



COUNTY *of* LEXINGTON  
ECONOMIC DEVELOPMENT  
SOUTH CAROLINA

ANNUAL REPORT | JULY 1, 2021 – JUNE 30, 2022



TOKYO

Photo courtesy of Ralph Mayer.

**DEAR COLLEAGUES,**

On behalf of Lexington County, it is our pleasure to present the 2021-2022 Annual Report from the County of Lexington Department of Economic Development.

This report showcases our vast progress during the past fiscal year, including recent public announcements totaling \$448.7 million in capital investment and 1,107 new jobs. These 13 announcements are reflective of the County's "Spirit of Opportunity" and our collective commitment to growth.

Leaders in Lexington County have also made a notable commitment to community preparedness, as we are excited to report the significant growth and improvements surrounding our three industrial parks plus the addition of new speculative buildings in the community.

As a way to say "thank you" to our business partners and allies, the last section of this report features our annual industry appreciation golf tournament, where we had more than 100 golfers playing at Golden Hills followed by a dinner and awards ceremony.

In Lexington County, we have the best of two trends here, as our local economy is anchored by companies large and small that continue to thrive while we aim to develop the infrastructure to accommodate current and future growth.

With our goal to continue these trends, we remain committed to Lexington County and are grateful to all our partners and allies for their commitment to supporting our economic development efforts.

Sincerely,



**SCOTT WHETSTONE**  
Chairman,  
Lexington County Council



**BETH CARRIGG**  
Economic Development  
Vice Chair,  
Lexington County Council



**SARAH JOHNSON**  
Director,  
County of Lexington  
Economic Development



**TOTAL INVESTMENTS \$448.7 MILLION | TOTAL NEW JOBS 1,107**

COMPANY	CAPITAL INVESTMENT	JOBS	TYPE	INDUSTRY	DATE
BENTLEY PONTOONS	\$5.9 MILLION	50	EXPANSION	BOAT MANUFACTURING	2-23-22
CAIF (CONCENTRATED ACTIVE INGREDIENTS & FLAVORS)	\$5 MILLION	20	ATTRACTION	FOOD AND BEVERAGE	3-31-22
CEQR CORPORATION	\$20 MILLION	6	ATTRACTION	LIFE SCIENCES	2-8-22
COLUMBIA GSA	\$41.1 MILLION	200	ATTRACTION	FBI OFFICE BUILDING	1-19-22
NEPHRON PHARMACEUTICALS CORPORATION (NEPHRON NITRILE)	\$100 MILLION	250	EXPANSION	PHARMACEUTICALS	7-15-21
PALMETTO STATE ARMORY	\$61.7 MILLION	150	EXPANSION	AMMUNITION	—
PINE GATE RENEWABLES (THREE IN TOTAL)	\$185 MILLION	—	ATTRACTION	SOLAR ENERGY	—
SCHATTDECOR	\$21 MILLION	23	EXPANSION	DÉCOR PRINTING	6-9-22
SORINEX	\$7 MILLION	35	EXPANSION	EXERCISE EQUIPMENT	6-2-22
SPECTRUM	\$2 MILLION	350	EXPANSION	TELECOMMUNICATIONS	3-18-22
THE HOME DEPOT	NOT AVAILABLE	23	EXPANSION	CONSTRUCTION SUPPLIES	9-24-21



## EXPANDING MANUFACTURING FACILITY DUE TO HIGH DEMAND

Headquartered in Lexington County, Bentley Pontoons recently announced a \$5.9 million expansion of their manufacturing facility to increase production capacity due to high demand, with this investment creating 50 new job opportunities.

To assure quality construction and functionality on the water, Bentley Pontoons manufactures several of their own boat components, including tubes, fence railing, furniture and canvas work.

*Bentley*  
PONTOONS

**BENTLEY PONTOONS**

02.23.22 | EXPANSION

**\$5.9M**      **50**  
INVESTMENT      NEW JOBS



*Photo courtesy of Cohn Corporation by Todd Lista with Park Avenue Photography.*

## ESTABLISHING NEW OPERATIONS WITH 20 NEW JOBS IN LEXINGTON COUNTY

Creating nutritional products inspired by their mission to support global well-being, Concentrated Active Ingredients & Flavors, Inc. (CAIF) announced a \$5 million investment to establish a new facility to increase the company's capacity to meet growing demand.

Founded in 2016, CAIF specializes in the procurement, custom production and distribution of a curated portfolio of premium, science-backed superfoods and health-promoting ingredients.



CAIF

03.31.22 | ATTRACTION

**\$5M**      **20**

INVESTMENT      NEW JOBS



## NEW LIFE SCIENCES MANUFACTURER DEVELOPING ON-DEMAND, WEARABLE INSULIN PATCHES

Based in Switzerland with operations throughout Europe and Asia, CeQur Corporation recently announced a \$20 million investment creating six new jobs in Lexington County.

