

Ready to Go Sites and Buildings Make Union County, South Carolina More Attractive Than Ever



Union County, a rural community in Upstate South Carolina, has seen close to a half billion in capital investment and the creation of over 1,400 jobs within the last decade. These numbers were achieved through the presence of existing and emerging industry clusters, a diverse portfolio of sites and buildings, robust utility infrastructure, multimodal connections, and access to a growing, skilled regional workforce giving Union County a competitive advantage in attracting its target industry sectors: Advanced Manufacturing, Warehousing and Logistics.

EXISTING AND EMERGING INDUSTRY CLUSTERS

Products are manufactured by Union County industries and shipped out of its warehousing, logistics and eCommerce centers which are used by consumers throughout the globe. For example, Timken bearings are used on oil rigs, wind turbines, air craft and even the space shuttle; Milliken, through its Cedar Hill and Gillespie Plants, uses innovative technology to produce fabric found in office furniture, tablecloths, napkins, flooring and bedding products; Standard Textile's terry cloth products are carried at Marriot properties worldwide; CSL Plasma, a global provider of solutions, is used in the development and delivery of life saving medicines for people with rare and serious diseases; Gestamp, an international manufacturer of metal automotive components, serves both BMW and Volvo Cars; and Dollar General Distribution and the Belk E-Commerce/Fulfillment Center are two of the fastest-growing distribution, supply chain, and logistics companies in the U.S.

DIVERSE PORTFOLIO OF SITES AND BUILDINGS

Having a portfolio of sites and buildings gives Union County a competitive advantage in making the short list on projects both new startups and existing industry expansions. The County's industrial parks – Union Commerce Park, Mac Johnston, Midway Green and Trakas Industrial Parks – offer “ready to go” sites targeting the community's growing

industry clusters in advanced manufacturing, warehousing and logistics. These “shovel ready” sites allow location advisors and their clients to move confidently and quickly on a new build-to-suit reducing time, cost and risk, and all have environmental clearances and infrastructure in place and have completed a rigorous due diligence process meeting with a list of readiness criteria supported by documentation.

Both Union Commerce Park and Mac Johnston Industrial Park are located on U.S. Highway 176. The County's vibrant and growing industrial corridor offers easy access and a short drive to nearby interstates. Both parks are under an hour drive to three major airports (Greenville Spartanburg International, Charlotte Douglas International, and Columbia Metropolitan), and the Inland Port in Greer, South Carolina. Within the past several years, both parks have experienced tremendous growth primarily due to the success of new and expanding industries such as Gestamp, Gonvauto, and GES Recycling (suppliers to BMW) as well as Timken Industrial, Standard Textile, and Santuc Precision.

Midway Green and Trakas Industrial Parks continue to be on the radar for high impact projects; Midway Green is known for its robust infrastructure offerings and Trakas for its resources in attracting large warehouse and logistics facilities. Both parks have completed and surpassed thorough due diligence checks and hold designation as South Carolina Certified Industrial Parks.

Midway Green Industrial Park located in the southwestern section of Union County is centrally located between Greenville Spartanburg SC, Columbia SC and Charlotte NC. The 141-acre park, owned by Pacolet Milliken Enterprises, is attractive to companies and site selectors due to its location and high capacity utilities in place including electric power, natural gas, water, sewer, telecommunications and rail accessibility. In 2017, Lockhart Power partnered with Union County to build a 100,000-square-foot spec building, Midway Green Industrial Spec

Building, at Midway

Green Industrial Park. Lockhart Power, who's parent company is Pacolet Milliken Enterprises, has provided electrical power to Union County residents and industries since 1912. The building was completed in Q4 of 2018 and continues to be of interest to large electrical projects. Another asset in the Park is the Midway Milliken Plant, a 258,000-square-foot building which sits on 24 acres. The building was purchased by Union County from Pacolet Milliken Enterprises in 2011 and served the Milliken Company as a fabric finishing plant and warehouse. Built in 1972, the Midway Plant has been well maintained with all infrastructure in place thereby shortening the time required to implement a project and reducing start-up costs. This building continues to interest projects in advanced manufacturing, warehousing and logistics.

Located in the northern section of Union County is Trakas Industrial Park which encompasses 164 total acres and two certified sites. The park is owned by Union County and was developed to accommodate large distribution, logistics and light assembly operations. All infrastructure is in place and the property is rail served which has attracted projects requiring large scale freight movement and those who rely on materials supply. Trakas Industrial Park offers access to an excellent transportation network, skilled-high-quality labor pool, and through Union County, a business-friendly environment and options for expanding.

ROBUST UTILITY INFRASTRUCTURE

Utility infrastructure is another asset Union County offers to new and expanding industries. This “utility friendly” community is served by five electric power companies offering excellent capacity, redundancy, and strategies in place to add or upgrade facilities based on industry need. Broad River Electric, Duke Energy, Dominion Energy, Lockhart Power and the City of Union represent a significant value in economic development efforts and

in the site selection process; quite often they are sitting at the table during the negotiation phase to provide technical expertise and cost-saving options to sweeten the deal.

The City of Union, known as an electric city, is not only one of the County's electric power providers but also supplies water, sewer and natural gas with ample capacity and excess for future growth. Telecommunication services are provided by Charter and AT&T which include advanced technical options and fiber optic cable.


