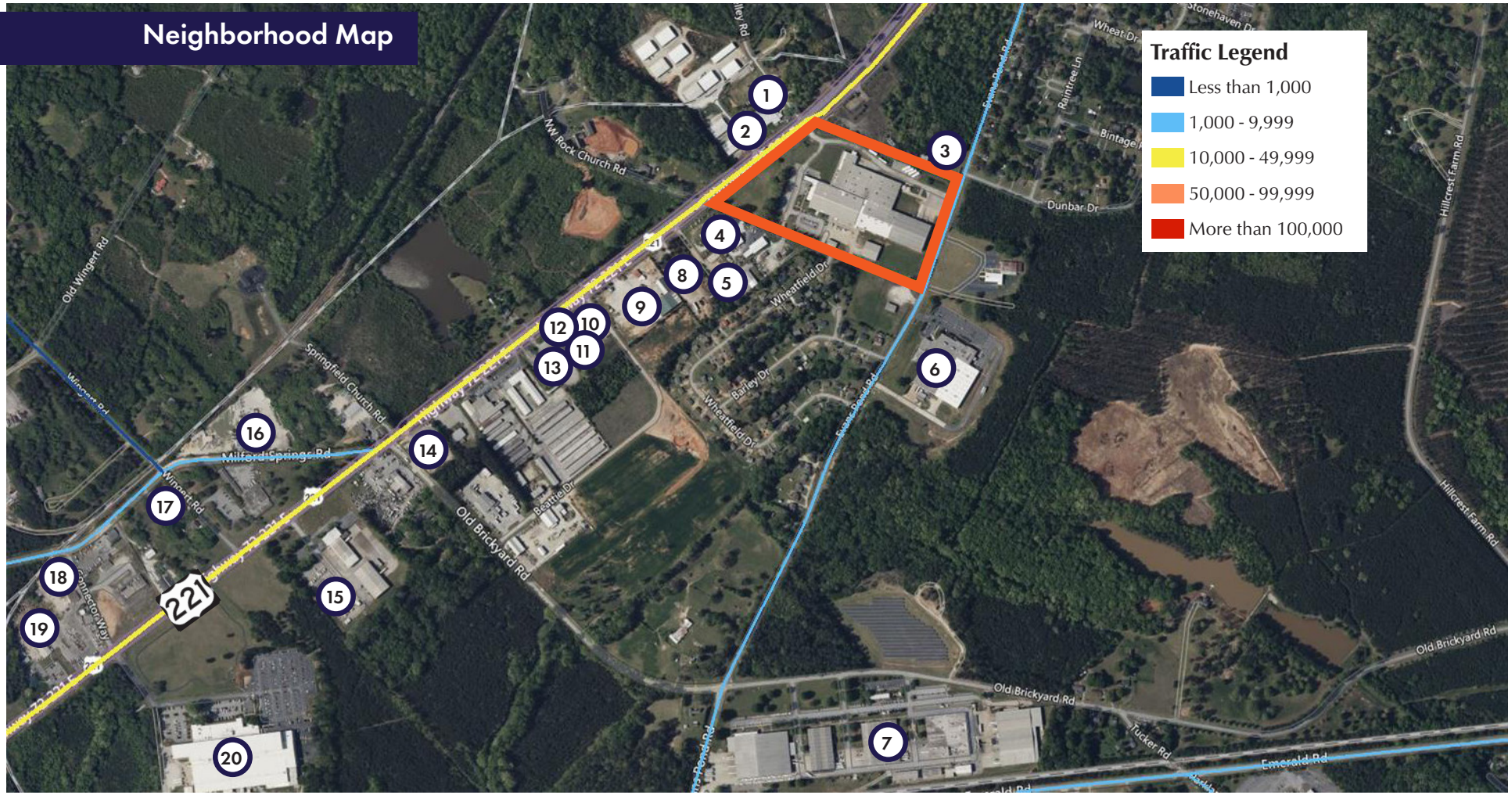
Neighborhood Map



1. Rush Heating & Cooling
2. Fastenal Fulfillment Center
3. The Skinner Company
4. Gunnell's Marince
5. Exterior Supply of Greenwood
6. VELUX Design & Development USA
7. VELUX
8. Kinards
9. Metal Garage Inc.
10. One-Stop Liquidators
11. Vansco
12. Bearing Distributors
13. Marlboro Bulb Company
14. United Rentals
15. Burton Center Auto/Truc Repair
16. Concrete Supply Co.
17. ServPRO
18. Globe Communications
19. Satterfield Construction
20. Eaton

