STATELINE 85

CUSHMAN & WAKEFIELD | Brightshore CAPITAL | Collett INDUSTRIAL



BUILDING 1 & 2
± 200,232 - 226,287 SF



FUTURE BUILDING 3
±509,000 SF

BUILDING 1 & 2 ARE READY FOR OCCUPANCY

WATCH VIDEO

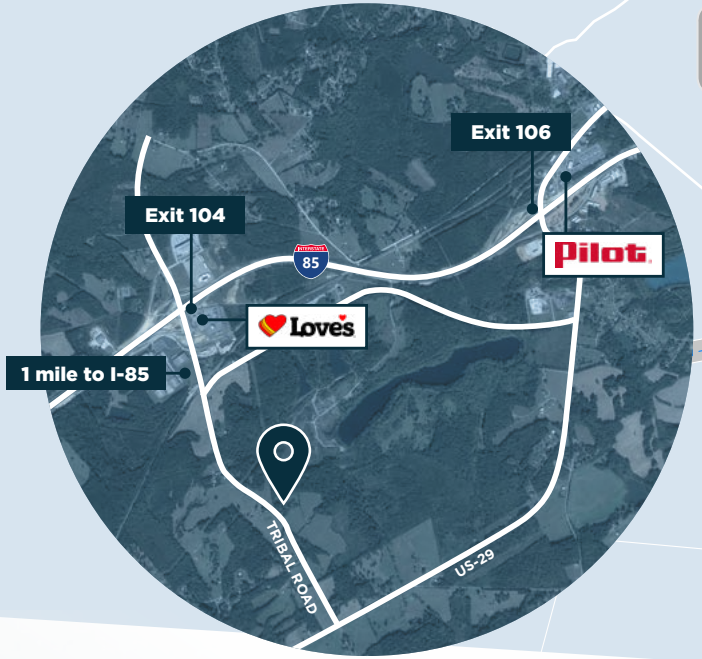
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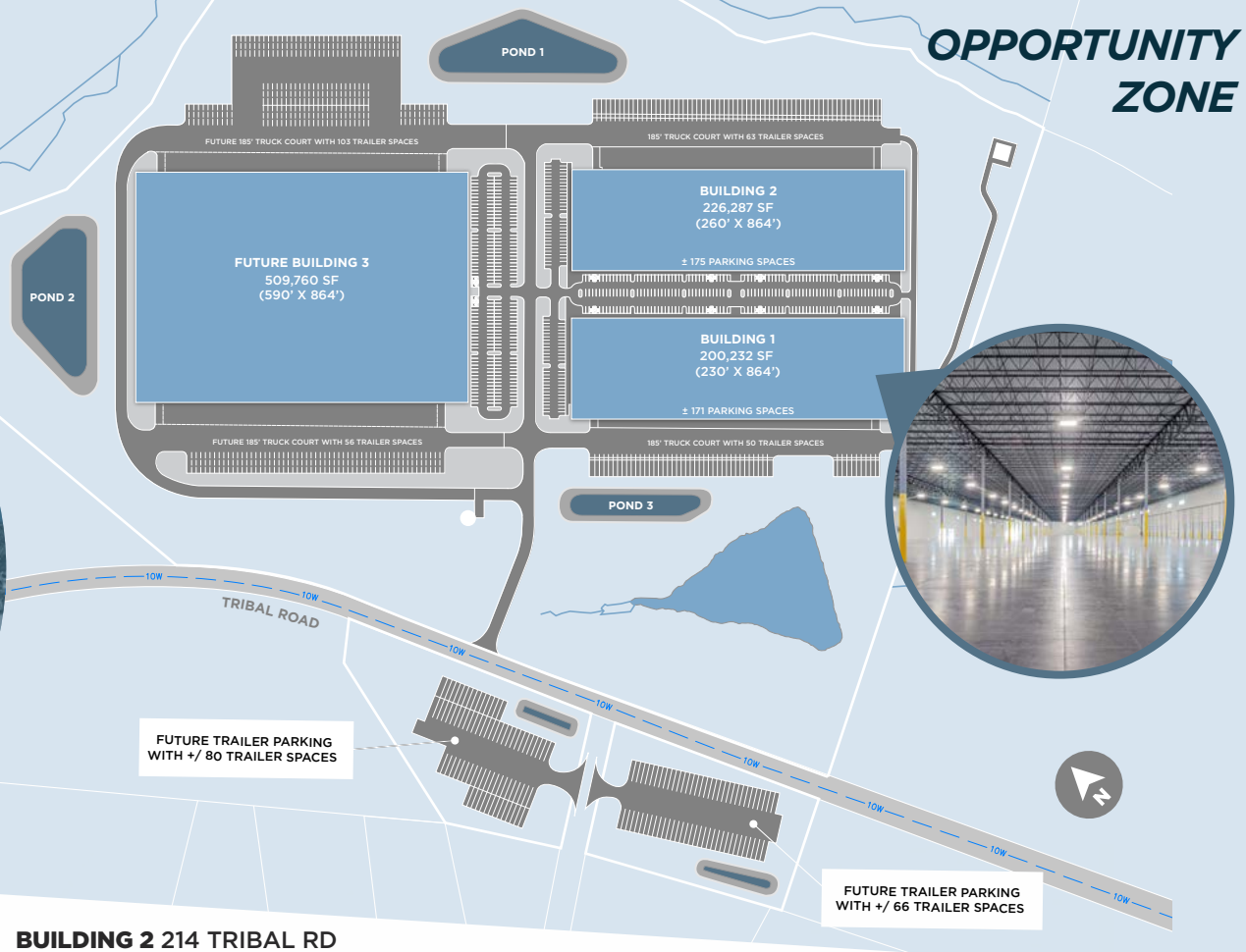
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Designed for **EFFICIENCY**