MULTIMODAL CONNECTIONS

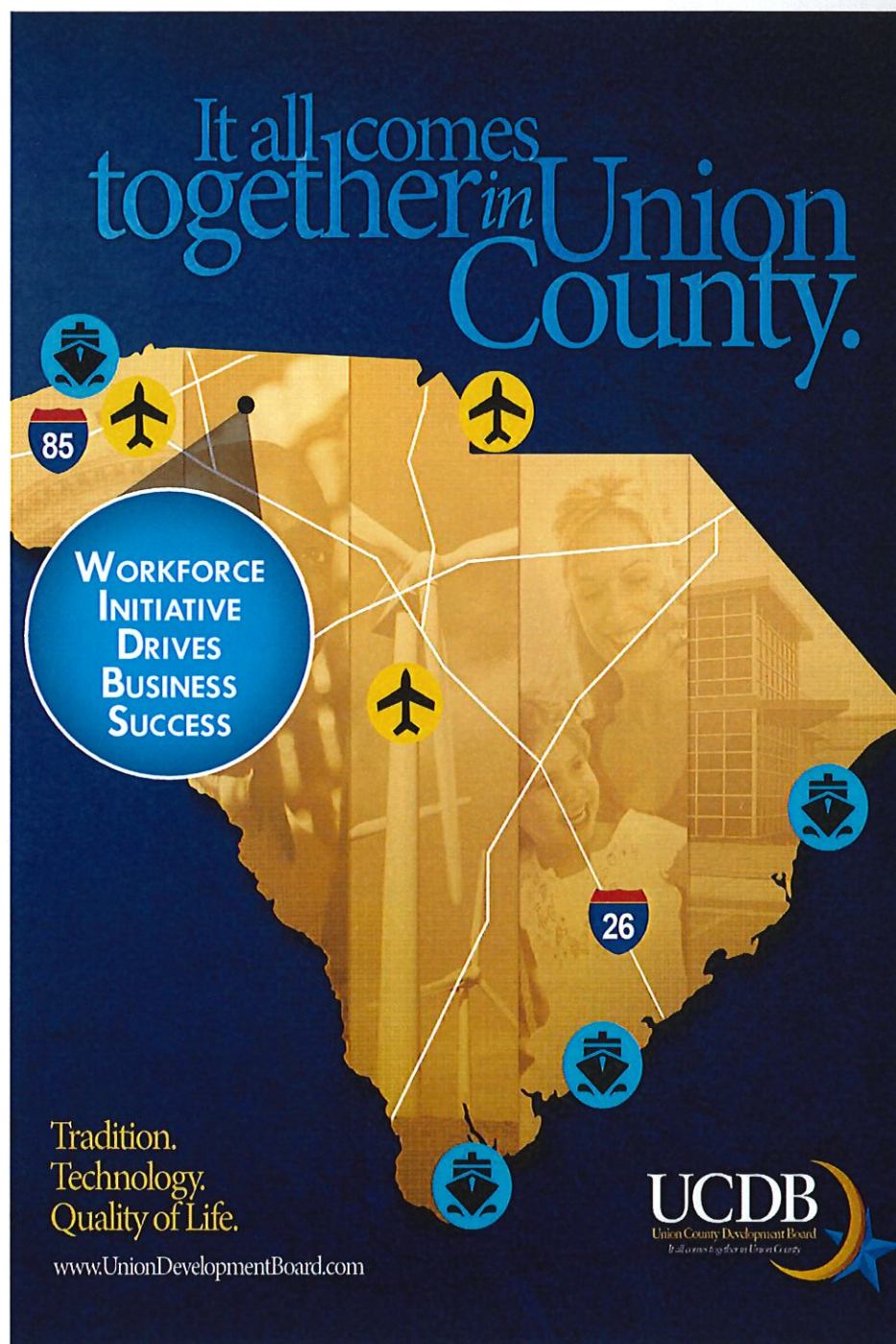
Close proximity to major transportation nodes focusing on land, air, rail and sea gives Union County a competitive advantage in attracting manufacturers, warehouse/distribution and eCommerce companies from around the globe. Companies relying on "on-time" deliveries appreciate Union County's multi-modal transportation options offering economical, efficient and environmentally-friendly benefits to achieve offloads to their destinations. The County's central location in Upstate South Carolina provides convenient access to interstates, air, railways and ports accommodating its business sectors as a means of shipping goods and maximizing their supply networks. Just a short drive or a quick flight provides connections to nearly every metropolitan city in the Southeastern U.S. Positioned right off the I-85 corridor, the area is served by three major airports (GSP International, Charlotte Douglas International, and Columbia Metropolitan), two railways (Norfolk Southern and CSX) and the inland Port in Greer, SC and a major shipping port in Charleston, SC. The majority of Union County industries are heavy exporters and depend on multimodal options to streamline their supply chains and encourage future growth and investment in the area.

GROWING SKILLED REGIONAL WORKFORCE

Union County industries are thriving and hiring highly-skilled and highly-trained workers in addition to offering competitive wages. This community is part of a strong regional labor shed which has experienced a growth rate of

thirty percent within the past ten years. Over 700,000 highly skilled and trained workers contribute to the area which is known for a variety of innovative and dynamic workforce development initiatives. Union County is well positioned to recruit workers, not only from the Upstate region but from Counties to the east and west of its borders. The County's approach to a regional workforce development

plan ensures access to a variety of industry-focused educational and training opportunities designed to support the needs of the local business community. As a result, Union County continues to maintain designation as a SC Work Ready Community indicating a commitment to develop/maintain a highly-skilled and well-trained workforce that is productive and globally competitive. 



The graphic features a map of Union County, South Carolina, with various transportation icons (ship, airplane, truck, train) and highway shields (85, 26) indicating connectivity. A central blue circle contains the text "WORKFORCE INITIATIVE DRIVES BUSINESS SUCCESS". The background shows a collage of images including a person working, a factory, and a ship. The text "It all comes together in Union County." is written in a large, stylized font at the top. At the bottom, the text "Tradition. Technology. Quality of Life." is displayed, along with the website "www.UnionDevelopmentBoard.com" and the "UCDB Union County Development Board" logo.