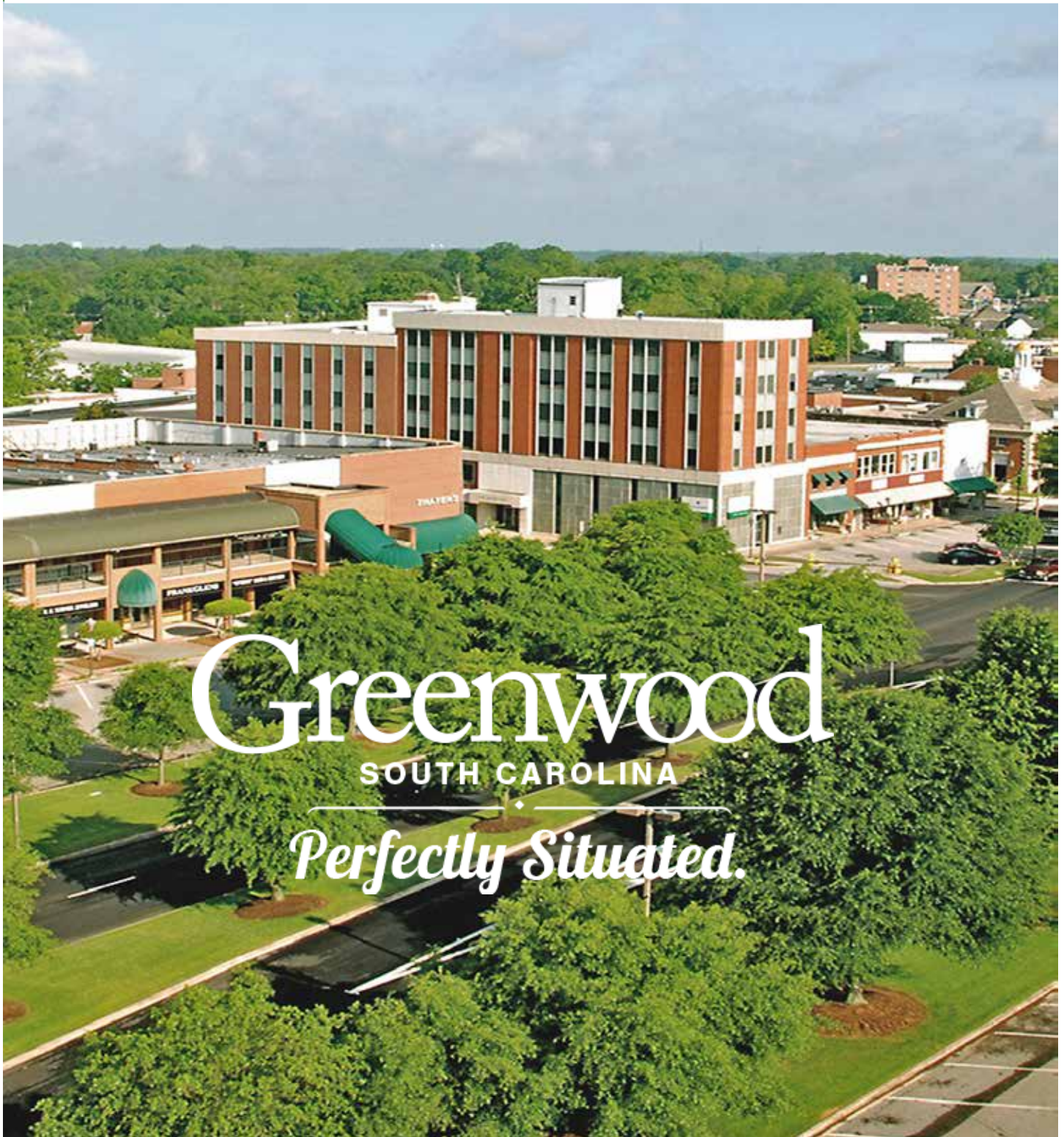


Partnership Alliance
GREENWOOD
SOUTH CAROLINA ♦ USA

Greenwood, South Carolina



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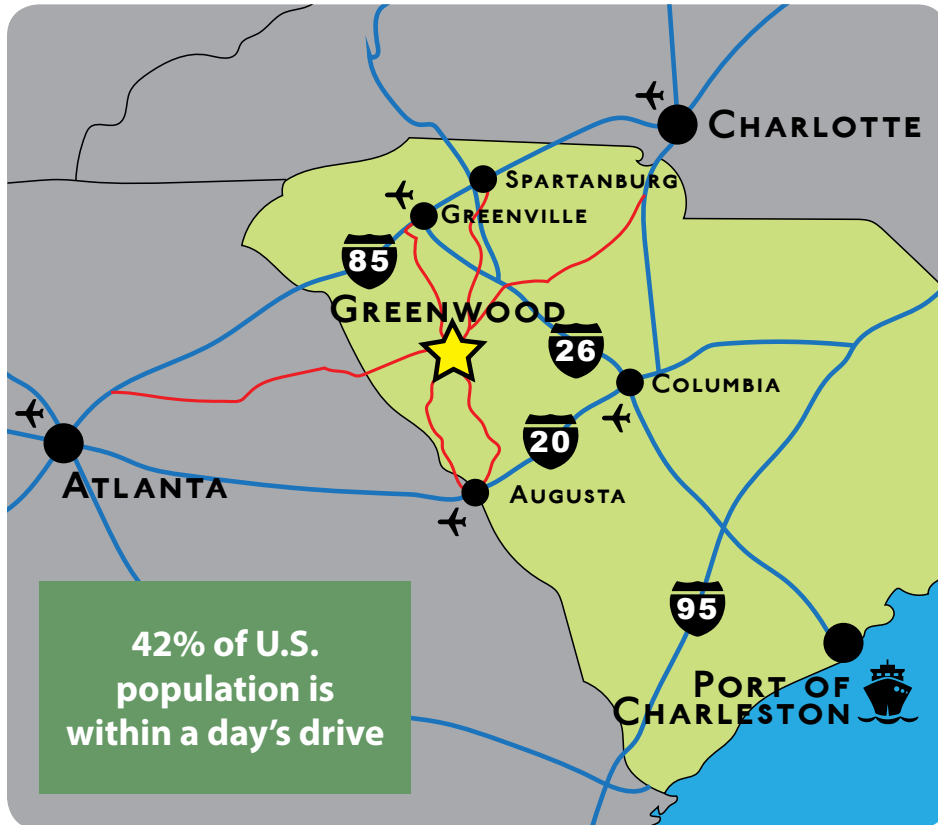


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Location, Location, Location

Greenwood, S.C. is situated close to all major Southern markets.



Distribution Centers

- **Ascend Performance Materials**
- **Diana Pet Food**
- **Carolina Pride**
- **Capsugel**
- **Fujifilm**
- **Medtronic**
- **Velux**
- A short commute to Greenville, Columbia, Spartanburg, Charleston, Asheville, Augusta, Atlanta, and Charlotte.
- 4-lane access to both Interstates 85 and 26.
- Commercial airports within an easy commute: Greenville-Spartanburg International, Columbia Metropolitan Airport and Augusta Regional Airport.

Age % of Population

| | |
|------------|-------|
| Under 17 | 25.2% |
| 18-34 | 23.2% |
| 35-54 | 26.7% |
| 55-74 | 19.2% |
| 75 - Older | 5.8% |