BUILDING 1 212 TRIBAL RD

- **200,232** Square Feet
- **32'** Clear Height
- **171** Auto Parks
- **50** Trailer Parks
- **54' x 57'** Column Spacing
- **60'** Speed Bay
- **44** Dock High (8 with Pit Levelers & Seals)
- **2** Drive-ins (14' x 16')
- **6"** Floor Thickness

BUILDING 2 214 TRIBAL RD

- **226,287** Square Feet
- **36'** Clear Height
- **175** Auto Parks
- **63** Trailer Parks
- **54' x 50'** Column Spacing
- **60'** Speed Bay
- **44** Dock High (8 with Pit Levelers & Seals)
- **2** Drive-ins (14' x 16')
- **7"** Floor Thickness

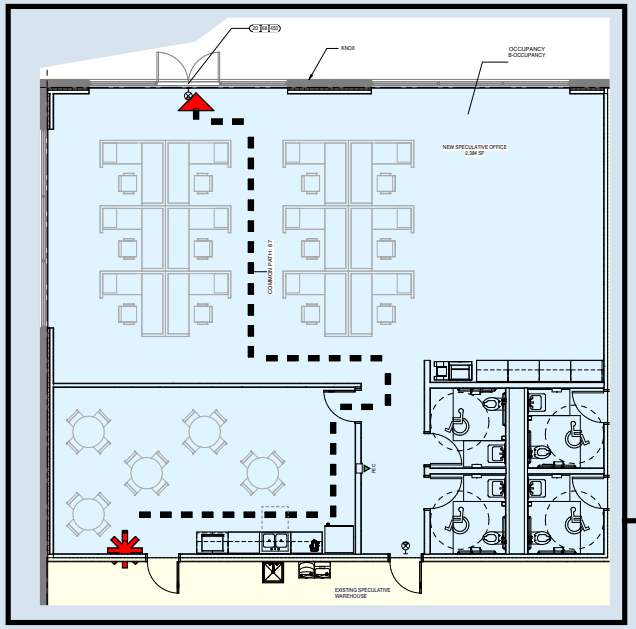
FUTURE BUILDING 3

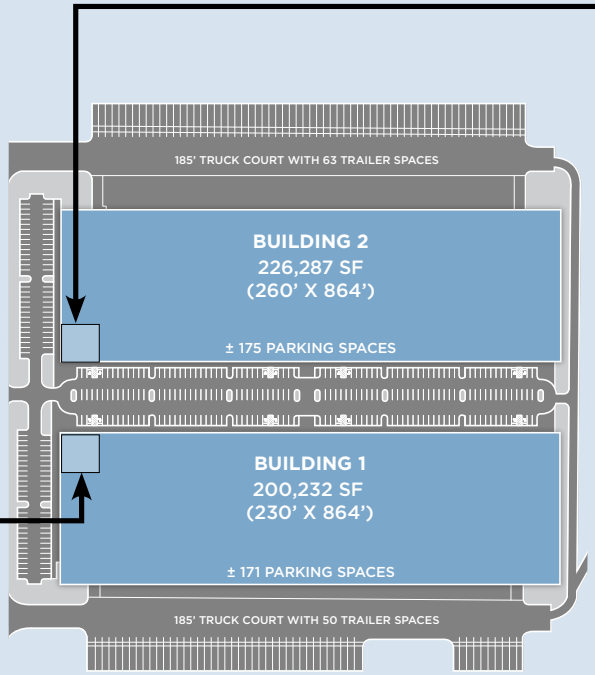
- **509,760** Square Feet
- **40'** Clear Height
- **242** Auto Parks
- **159** Trailer Parks

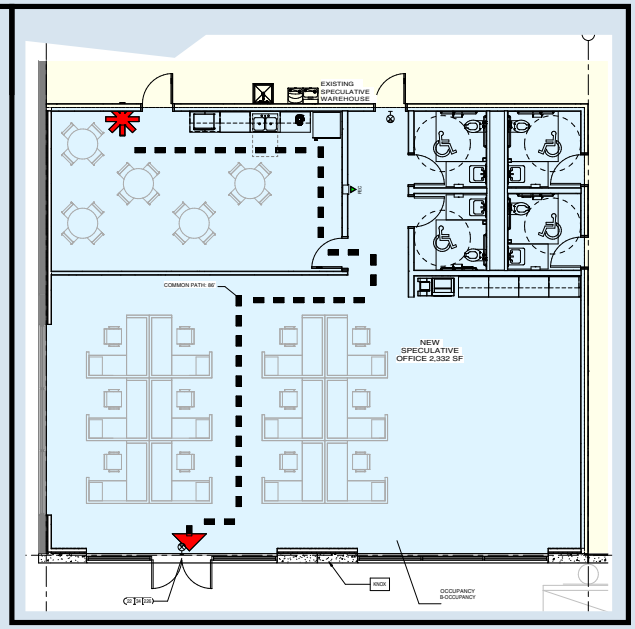
ALL BUILDINGS

6,000 Amps of available power and capacity to increase **slab thickness to 8"**

Office
FLOOR PLANS













Demographics



DATA	# OF PEOPLE
Not in Labor Force	461,085
Labor Force	989,255
Employed	951,086
Unemployed	38,169

