

5874 CHESNEE HWY, CHESNEE, SC 29323

# HENDERSON BUILDING SUPPLY



GRIFFIN PARTNERS

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The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

**27600 SF INDUSTRIAL ON 5+ ACRES**

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# PROPERTY INFORMATION



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PROPERTY INFORMATION // 4

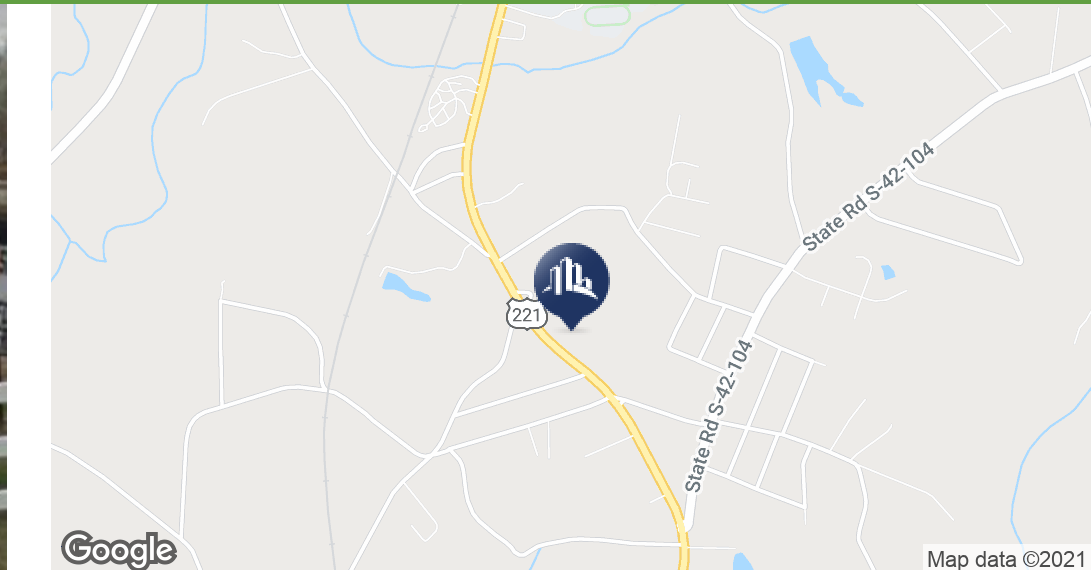
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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



Sale Price	<b>\$995,000</b>
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### OFFERING SUMMARY

Building Size:	27,600 SF
Lot Size:	*Approx 5 Acres
Price / SF:	\$36.05
Year Built:	2006
Zoning:	Industrial

### PROPERTY OVERVIEW

Formerly Henderson Building Supply, 5874 Chesnee Hwy contains two connected 12,000 sf metal industrial buildings with an additional 2,000 sf of finished office or showroom space, and approx 1600 sf heated shop. Property has 3 phase power. The office and one warehouse building are under air conditioning. Excellent road frontage allows for future development and construction of additional ingress/egress points making easy navigation for large trucks and other vehicles. Most of the property has been cleared and has great topography. Centrally located only 8 miles from I-85 and 13 miles to Spartanburg.

\*\*Total lot size is currently 13.2 acres. Approximately 8 acres is currently under contract and scheduled to be subdivided as part of a separate purchase.

### PROPERTY HIGHLIGHTS

- High demand industrial / flex construction
- 2000 sf of finished office / showroom
- Office contains kitchen and bathrooms
- Approximately 5 cleared acres with good topography
- Excellent road frontage

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**EXECUTIVE SUMMARY // 5**



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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



### LOCATION INFORMATION

Building Name	Henderson Building Supply
Street Address	5874 Chesnee Hwy
City, State, Zip	Chesnee, SC 29323
County	Spartanburg
Signal Intersection	No

### BUILDING INFORMATION

Ceiling Height	24 ft
Office Space	2,000 SF
Year Built	2006
Best Use	Retail / Industrial



### PROPERTY HIGHLIGHTS

- High demand industrial / flex construction
- 2000 sf of finished office / showroom
- Office contains kitchen and bathrooms
- Approximately 5 cleared acres with good topography
- Excellent road frontage
- 1600 sf heated shop
- 1 20x16 drive-in bay door
- 2 10x20 bay
- Located on 4 lane road with turn lane
- Traffic Count - 9900 VPD
- Located 8 miles from I-85
- 13 Miles from Spartanburg

