

ECONOMIC IMPACT REPORT

A DECADE OF IMPACT

Out of the Great Recession, Spartanburg's industrial market recovered with a remarkable growth trajectory. Economic development announcements have streamed in, with new business and expansion projects neck-and-neck as a testament to the health of Spartanburg's overall economy.

10 YEAR TOTAL 29 JOBS/WEEK \$13.2 MILLION/WEEK \$6,883,559,697 195 14,888 JOBS

5 YEAR BREAKDOWN 2010 2011 2013 2014

7,993 NEW **45**% EXP. **55%** EXP. **56%** NEW **56% NEW 44% NEW 68%** \$3,829,816,650 \$3,053,743,047 EXPANSION 38% NEW **38%** EXPANSION 62% NEW **62%** HIGHLIGHTING SPARTANBURG'S DECADE

NAHQ The DRAEXLMAIER Group **Amazon** opens its announced two expansions Spartanburg Fulfillment totaling **\$22 million** in Center, a **\$50 million** investment and creating investment that created **400 jobs**. a total of 150 jobs. 2010 2012 2014

2011 2013

The Adidas Group opens its 1.9-million-square-foot, **\$150 million** distribution facility, creating more than **1,500 jobs**.

BMW Manufacturing Co. Tokyo-based carbon fiber announces a **\$900 million** producer Toray Industries expansion of its Plant announces a **\$1 billion** Spartanburg manufacturing new production facility facility creating **1,000 jobs**. creating 500 jobs.

a **\$41 million** investment that created 131 jobs. 2015 2016

Kobelco Construction

Machinery opens its a \$350 million state-of-Spartanburg Excavator plant, the-art packaging and roasting facility, creating up to **500 jobs**. 2017

2019

NAHQ

NORTH AMERICAN

HEADQUARTERS

Dollar Tree, Inc. announces a \$104.4 million distribution facility on the border of Spartanburg and Cherokee counties, creating 400 jobs.

Ritrama expands its manufacturing facility with a \$15 million investment, bringing the company's total South Carolina investment to \$100 million. NAHQ

2018

Keurig Green Mountain

announces it will build

2019 was another strong year for capital investment and jobs created in Spartanburg County

YEARIN INDUSTRIAL DEVELOPMENT

\$**354,126,687**

CAPITAL INVESTMENT

EXPANSION PROJECTS 41%

→ 1 UNITED KINGDOM

PROJECTS BY COUNTRY

Canada 2 º Germany 2 º

China 1 ∘

Sweden 1 -

811

NEW PROJECTS 59%

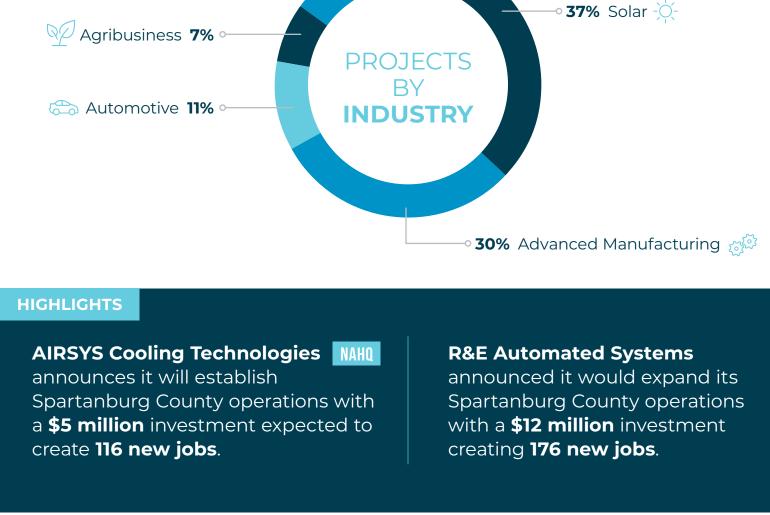
Life Sciences 4% -

Distribution & Logistics **7%** •

- 20 U.S.A.