Source: US Census Bureau

Population Change

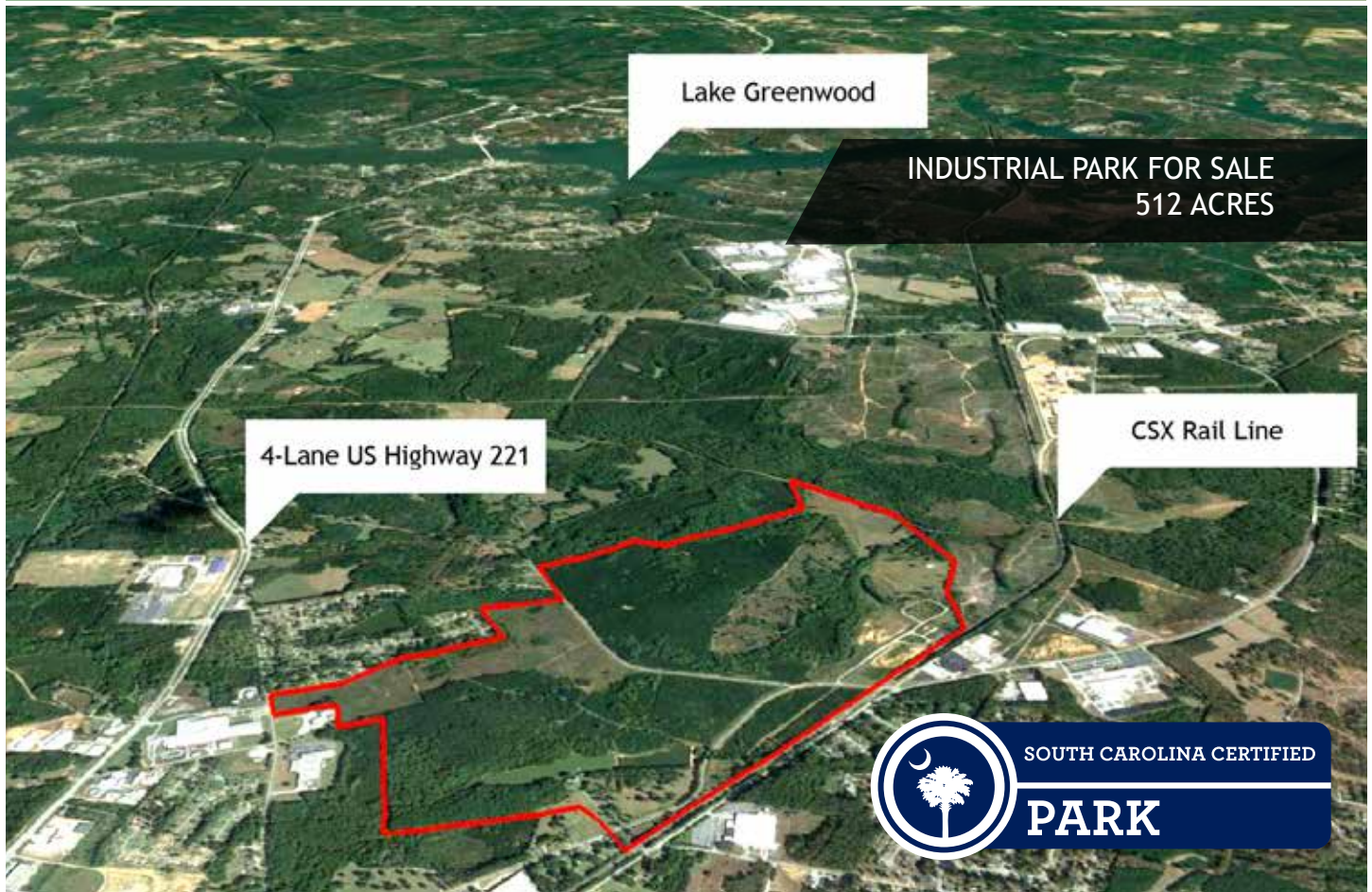
| | |
|--------------------------|-------------|
| 2000 | 66,272 |
| 2016 | 70,133 |
| Percent of Change | 5.8% |

Source: US Census Bureau

Top Employers

| COMPANY | EMPLOYEES | PRODUCT / SERVICE |
|--------------------------------|-----------|------------------------------------|
| Self Regional Healthcare | 2284 | Health Services |
| Greenwood Co. School Districts | 1940 | Public Education |
| Eaton Corp | 1275 | Switchgears, Switchboard Equipment |
| Fuji Photo Film Inc | 1000 | Photographic products |
| Carolina Pride Foods | 925 | Meat Products |
| SYKES Enterprises | 650 | Customer Engagement Services |
| Capsugel | 600 | Gelatin Capsules |
| Lander University | 558 | Higher Education |
| Piedmont Technical College | 525 | Higher Education |
| Medtronic | 500 | Medical / Surgical Products |
| Ascend Performance Materials | 485 | Nylon Fibers and Resins |
| VELUX Greenwood Inc | 350 | Roof Windows / Fixed Windows |
| Greenwood Mills-Harris Plt | 320 | Polyester, Twills/Poplin/Oxfords |
| Colgate-Palmolive | 300 | Manufacturer of Personal Products |
| Wesley Commons | 290 | Retirement/Healthcare Services |