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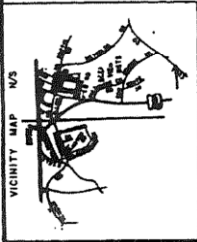
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**COMPLETE HIGHLIGHTS // 6**

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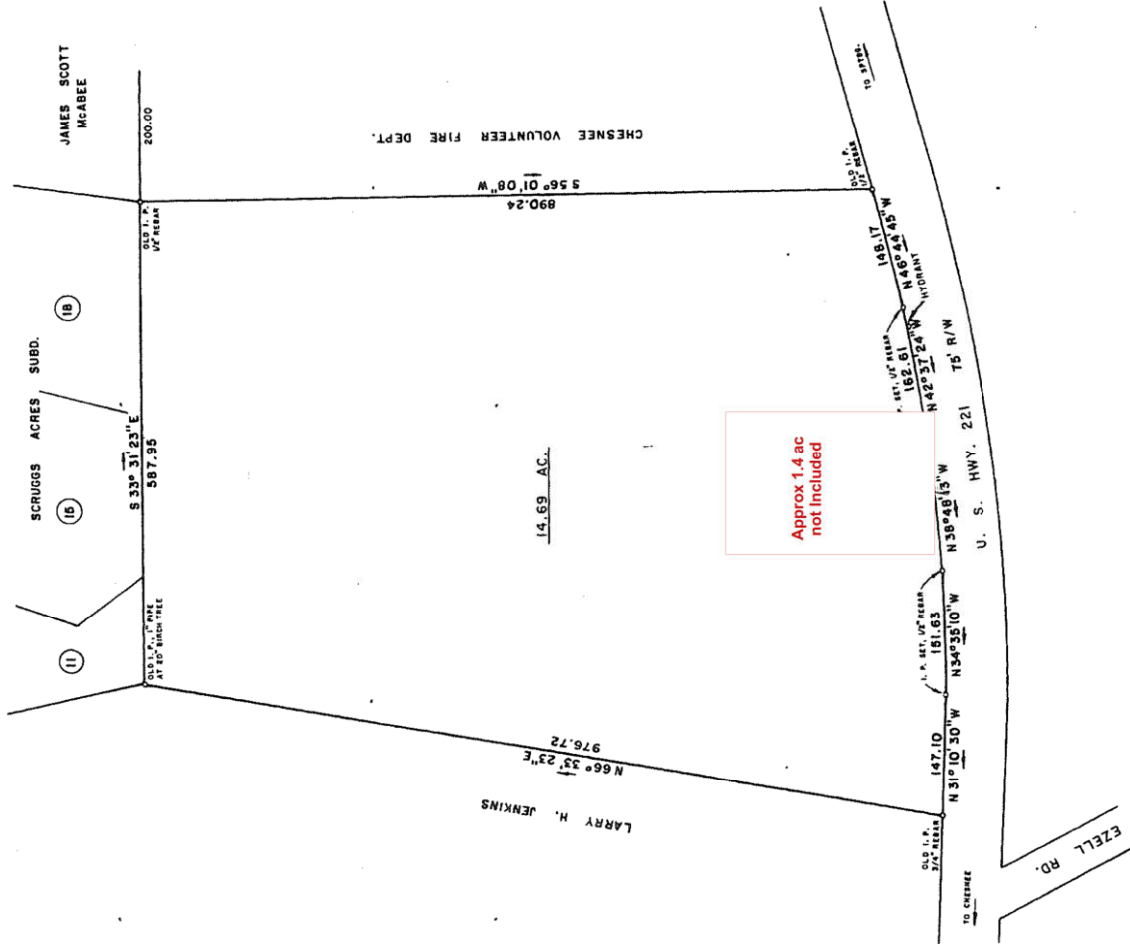
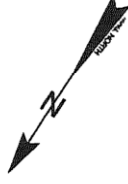


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PLAT-153P-231

RECORDED  
02 OCT 29 PM 3:54  
S.P.C.  
SPARTANBURG, S.C.