FROM 2016 TO 2022, **JOBS INCREASED BY 9.0%** OUTPACING THE NATIONAL GROWTH OF 1.8%

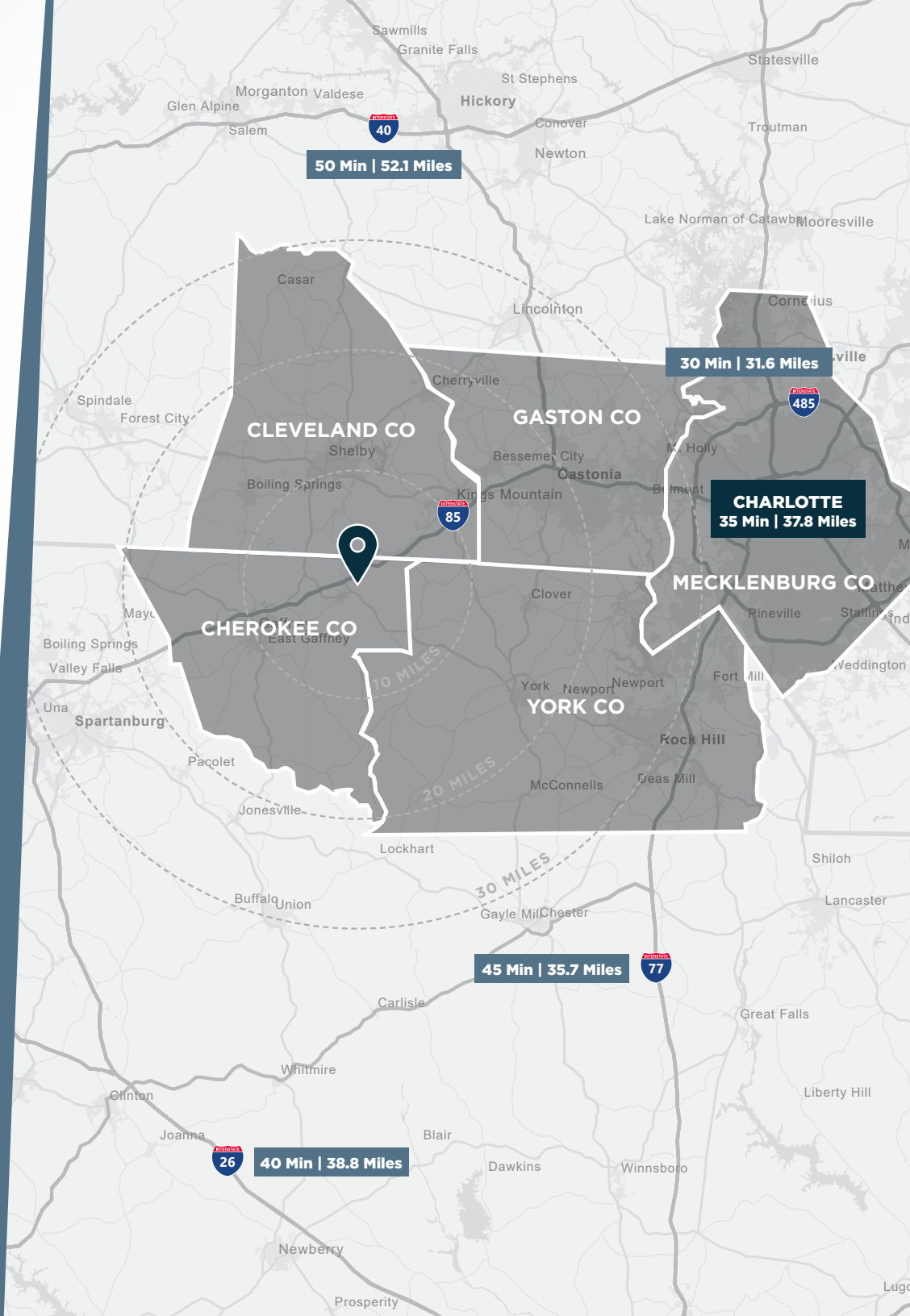
THE LABOR FORCE **PARTICIPATION RATE HAS INCREASED BY 2.3%** FROM 2016 TO 2022

THE MANUFACTURING INDUSTRY IS **DOUBLE THAT OF THE NATIONAL AVERAGE**

DISTRIBUTION IS THE **TOP GROWING INDUSTRY BY 22.7%**

**Data excludes Mecklenburg and Cleveland County*

POPULATION (2022)	1,858,429
LABOR FORCE (JUN 2022)	989,255
JOBS (2021)	1,048,846
COST OF LIVING	97.7
GRP	$160.5B
IMPORTS	$102.9B
EXPORTS	$134.3B



CHEROKEE COUNTY ECONOMIC DEVELOPMENT

PRO-BUSINESS, PRO-INDUSTRIAL

SOUTH CAROLINA TAX INCENTIVES

- No state property tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Out-of-state transactions are excluded from corporate income tax

INFRASTRUCTURE HIGHLIGHTS

- SC energy costs are 12% below the national average and remain stable due to investment in alternative energy
- The ReadySC program supports the SC Technical College System to provide well-trained employees to companies investing in South Carolina

CHEROKEE COUNTY INCENTIVES

Tier 4 County

Receives the highest level of job creation incentives offered by the State.

$25,000

Tax credit per year for up to five years for each job created. This credit directly reduces the state income tax owed.

REGULATORY APPROVALS

10 Day
Review period

1/3 cost
of neighboring areas

U.S. FOREIGN-TRADE ZONE

FTZ 38 is guaranteed by South Carolina Ports Authority. This designation provides a secured and profitable platform for US based importers & exporters.