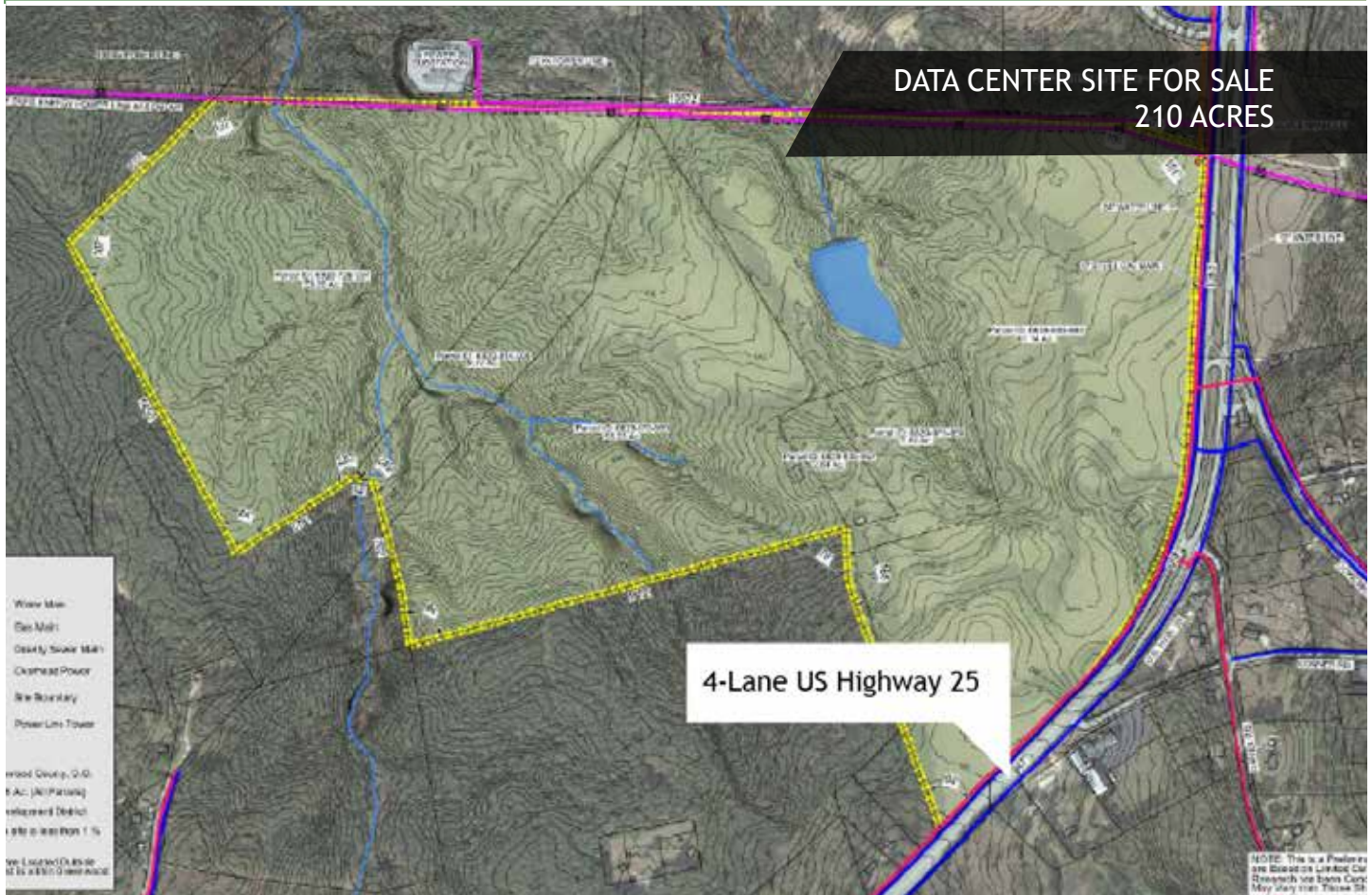
Greenwood East Rail Park



- Largest SC Certified rail-served industrial park in 10-county SC Upstate region (Phase I & due diligence completed)
- Direct rail to the ports of Charleston and Savannah
- Subdivision possible into 300 and 200 acre sites
- Engineering evaluation of access road completed
- Process water solutions
 - Wastewater reclamation pre-engineering
 - Surface water source and path identified and cost estimated
 - Pre-permitting of surface water withdrawal under research



Hodges Data Center Site



- Duke Energy/ McCallum Sweeney Consulting site readiness assessment underway
- Single owner
- 4-lane divided highway access
- 3 fiber optic providers available w/ lines adjacent to site
- Power Infrastructure
 - Dual electric feed possible
 - 230 KV tie station 1.8 miles away
 - Two separate 100 KV lines immediately adjacent





- SC Certified - Phase I & due diligence completed
- Publicly owned
- Within 35 minutes to Interstate I-385
- 4-lane divided highway access
- Traffic study completed
- Park improvements underway:
 - Monument Sign
 - Partial paved entrance
 - Sewer extension
 - Utilities at/to site
- Planned park developments
 - 100k SF spec building expandable to 200k SF
 - 50K SF separate graded pad
 - Clearing for future phase