SPARTANBURG COUNTY  
**RECORDER**  
OCT 2, 2002  
PLANNING DEPARTMENT

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED. THE BUILDINGS OR OTHER STRUCTURES SHOWN ON THIS SURVEY ARE NOT NEARLY AS PRECISE AS THOSE SHOWN ON A CLASS A SURVEY. THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/7000 (AS SHOWN HEREON) AND THE AREAS WERE DETERMINED BY THE D.M.D. METHOD OF CALCULATION OR BY COMPUTER. (THIS PROPERTY REPRESENTED HEREON IS NOT IN A FLOOD HAZARD AREA, AS DEFINED BY THE FLOOD INSURANCE MAP AUGUST 1984, REF. PLAT BOOK \_\_\_\_\_, REF. DEED BOOK \_\_\_\_\_)

To Whom It May Concern: This is shown except from approved process. However, all other terms of the Spartanburg County Official Land Use Ordinance and requirements of the Storm Water Management and Sediment Reduction Regulations (8-07) all shall apply to this plat.  
*Ermy J. Duce*  
OCT 29 2002

CLOSING SURVEY FOR  
**BOYCE L. FINGER**  
LOCATED NEAR CHESNEE

COUNTY:	SPARTANBURG	STATE:	SOUTH CAROLINA
DATE:	APRIL 22, 1998	FIELD BOOK:	2-19-00-72.00
REVISED:		FIELD CHIEF:	L. B. M.
		T. E. H.	98-1-35
SCALE:	1" = 100'	COD. BY:	T. H.

MEMBER OF THE S.C. SOCIETY OF PROFESSIONAL LAND SURVEYORS  
*B. E. Husby*  
REG. NO. 4785

REF. TO PLAT FOR BOYCE LEE FINGER DATED AUG. 11, 16, 1982 BY FRED A. WILKIE, AND A PLAT FOR CHESNEE VOLUNTEER FIRE DEPT. BY THIS OFFICE DATED APRIL 13, 1994.

# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



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**ADDITIONAL PHOTOS // 8**



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# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



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**ADDITIONAL PHOTOS // 9**



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# LOCATION INFORMATION



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**LOCATION INFORMATION // 10**



