



:: OFFERING MEMORANDUM

Delivered by Laurens Nicholson

9 Krieger Drive Travelers Rest, SC



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Disclaimer

No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. William J. Alexander, IV – Broker In Charge

Property Description

Address

9 Kreiger Drive
Travelers Rest, SC 29690

Use

Distribution / Warehouse

Building Sizes

Total Building Area: 101,560 SF
Expandable to: 201,560 SF

Land Size

23 Acres

Docks

10 Dock Doors
1 Drive-In Door

Ceiling Height

18'8" to 29'1"

Materials

Wall Materials: Brick
Roof Materials: Metal

Zoning

I-1 Zoning Present

Gas

Piedmont Natural Gas

Water

Greenville Water Systems

Asking Price

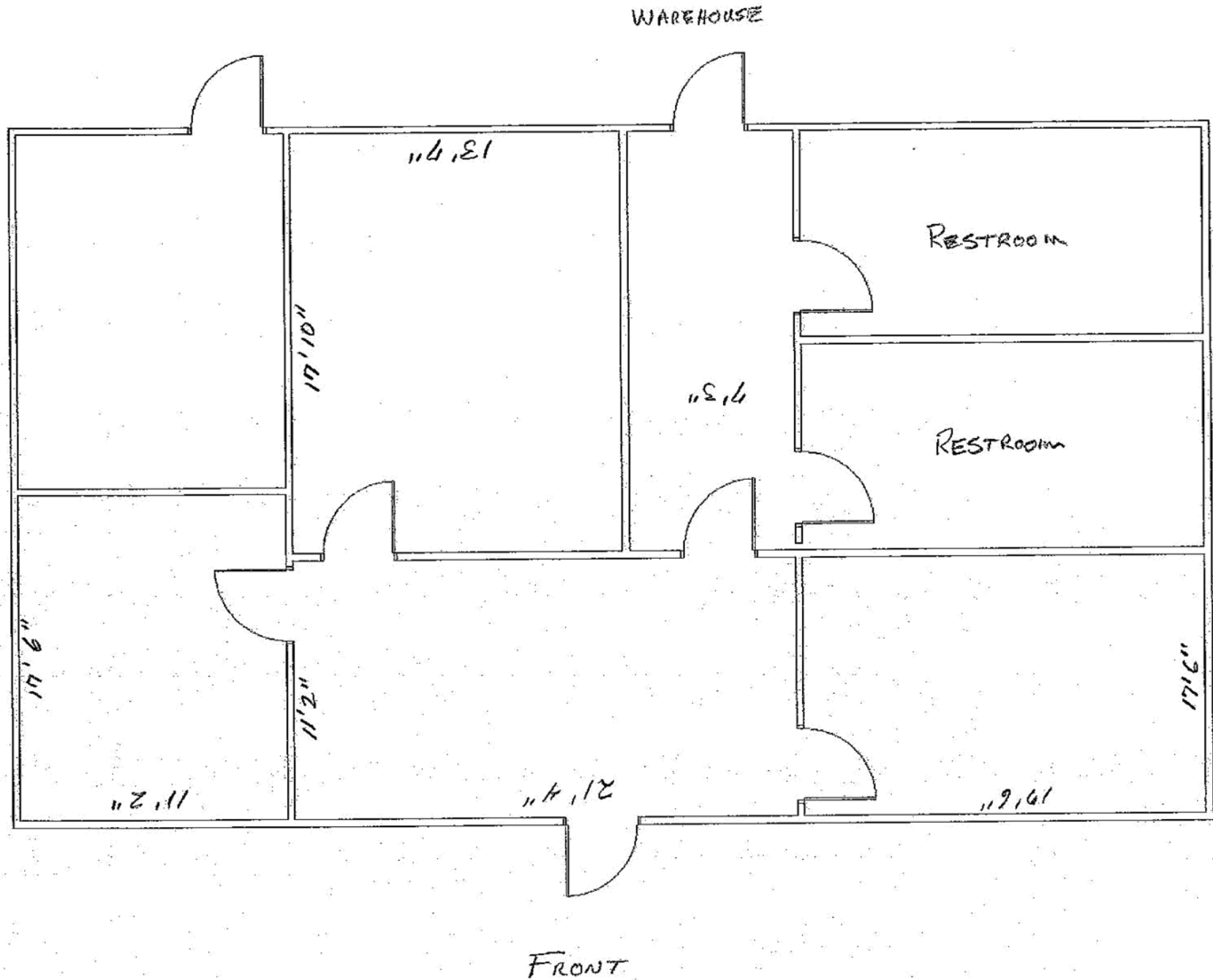
For Sale: \$3,500,000
For Lease: \$3.25 PSF