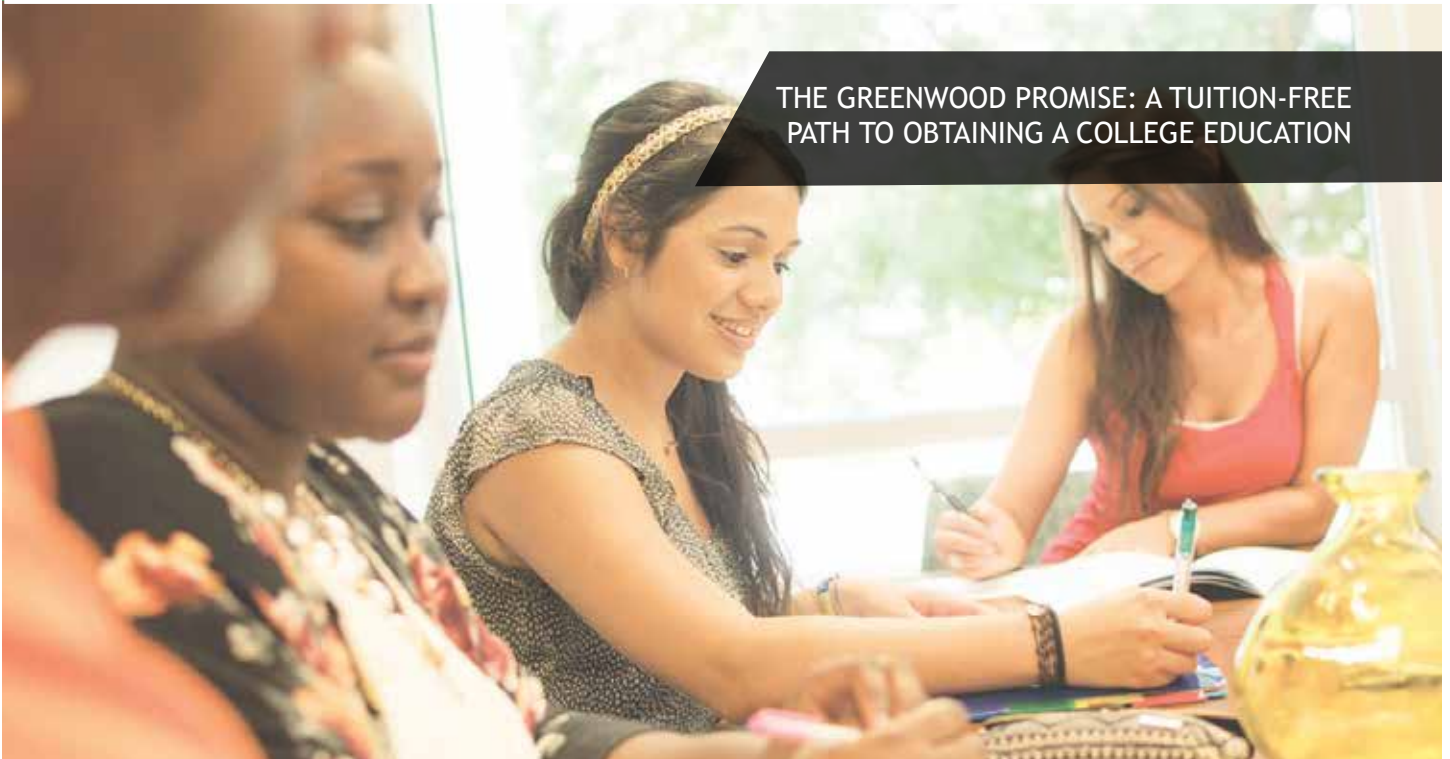
RESEARCH PARK FOR SALE
192 ACRES



- Proximity to the Greenwood Genetic Center: A world renowned genetic center providing clinical genetic services, diagnostic laboratory testing, educational programs and resources, and research in the field of medical genetics.
- Land use plan for park completed
- Strategic plan and business plan for Greenwood Genetic Center
- Clemson University Center for Human Genetics opened February 2017
- Access to the South Carolina LightRail (SCLR), a high-speed optical network
- 1 of 3 sites in SC with state-of-the-art fiber optic backbone network service



THE GREENWOOD PROMISE: A TUITION-FREE
PATH TO OBTAINING A COLLEGE EDUCATION



MISSION:

To provide a tuition-free path to ensure Greenwood County students obtain the postsecondary education needed to develop a highly-skilled workforce, improve overall quality of life, and increase economic vitality.

VISION:

To foster a community actively engaged in education.

Phase 1: tuition assistance for students to obtain a certificate, diploma, associates degree or up to the first two years from Piedmont Technical College (PTC) or one of the other state-supported SC technical colleges if a particular major is not offered at PTC.





Colgate-Palmolive
liquid hand soap - October 2013
\$196 Million 300 Jobs

Fujifilm*
NA Manufacturing and R&D HQ - April 2014
\$50 Million

Colombo Energy
wood pellet manufacturer - December 2014
\$110 Million 70 Jobs

Teijin
Carbon Fiber Production - November 2016