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# LOCATION INFORMATION

## LOCATION MAPS



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**LOCATION MAPS // 11**

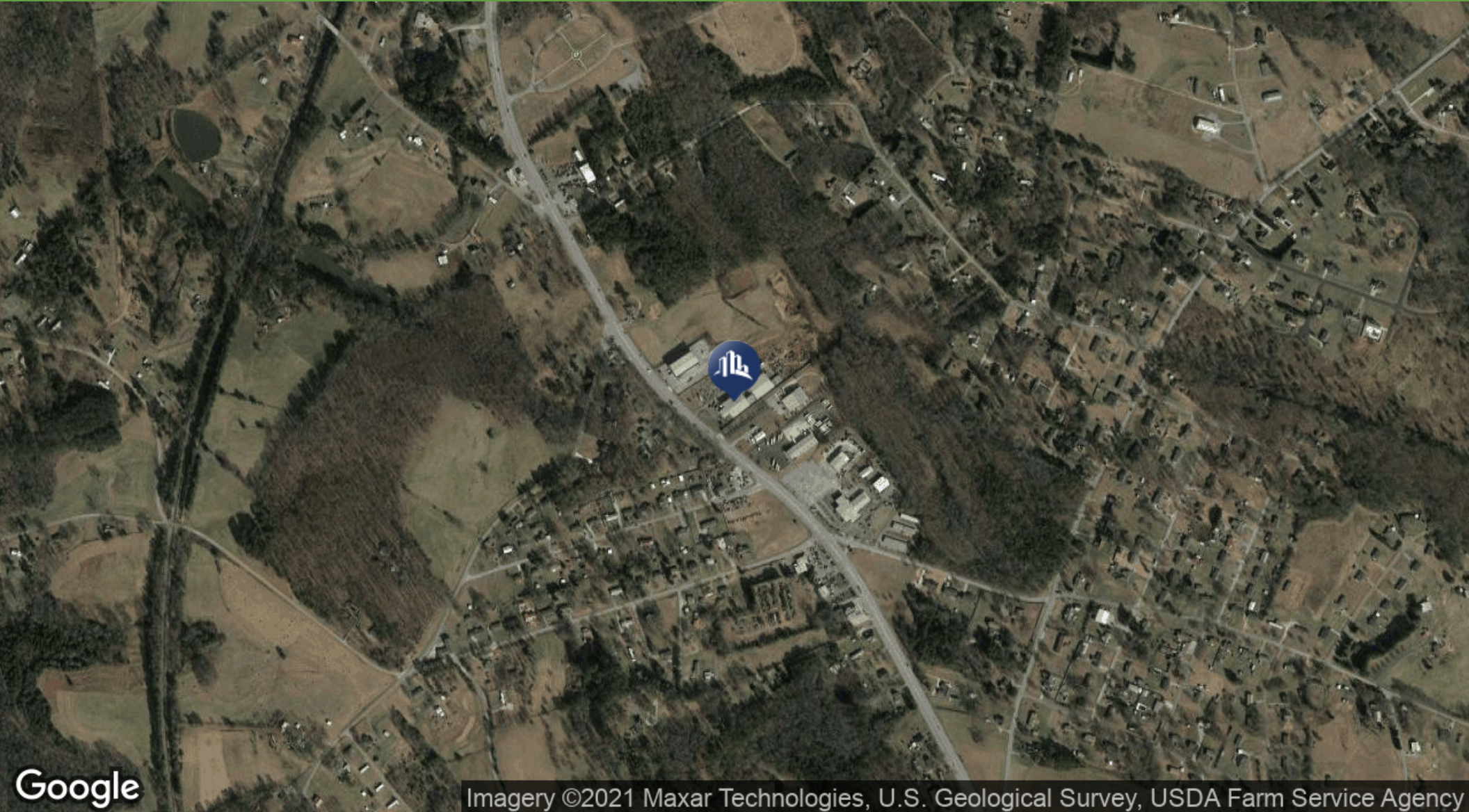


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# LOCATION INFORMATION

## AERIAL MAPS



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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**AERIAL MAPS // 12**