Building Features

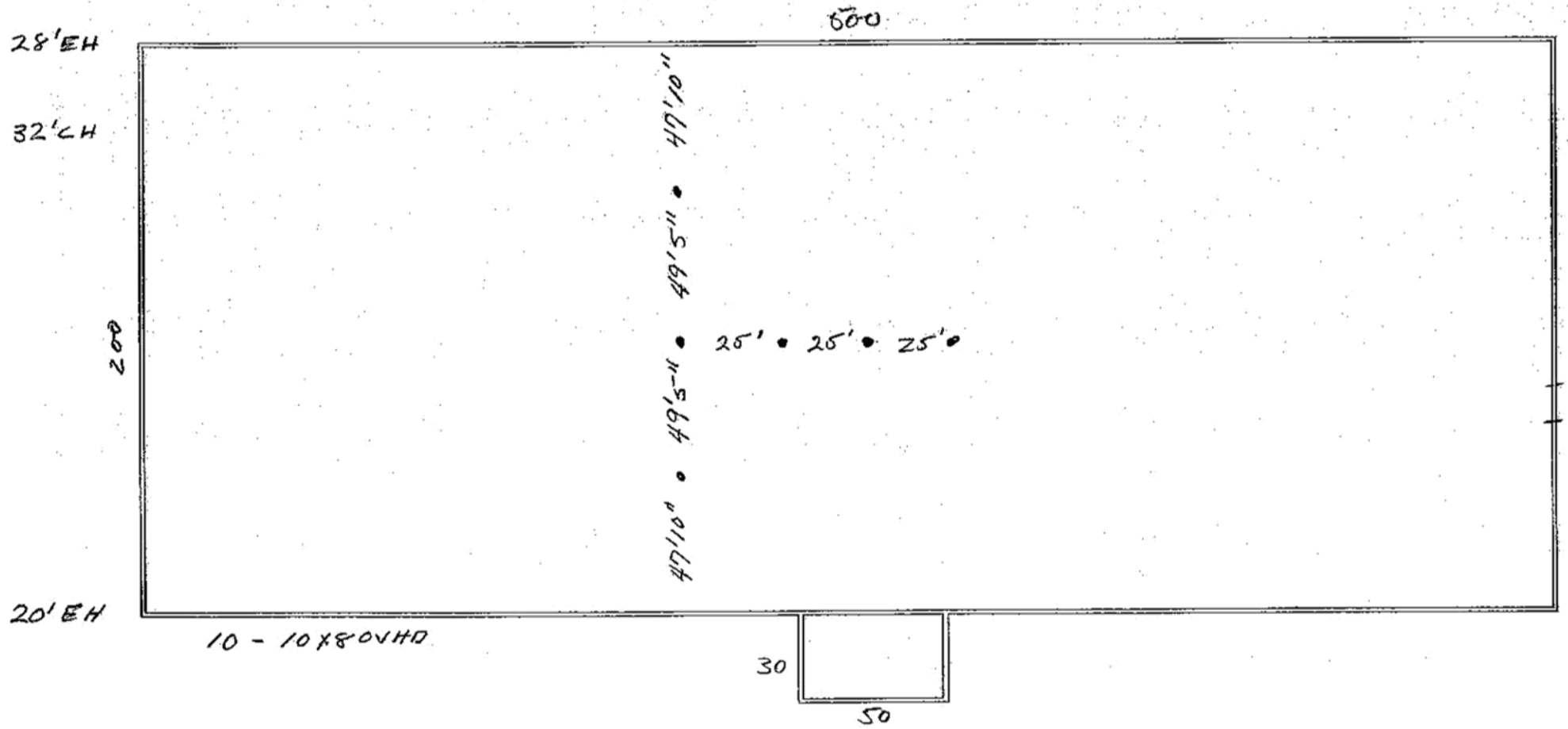


- Fully Air Conditioned
- Fully Sprinklered – Wet
- Column Spacing: 50' x 25'
- 10 Dock Doors
- 1 Drive-In Door
- Truck Court with Security Gate
- Building Expandable up to 201,560 SF
- Built in 1996
- 2013 Taxes - \$0.42/SF