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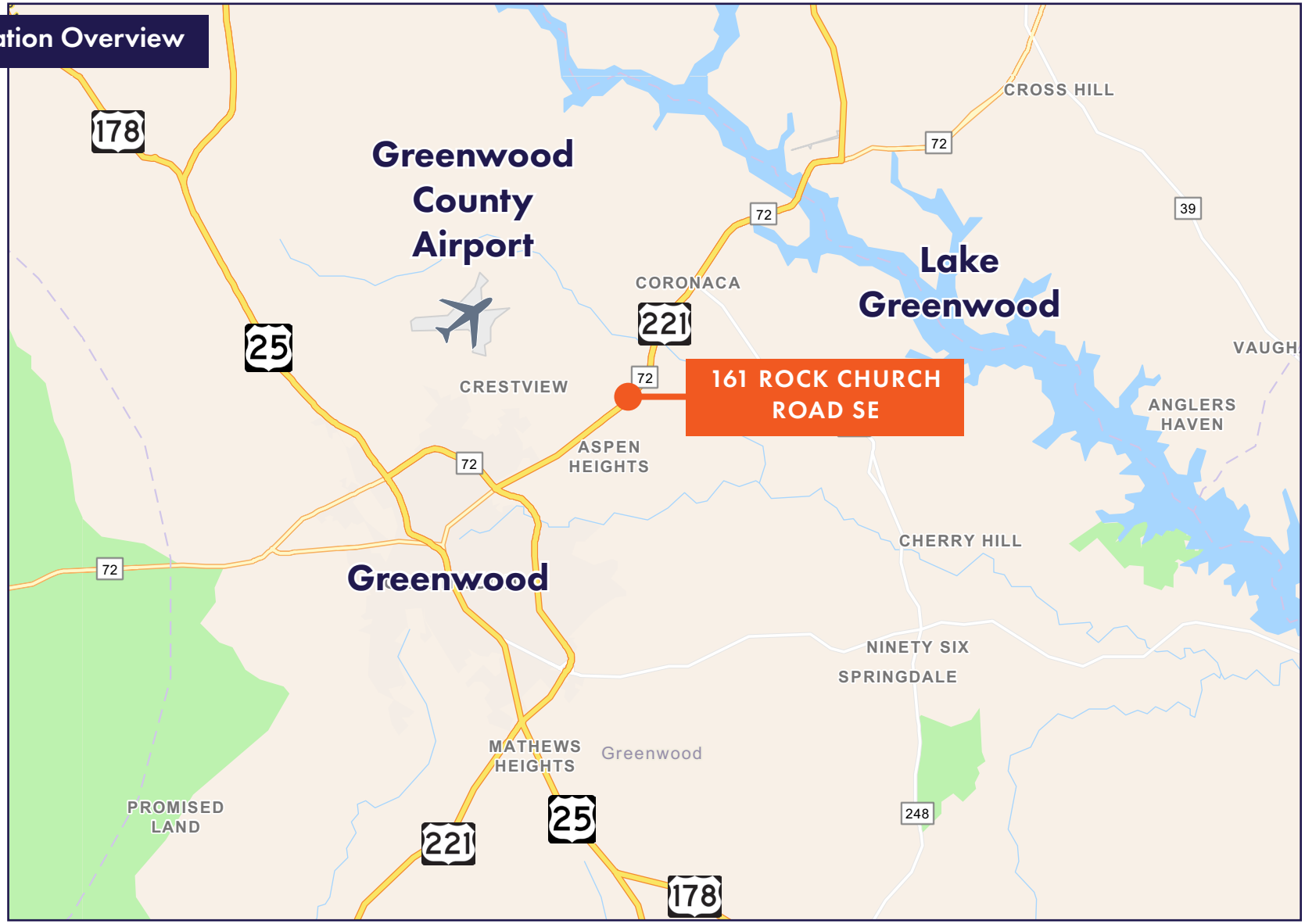
Location Overview