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# SALE COMPARABLES



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**SALE COMPARABLES // 13**



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# SALE COMPARABLES

## SALE COMPS

1



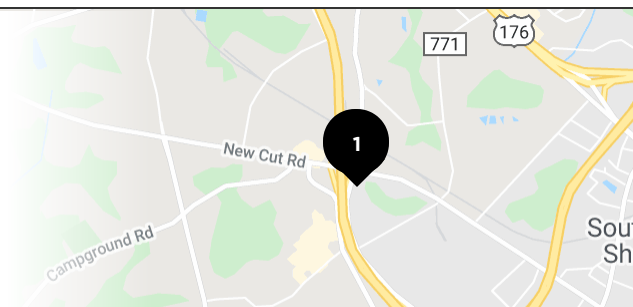
### 1550 INTERNATIONAL DR,

1550 International Dr, | Spartanburg, SC 29306

Sale Price: \$1,250,000      Lot Size: 4.15 Acres

Building SF: 29,800 SF      Price PSF: \$41.95

Closed: 07/01/2020



2



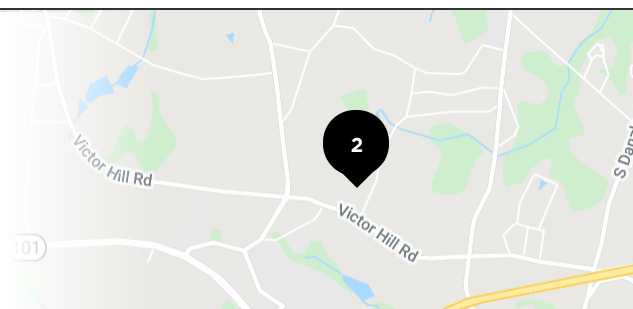
### 518 ROBIN LAKE RD

518 Robin Lake Rd | Duncan, SC 29334

Sale Price: \$334,500      Lot Size: 0.87 Acres

Building SF: 8,400 SF      Price PSF: \$39.82

Closed: 03/01/2020



3



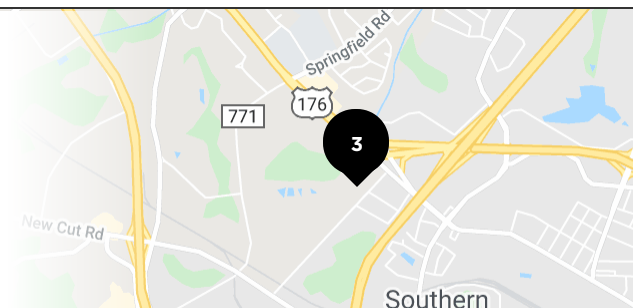
### 8345 TAYLOR COLQUITT RD

8345 Taylor Colquitt Rd | Spartanburg, SC 29303

Sale Price: \$695,000      Lot Size: 4.8 Acres

Building SF: 14,733 SF      Price PSF: \$47.17

Closed: 07/01/2020



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# DEMOGRAPHICS



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**DEMOGRAPHICS // 15**



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# DEMOGRAPHICS

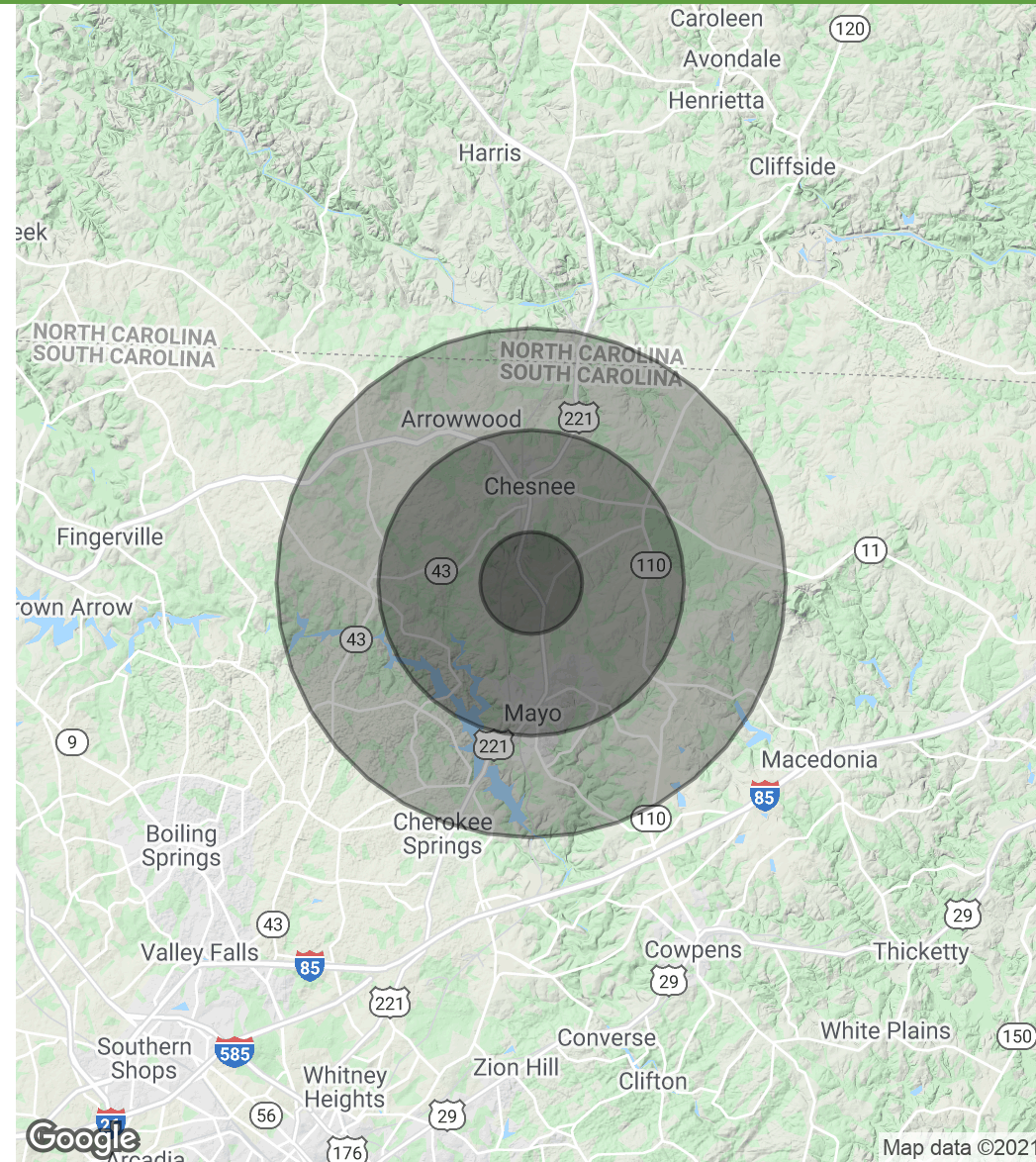
## DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,428	50,000	112,137
Average age	39.4	38.9	38.9
Average age (Male)	37.2	37.0	37.1
Average age (Female)	40.4	40.0	40.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,754	19,523	46,345
# of persons per HH	2.7	2.6	2.4
Average HH income	\$98,667	\$79,968	\$71,968
Average house value	\$257,983	\$226,430	\$223,931