🗝 **4%** Aerospace 🐤

INTERNATIONAL



PROJECT BREAKDOWN

EXPANSION PROJECTS

US Lumber

Borgers

Dare Foods

DB Santasalo

Dantherm Cooling

International Wire Group

Polydeck

Trelleborg

Magna Seating

COUNTRY

INDUSTRY

(5)(5)

£3553

£2563

Cypress Solar SEW Eurodrive AIRSYS Cooling Technologies

NEW PROJECTS

R&E Automation

Depcom Power

Depcom Power

Depcom Power

Renew Petra

NARENCO

NARENCO

Global Transplant Solutions

NARENCO Lincoln Terminal Renewable Properties Lowes Project PV-1

Spartanburg Automotive

COUNTRY

(*)

(*)

INDUSTRY

QD

QD

42503

(5)(2)

£03503

£03503

In 2019, we completed our first full year of corporate development with a focus on recruiting high-paying white-collar jobs to Spartanburg. The strategy and action plan was fueled by the OneSpartanburg five-year community & economic

CORPORATE DEVELOPMENT

development strategy.

BUILDING REQUESTS BY SIZE

10

SITE REQUESTS BY SIZE

15

20

0-50,000 ft²

500,001+ ft²

0-20 acres

21-50 acres

51–100 acres

100+ acres

Advanced Materials 6% -

Distribution & Logistics 8% -

Office/Shared Spaces 11% -

Solar 10% •

10

13

6

50,001–100,000 ft²

100,001–200,000 ft²

200,001–500,000 ft²



Unclassified 4% -Agribusiness 4% ~ Life Sciences 5% -

PROSPECTS

INDUSTRY

2020 VISION

THANK YOU TO OUR INVESTORS

PLATINUM

3 6 9 12 15 → 1% Aerospace

40% Advanced Manufacturing

PROSPECTS

11% Automotive

With a decade of success behind us, we are preparing for the future; so that Spartanburg has the real estate, incentive, and talent solutions in place to attract new business and support business expansion. Recently named 6th in the nation for industrial absorption, our current portfolio proves Spartanburg remains in a prime position for major economic investments and expansions. **60,000–500,000**+ FT² **DEMISIBLE SPACE**

> **GSP**AIRPORT The **Johnson** Group

> > **Piedmont Natural Gas**

GOLD Pacolet Milliken Enterprises, LLC

SILVER Bank of America **B** L Harbert International Barnet Development Corporation

Nexsen Pruet, LLC

Michelin NA

Rooker

South State Bank Spartanburg Community College Spartanburg Industrial Development Co., LLC Spartanburg Water System / Spartanburg Sanitary Sewer District Spectrum Business Synovus TD Bank

THS Constructors

United Community Bank William Barnet & Son, LLC

Truist Financial

Young Office

Sew-Eurodrive Fairforest Asset Management Founders Federal Credit Union Wells Fargo Bank, NA Keurig Dr. Pepper

Carlisle Associates, Inc. **CBRE** Clayton Construction Company Cullum Interests, Inc.

BUILDINGS

GENERAL CONTRACTORS

Colliers International

Corporate Center

AT&T

Denham Blythe Co., Inc. ECS Southeast, LLP Find Great People (FGP) Ford & Harrison, LLP

GEL Engineering, LLC

GreenWood Inc.

Landmark Construction Lee & Associates Marlboro Development Team

MB Kahn Construction Co., Inc.

McMillan Pazdan Smith, LLC

Mashburn Construction

McCrory Construction

McNair

Harper General Contractors Haynsworth Sinkler Boyd, PA Hogan Construction Group Johnson Smith Hibbard & Wildman Law Firm Morgan Corporation Nelson Mullins Riley & Scarborough, LLP Palmetto Proactive Healthcare Parker Poe Adams & Bernstein Rodl Landford De Kock, LLP

Seamonwhiteside And Associates (SW+)

Thomas & Hutton Engineering, Inc.