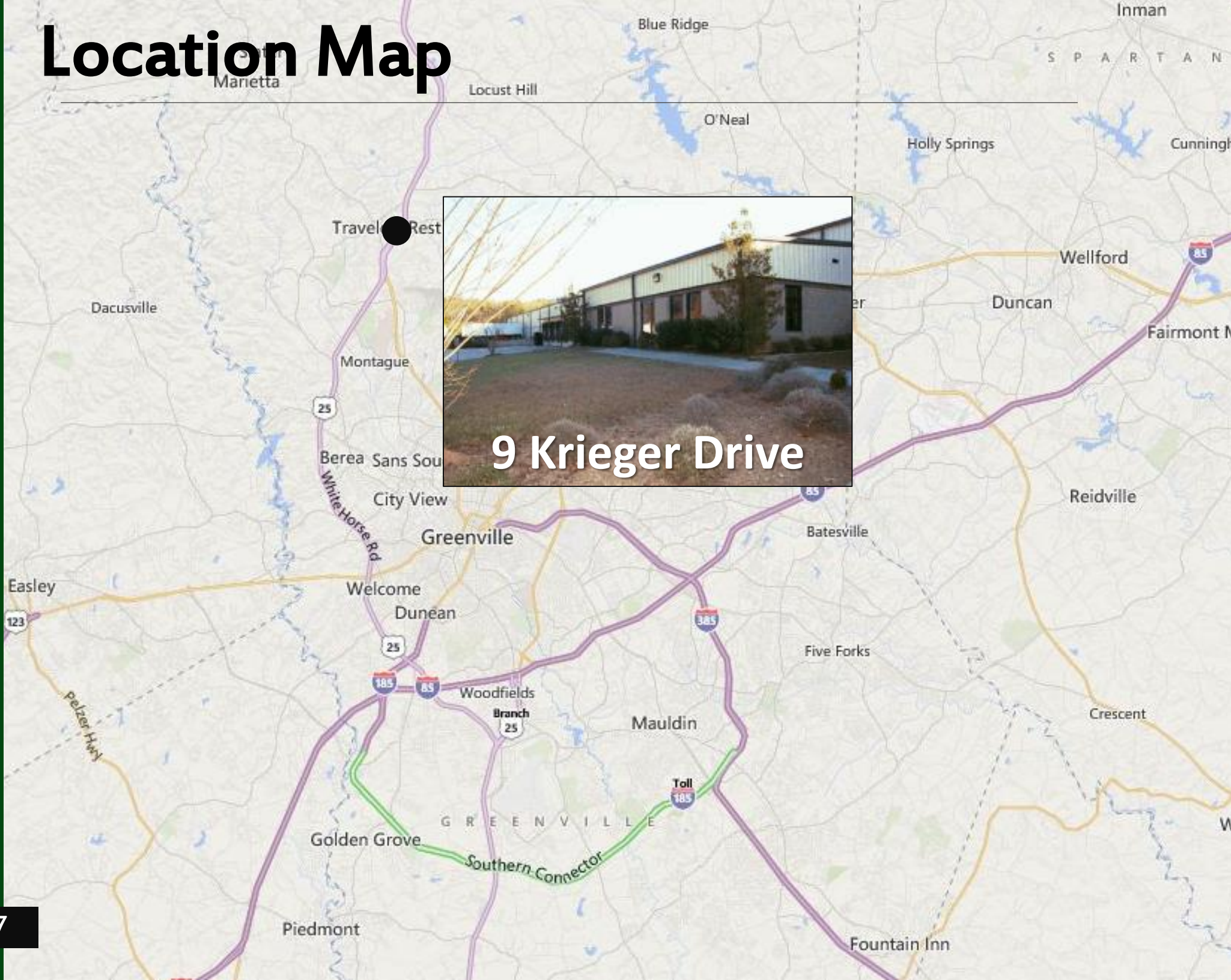
Interior Layout



Site Plan



Location Map



9 Krieger Drive

Arial Location



9 Krieger Drive



Aerial Location Map

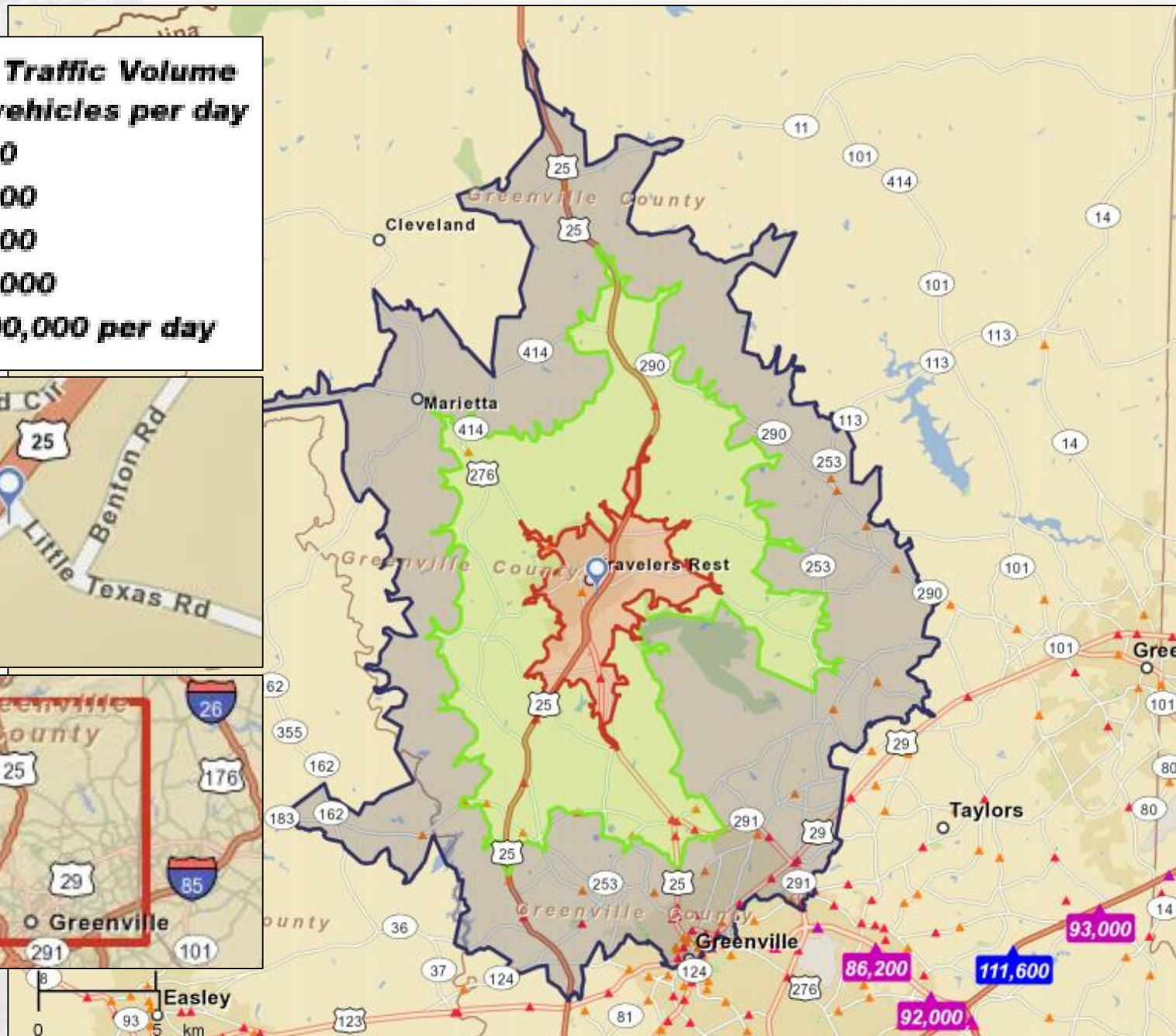
9 Krieger Drive

An aerial photograph showing a large, rectangular industrial building with a grey roof, situated in a wooded area. The building is labeled '9 Krieger Drive'. To the left of the building, a multi-lane highway runs parallel to a road. The surrounding landscape is dominated by dense green trees with some autumn-colored foliage. A road with a 'B' shield sign is visible in the upper left quadrant.

