Greenville County, South Carolina — #1 of 6: Warehousing and Storage Sites

Greenville County Leads SC in Warehousing & Storage

Based on 2022 U.S. Census data

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THE DATA

47

Warehousing and Storage Sites (2022)

Greenville County leads all South Carolina counties in the number of warehousing and storage facilities.

With 47 sites, Greenville County is the undisputed hub for logistics infrastructure in the Upstate. The concentration of such facilities suggests a long-term shift in the region's economic identity—from primarily residential and service-oriented to a critical node in regional supply chains.



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Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 493 (Warehousing and storage) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-upstate-sc-ind-493-county

01

Industrial Growth Fuels Housing Demand

The surge in warehousing infrastructure is not isolated—it is directly correlated with rising household formation and residential development. As logistics firms expand operations in Greenville County, they bring in high-income workers, increasing demand for housing in walkable, amenity-rich neighborhoods. This creates a virtuous cycle: more industrial jobs → higher income → stronger housing market fundamentals.

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02

A New Economic Foundation for the Upstate

Greenville County's lead in warehousing is not a fluke—it signals a structural repositioning of the Upstate as a regional logistics hub. Unlike past growth driven by tourism or retail, this industrial momentum is resilient to economic cycles and supports long-term capital appreciation in adjacent real estate.

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