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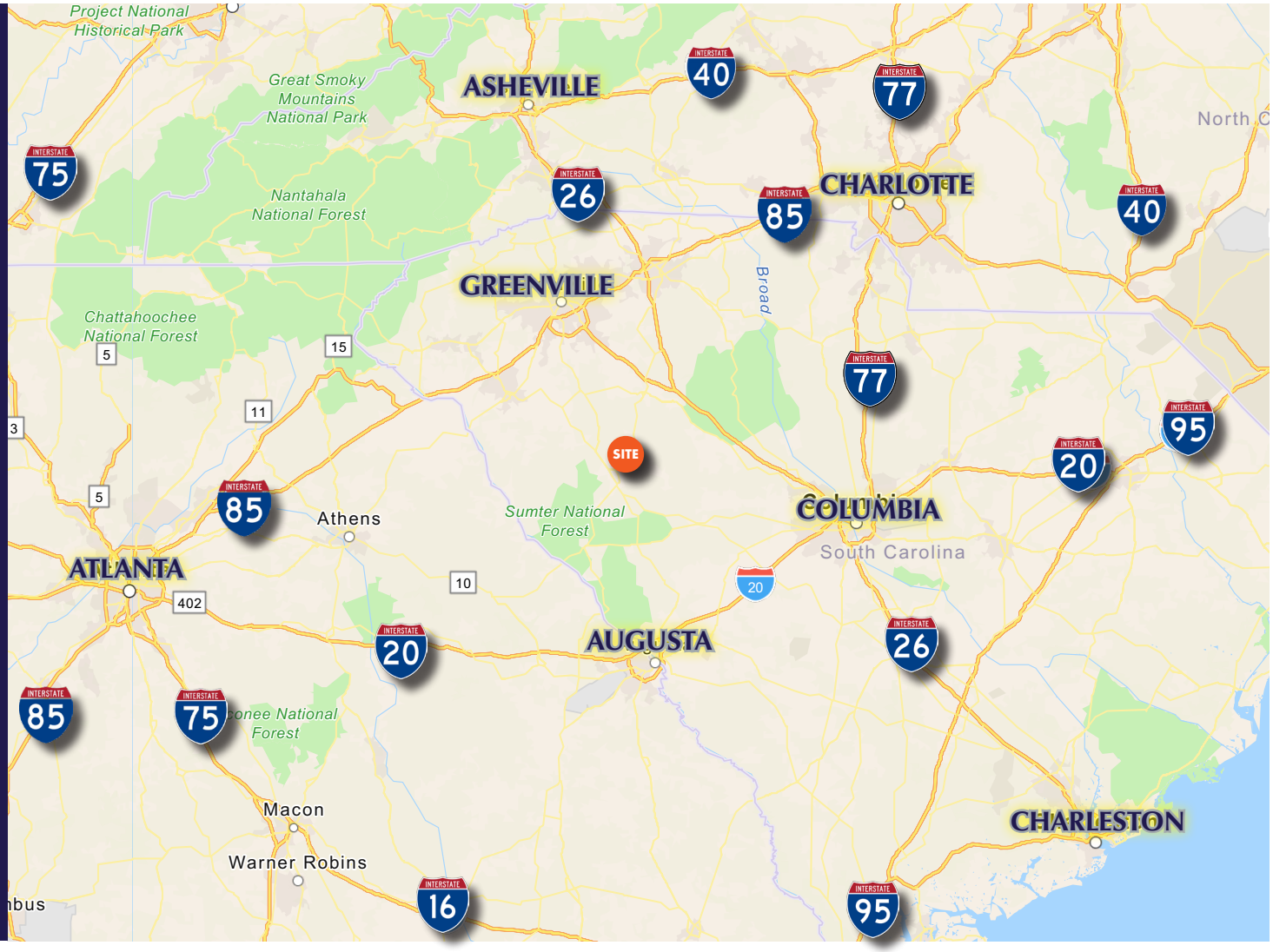
Proximity Map

Location	Driving Distance
US Highway 221	±0 minutes
I-26	±30 minutes
I-85	±58 minutes
Greenville-Spartanburg Int'l Airport	±1 hour
Greenville, SC	±1 hour 6 Minutes
I-20	±1 hour 8 Minutes
Inland Port Greer, SC	±1 hour 12 Minutes
Columbia, SC	±1 hour 25 Minutes
Charlotte Int'l Airport	±2 Hours 8 Minutes
Port of Charleston	±2 Hours 30 Minutes
Hartsfield Atlanta Int'l Airport	±3 Hours 5 Minutes
Port of Savannah	±3 Hours 43 Minutes