Traffic Counts

Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

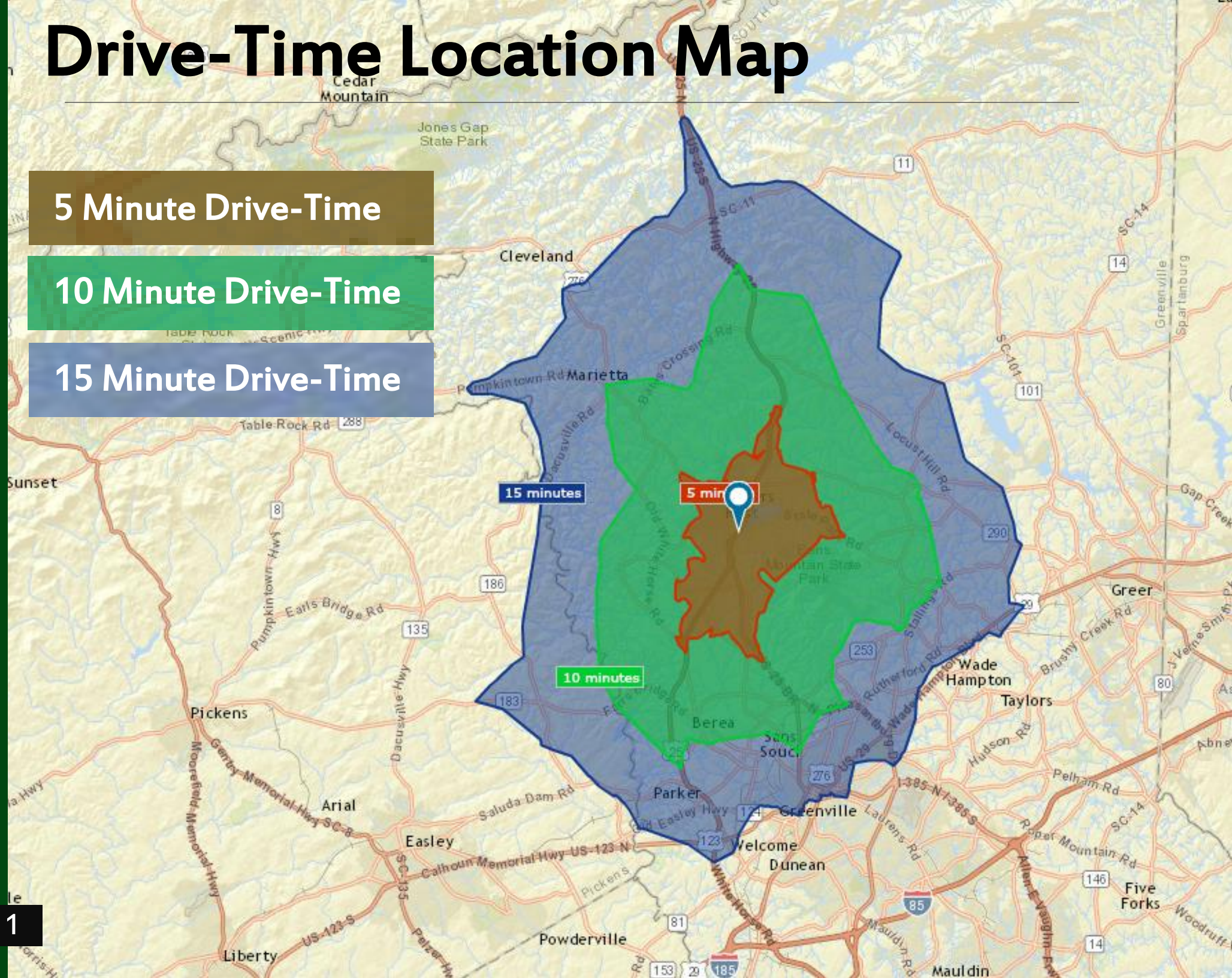


Drive-Time Location Map

5 Minute Drive-Time

10 Minute Drive-Time

15 Minute Drive-Time



Drive-Time Demographics

2014 Demographic Estimates	5 Minutes	10 Minutes	15 Minutes
Population	12,133	56,460	130,486
Households	3,848	21,269	49,014
Families	2,758	14,563	32,188
Average Household Size	2.54	2.51	2.49
Owner Occupied Housing Units	2,793	14,135	30,803
Renter Occupied Housing Units	1,055	7,134	18,212
Median Age	30.3	36.7	36.5
Median Household Income	\$46,548	\$39,161	\$38,387
Average Household Income	\$65,281	\$53,347	\$53,170

About Greenville, SC

GREENVILLE, SC PROFILE

Located between Atlanta and Charlotte on the I-85 business corridor and equidistant between New York and Florida on the East coast, the Greenville area offers access to all major markets in the United States. The Greenville MSA is the most populated region in South Carolina with more than 1.4million residents.

GREENVILLE BUSINESS INDUSTRY

Many companies in Greenville and the Upstate of South Carolina are widely recognized as strong competitors in the global marketplace. As a medium-sized market, the ten-county upstate region makes up one of the strongest manufacturing centers in the country. The region is known for its ability to attract international and domestic firms by providing a pro-business environment and all the amenities necessary for business growth. And as Harvard Business School professor and author Rosabeth Moss Kanter writes in *World Class: Thriving Locally in the Global Economy*, "The history of the region's economic development is a lesson for business and community leaders seeking to understand what is required to achieve world-class status and bring local residents into the world economy". Greenville County is the centerpiece of the region considered to be the "economic engine of South Carolina" and the most populous county in the state. Since it's beginning as a small farming community in 1786, Greenville County has grown into a large and diverse metropolitan area and one of the southeast region's premiere areas for business. Over the past thirty years, Greenville has transformed itself from the textile capital of the world to a destination for corporate office, manufacturing and warehousing / distribution operations. Greenville is now home to world-class companies such as Lockheed, General Electric and IBM.