\* Demographic data derived from 2010 US Census



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**DEMOGRAPHICS MAP & REPORT // 16**

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# ADVISOR BIOS

## ADVISOR BIO & CONTACT 1

### CHRIS SPRINGFIELD

SVP, Business Acquisitions & Exits



691 John Wesley Dobbs Avenue NE  
Atlanta, GA 30312  
T 706.714.7678  
chris.springfield@sperrycga.com  
SC #107530

### PROFESSIONAL BACKGROUND

Chris Springfield has over twenty years of experience in creating and selling businesses, real estate development, and project management.

In addition to being a certified PMP®, Chris is also a licensed real estate agent in Florida, Georgia, South Carolina, and North Carolina. Chris has expertise in the areas of due diligence and market analysis, construction supervision, marketing and business development, and real estate acquisition and development (as Principal and advisor). Chris is also well versed in the processes of site zoning, code, tax and other government requirements and compliance, HR management, commercial and hospitality space design, and problem solving as well as conflict resolution and negotiating.

Chris's ability to analyze complex business financials and interpret them to potential buyers as well as organize and construct them into a marketing offering memorandum for business sellers pays dividends to his clients. Chris also brings his analytical business brokerage skills to the table when advising clients in regards to commercial real estate investments from retail to office and hospitality income producing net leased properties.

Chris serves as Senior Vice President and Managing Principal of the Griffin Partners Atlanta office and is active in all areas of business brokerage as well as commercial investment property brokerage. Chris is a native of Athens, GA and has started, built, and sold multiple hospitality related businesses. His approach from an owner's perspective combined with his finance background offers a distinct advantage to his clients.

In addition to his role as SVP, Chris currently serves as Chairperson of the national SperryCGA Business Brokerage Group, where he promotes the industry and enjoys assisting other brokers across the country.

### MEMBERSHIPS & AFFILIATIONS

Project Management Institute  
Chairperson - SperryCGA Business Brokerage National Group

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# ADVISOR BIOS

## ADVISOR BIO & CONTACT 2

### MARK GRIFFIN, CCIM, CBB

Managing Principal/ CEO



40 Parkway Commons Way  
Greer, SC 29650  
T 864.315.3734  
C 864.525.8562  
mark.griffin@sperrycga.com  
SC #76772

### PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners headquartered in Greenville, South Carolina serving the entire upstate. He is a native of upstate, SC and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin spent the early part of his career in consulting, working with developers in commercial real estate projects ranging from mixed-use commercial to residential and planned subdivisions. His knowledge of development including finance and proforma analysis, entitlements, and planning and zoning mixed with his natural sales ability pays dividends for his clients. Mr. Griffin has been engaged in over \$500 mil in commercial real estate and business brokerage transactions. His team is diverse in many aspects of commercial and business brokerage from investment sales to business brokerage and tenant representation.

Mr. Griffin holds a 5 year professional degree in Landscape Architecture from Clemson University with a focus in land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation of which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin is also a Certified Business Broker (CBB) with over a decade of business brokerage experience from main street restaurants and retail businesses without real estate to manufacturing and distribution businesses with real estate.

### EDUCATION

Clemson University, BLA

### MEMBERSHIPS & AFFILIATIONS

National Association of Realtors (NAR)  
Certified Commercial Investment Member Institute (CCIM individual)  
International Council of Shopping Centers (ICSC corporate)  
Certified Business Broker (CBB)  
International Business Broker Association (IBBA corporate)

**27600 SF INDUSTRIAL ON 5+ ACRES**

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