\$600 Million 220 Jobs

*existing industry



FUJIFILM

dianapetfood 

 **UTC Aerospace Systems**

VELUX®

EAT•N

Medtronic

CAPSUGEL®
Quality
People and Products Working Together™

 **Greenwood Genetic Center**
Where Compassion Inspires Progress

 **Colombo Energy**

 **COLGATE PALMOLIVE®**

 **ASCEND**
PERFORMANCE MATERIALS

 **mec**

TEIJIN

SELF REGIONAL
HEALTHCARE

 **CAROLINA PRIDE®**
A Tradition of Southern Flavor

Greenwood County has created a truly unique and diverse business-friendly environment that it is attracting leading companies from around the world.

Featured Industries:

Life Sciences
Food Processing
Advanced Materials
Wood Products

- 26% of workforce is in manufacturing
- 28% of Industry Makeup is Foreign Affiliated
- 0% Unionization Rate
- 4-lane access to I-85 & I-26
- Low cost of living
- 17 MGD excess water capacity
- 3 MGD excess wastewater capacity



Direct Rail to the Ports of Charleston & Savannah.
17 million gallons per day excess water capacity.

Home to
SC's largest capital
investment for 2016:
Teijin Ltd


Perfectly situated for business.

Conveniently close to all major Southern markets, Greenwood is strategically positioned between Atlanta, Charlotte, Greenville, Columbia, and Augusta. Greenwood County has created a truly unique and diverse business-friendly environment that it is attracting leading companies from around the world.

partnershipalliance.com



Partnership Alliance
GREENWOOD
SOUTH CAROLINA • USA



Find out why
Greenwood County, SC
*is perfectly situated for
your company.*