South Carolina Inland Port



- Reduced empty miles, higher truck productivity, lower chassis/per diem/detention charges.
- Ability to terminate and source empties closer to the origin/destination.
- Competitive with all-motor on a one-way basis.
- Overnight, express daily shuttle five days per week.
- Closer access to inventory. 24/7 operating hours for quick access to cargo.
- Ideally situated on I-85 between Charlotte and Atlanta, the fastest growing corridor in the country.
- Easy access to North Carolina, Tennessee, Georgia, western Virginia and eastern Kentucky. 94 Million consumers live within 500 miles.
- Adjacent air cargo services for e-commerce/fulfillment. Part of broader \$2 billion CAPEX program in South Carolina.

Inland Port Information



- 100 acre site at East Poinsett Street and J. Verne Smith Parkway
- 40 acres will be paved
- Facility will link Upstate and Southeastern manufacturers to the Port of Charleston via rail operated by Norfolk Southern
- Facility expected to open September 3rd
- Economic Development Official said the port could spur the development of a logistics and manufacturing hub on surrounding land
- Inland Port will be located within a few miles of GSP International Airport, I-85 and BMW Manufacturing

South Carolina Highlights

BUSINESS CLIMATE

Over the past few decades, Upstate South Carolina has transitioned itself from a strictly textile-based economy to a very diversified business community. Top companies such as Michelin, BMW, Pfizer/Capsugel, General Electric, and Fuji all proudly call Upstate South Carolina home. Upstate South Carolina is also home to many key research centers that work to support the region's industries. For the Life Science industry, it's Clemson University's state-of-the-art Biotech Research Complex, the Greenwood Genetic Center and South Carolina's premier life-science incubator. For the automotive industry, it's Clemson University's International Center for Automotive Research (CU-ICAR). Clemson University also supports research in the Plastics and Advanced Materials markets.