DISCRETIONARY INCENTIVES

- Special Source Credit to reduce or eliminate tax liability for up to 15 years
- 5 year abatement or Fee in Lue of property taxes

SOUTH CAROLINA RANKINGS

#1
STATE FOR MANUFACTURING
- Site Selection Group 2025

#1
STATE FOR NET POPULATION CHANGE
- U.S. Census Bureau

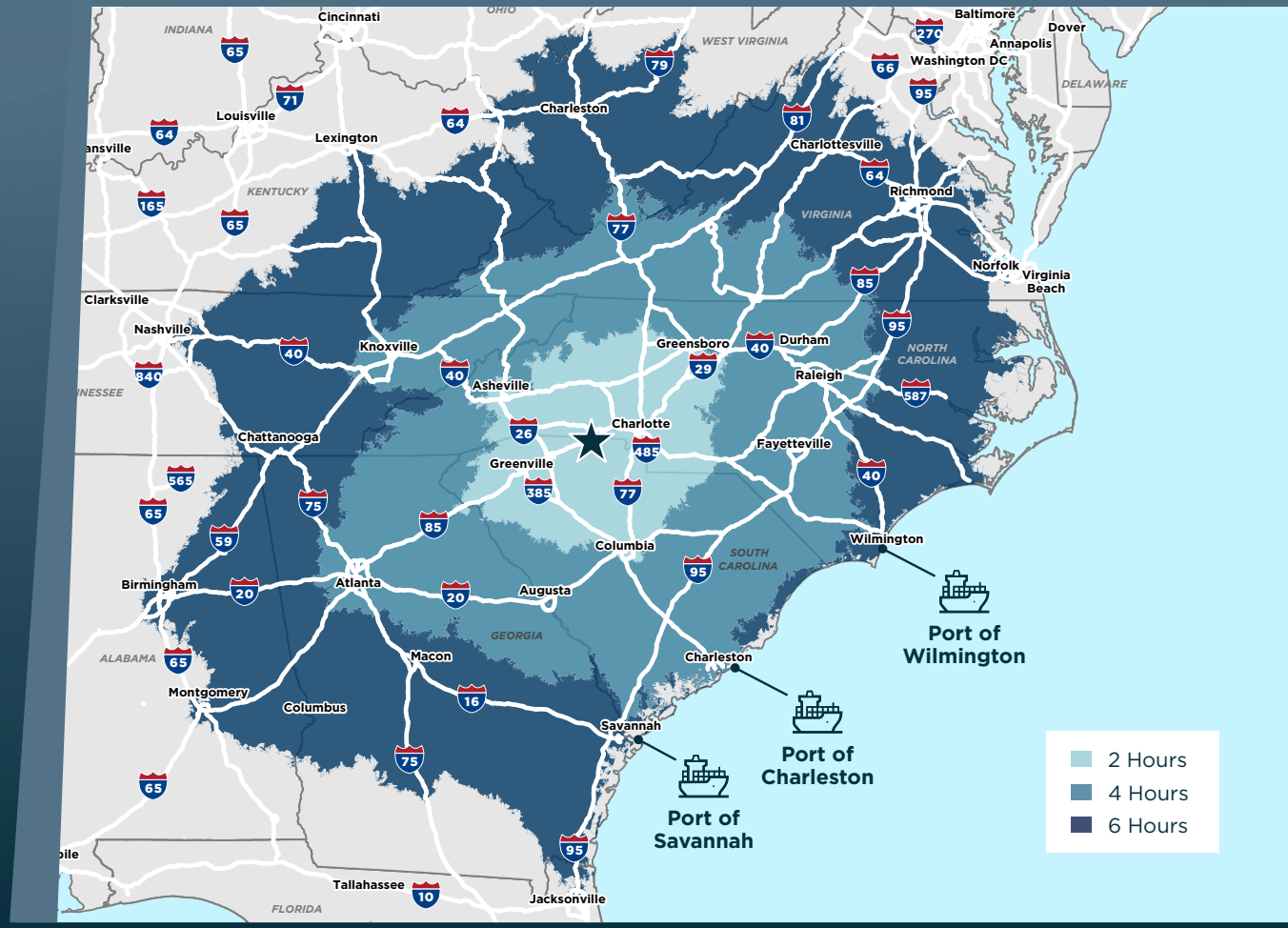
#1
STATE FOR BUSINESS INCENTIVE PROGRAMS
- Area Development

#1
STATE FOR FAVORABLE REGULATORY ENVIRONMENT
- Area Development

STATELINE 85

CUSHMAN & WAKEFIELD | Brightshore CAPITAL | Collett INDUSTRIAL

I-85	1 Mile **2 Minutes**
I-77	35.7 Miles **45 Minutes**
Charlotte Int'l Airport	35.6 Miles **40 Minutes**
Port of Charleston	218 Miles **3.5 Hours**
Port of Savannah	259 Miles **3.5 Hours**



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