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DEMOGRAPHICS

POPULATION	3-MILES	5-MILES	10-MILES
2010 Population	11,082	38,733	68,212
2020 Population	11,180	38,683	68.136
2024 Population	11,279	38,465	68,339
2029 Population	11,285	38,303	68,567
2024-2029 Annual Rate	0.01%	-0.08%	0.05%
2024 Median Age	38.0	37.5	41.3
HOUSEHOLDS	**3-MILES**	**5-MILES**	**10-MILES**
2010 Households	4,595	15,114	27,138
2020 Households	4,772	15,469	27,899
2024 Total Households	4,848	15,558	28,297
2029 Total Households	4,927	15,738	28,803
2024-2029 Annual Rate	0.32%	0.23%	0.36%
2024 Average Household Size	2.32	2.30	2.32
HOUSING	**3-MILES**	**5-MILES**	**10-MILES**
2024 Total Housing Units	5,395	17,346	32,552
2024 Owner Occupied Housing Units	55.1%	54.5%	60.5%
2024 Renter Occupied Housing Units	34.8%	35.2%	26.4%
2024 Vacant Housing Units	10.1%	10.3%	13.1%

DAYTIME POPULATION	3-MILES	5-MILES	10-MILES
2024 Total Daytime Population	14,261	43,993	68,931
Workers	8,087	21,703	29,323
Residents	6,174	22,290	39,608
MEDIAN HOUSEHOLD INCOME	**3-MILES**	**5-MILES**	**10-MILES**
2024 Median Household Income	$39,519	$42,440	$50,459
2029 Median Household Income	$43,364	$47,854	$56,511
AVERAGE HOUSEHOLD INCOME	**3-MILES**	**5-MILES**	**10-MILES**
2024 Average Household Income	$54,079	$64,605	$73,994
2029 Average Household Income	$62,020	$73,933	$85,203
PER CAPITA INCOME	**3-MILES**	**5-MILES**	**10-MILES**
2024 Per Capita Income	$23,487	$26,247	$30,678
2029 Per Capita Income	$27,375	$30,492	$35,853
EDUCATION	**3-MILES**	**5-MILES**	**10-MILES**
Associate's Degree	16.3%	14.0%	13.9%
Bachelor's Degree	15.5%	16.7%	17.6%
Graduate/Professional Degree	7.5%	8.9%	10.0%
AGE	**3-MILES**	**5-MILES**	**10-MILES**
18+	77.6%	78.7%	79.3%

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GREENWOOD COUNY QUICK FACTS

Greenwood County provides unique investment opportunities and an exceptional quality of life. Greenwood County's modern and diverse economic base includes international corporations and nationally recognized companies working in a variety of industries, including manufacturing, distribution, research and development, healthcare and genetics research.

Greenwood is centrally located among major Southern markets, including Atlanta, Charlotte, Greenville, Columbia and Augusta and within a day's drive of almost half of the U.S. population. Greenwood has four-lane access to I-26, I-385, and I-85, three commercial airports within an easy commute and rail service through two CSX mainlines.

The confluence of high utility capacities and heavy rail access makes Greenwood prime for industrial site location projects. Greenwood has excellent rail accessibility, with daily service to Atlanta and Charlotte and direct rail to the Ports of Charleston and Savannah.

Employers draw from a workforce of more than 87,000 and a wide labor shed of employees willing to commute up to 60 minutes. Greenwood's high concentration of in-demand occupations includes production, engineering, maintenance, and logistics.

Greenwood cultivates the talent pipeline through Greenwood Promise, which makes it possible for every student to earn an associate's degree or technical certificate tuition-free. Greenwood EDGE helps students earn manufacturing certification for immediate employability.

- Number of **manufacturing jobs** is **220%** above national average
- **23%** Lower than national average cost of **manufacturing labor**
- **25%** Of local workforce is in manufacturing
- **Cost of living** is **17%** lower than national average

Greenwood Together

Sources: greenwoodtogether.com

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