NATIONAL RECONGNITIONS

- **Business Facilities:** Ranked South Carolina among ten states with the lowest cost of labor on their "Cost of Labor Ranking."
- **CNBC:** Ranks South Carolina's workforce second in the nation; ranks the state fourth for access to transportation in all its modes; and ranks the state ninth in the cost of doing business.
- **Entrepreneur:** Named South Carolina among the top 5 states for entrepreneurs.
- **Forbes:** Ranks South Carolina third best for its pro-business regulatory environment.
- **Milken Institute Cost of Doing Business Index :** South Carolina ranked as the sixth lowest cost state.

South Carolina Roads

Highways

More than 225 miles of interstate serve the 10-county Upstate region, including Interstate 85, one of the primary interstates serving the Southeastern region of the United States, and Interstates 26 and 385, which provide direct access to the Port of Charleston. An extensive network of state and federal highways also provide quick and convenient access throughout the Upstate. Currently, the interstate system in the Upstate undergoing major improvements including massive expansion and widening of I-85 and other major regional access arteries.



Upstate, SC Highlights

SOUTH CAROLINA #3 FOR ECONOMIC POTENTIAL

Business Facilities Magazine, August 2011

The state of South Carolina has been named “the biggest manufacturer of tires in the US”. This comes after Michelin’s latest announcement of further expansion plans in Lexington and Anderson, SC, named *Project Cougar* that will be a \$950 million capital investment and provide 800 new jobs.

Wall Street Journal, April 2012

The Greenville MSA is among America's 50 Hottest Cities according to the Expansion Management. The region's college graduates represent one of the highest concentrations of MBAs in the nation.

GREENVILLE # 1 MICRO CITY

Based on economic potential for all of US & Canada in cities with 100,000 or less.

FDI Intelligence, July 2011

The Upstate of SC experienced announcements of nearly \$5 billion in capital investment and the creation of 21,000 jobs in 2011. Greenville county hit a record for job creation in 2011 with 3,092 new jobs and \$291 million in investment.

Greenville Ranks # 9 in US for Growth

From 2000-2010, Greenville’s population grew by 32.5%. Greenville’s growth mainly gives credit to the “hub” they have become for manufacturing, particularly in the automotive, aerospace, and energy industries. There are more than 250 international firms already in the Greenville area, many that have undergone recent expansions such as BMW, ZF Lemforder, and Michelin.

CNN Money, April 2012

Forbes Names Greenville, SC Top City in America for Young Professionals

Based on an assessment of seven different factors including number of college graduates, unemployment rates, job growth projections, number of large businesses, cost of living, and median salaries, Greenville ranked 13th in the country for the best cities for young professionals to live and work.

Forbes, March 2012

The Greenville-Spartanburg-Anderson MSA was ranked **7th** among all MSAs by site consultants considering the top markets for economic development in the millennium.

Two of the main factors behind the Upstate's success are a hospitable business climate and positive work ethic. These assets attract innovative manufacturing companies making long-term investments and helping foreigners feel welcome. *Source: World Class, Rosabeth Moss Kanter*

Contact Info



Laurens has been working in commercial investment real estate since 1993. He specializes in investment real estate with an emphasis in the industrial and office sectors. Laurens serves on the faculty of the CCIM Institute where he is an instructor teaching courses on Financial Analysis for commercial investment real estate. He also serves as a board member of the South Carolina CCIM Chapter. Laurens is active on Carolinas Chapter for SIOR board. Laurens also serves on the board of directors for the Greater Greenville Association of REALTORS® and the Commercial Steering Committee.

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About Windsor Aughtry



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Today, after twenty years of excellence in residential and commercial development, the company's three principals and key employees have well over 200 years of combined experience in the real estate industry. Over the last two decades, Windsor/Aughtry Co. has accomplished far more than the founders of the company ever dreamed possible.

- Development of 40+ residential subdivisions with over 3,500 single-family units sold, including a full-service retirement community and several upscale patio home communities.
- Development, construction management and marketing of a downtown residential/commercial condominium project and parking facility in partnership with the City of Greenville, South Carolina.
- Development, construction management and marketing of two downtown residential/commercial condominium projects and parking facilities in partnership with the City of Chattanooga, Tennessee.
- A full spectrum of Commercial Brokerage, Investment, and Advisory Services.