As a privately held manufacturer, CeQur develops the Simplicity patches which provide on-demand, wearable insulin for diabetic patients.

# CeQur®

CEQUR CORPORATION

02.08.22 | ATTRACTION

**\$20M**

INVESTMENT

**6**

NEW JOBS



*Photo courtesy of Town of Lexington.*

## **\$41 MILLION INVESTMENT FOR NEW HIGH SECURITY BUILDING FOR FBI FIELD OFFICE**

Columbia GSA, a developer who won the contract for the Federal Bureau of Investigation (FBI) to build a high security Class A office building within Lexington County, anticipates an investment of \$41.1 million and the creation/relocation of 200 jobs.

This new facility housed in the Town of Lexington will open as one of only 56 Division Headquarter Facilities (also known as field offices) throughout the United States.



**COLUMBIA GSA**

01.19.22 | ATTRACTION

**\$41.1M 200**

INVESTMENT    NEW JOBS





Photo courtesy of Nephron Nitrile.

## EXPANDING TO OPEN NEPHRON NITRILE TOTALING \$100 MILLION AND 250 NEW JOBS

A global leader in the production of generic respiratory medications and blow-fill-seal contract manufacturing, Nephron Pharmaceuticals has invested more than \$650 million and has created nearly 2,000 jobs since moving their headquarters from Orlando, FL, to Lexington County in 2014.

The company's recent expansion includes a \$100 million investment creating 250 new jobs to open Nephron Nitrile, a plant that produces medical-grade nitrile gloves.



NEPHRON PHARMACEUTICALS  
CORPORATION (NEPHRON NITRILE)

07.15.21 | EXPANSION

<b>\$100M</b>	<b>250</b>
INVESTMENT	NEW JOBS



## NEW AMMUNITION MANUFACTURING FACILITY CREATING 150 NEW JOBS

Palmetto State Armory is expanding their operations with the creation of an ammunition manufacturing facility within Lexington County.

Having purchased a 310,000 SF vacant facility within the County, this \$61.7 million expansion includes hiring a minimum of 150 employees over the next two (2) years.



### PALMETTO STATE ARMORY EXPANSION

**\$61.7M**      **150**  
INVESTMENT      NEW JOBS



## PINE GATE RENEWABLES TO MANAGE THREE NEW SOLAR ENERGY PROJECTS TOTALING \$185 MILLION

### **ALLORA SOLAR, LLC**

A solar energy project managed by Pine Gate Renewables, Allora Solar, LLC, will invest \$100 million in Lexington County on 825 acres located in and around the Gilbert and Leesville communities.

### **BEULAH SOLAR, LLC**

With a \$5 million commitment and managed by Pine Gate Renewables, Beulah Solar, LLC, is developing a substation which will be constructed on 7.8 acres in the western portion of Lexington County.

### **WOLF PIT BRANCH SOLAR, LLC**

Investing \$80 million, Wolf Pit Branch Solar, LLC, will be utilizing approximately 650 acres around the Pelion community.



## **PINE GATE RENEWABLES**

**ATTRACTION**

**\$185M**

**INVESTMENT**



## A GERMAN-BASED COMPANY EXPANDING BY BUILDING NEW FACILITY TO ACCOMMODATE INCREASED DEMAND

Headquartered in Germany, Schattdecor recently announced 23 new jobs with a \$21 million expansion for the development of a new facility in Lexington County featuring an additional production line and mixing plant to accommodate more capacity due to increased demand.

An international, family-owned décor printing company, Schattdecor has manufactured unique surfaces for flooring, countertops, furniture, doors and interior design for more than 37 years.

# **schattdecor**

**SCHATTDECOR**

06.09.22 | EXPANSION

**\$21M**

INVESTMENT

**23**

NEW JOBS



## A FAMILY-OWNED STRENGTH TRAINING EQUIPMENT COMPANY GOING STRONG FOR 42 YEARS

Sorinex, a family-owned company, recently announced a \$7 million expansion to include 35 new jobs and a second facility in Lexington County.

Founded in 1980 by schoolteacher Richard Sorin, today Sorinex is an industry leader in strength training equipment installations for professional teams, colleges, high schools, military bases and athletes seeking to build a home-based gym.



**SORINEX EXERCISE EQUIPMENT, INC.**

06.02.22 | EXPANSION

**\$7M      35**

INVESTMENT    NEW JOBS



## UPGRADING THEIR CAMPUS PLUS HIRING 350 SALES REPRESENTATIVES AND MANAGERS

A national television, internet and voice communications provider, Spectrum announced 350 new jobs to expand upon their existing workforce of more than 1,000 employees at its call center in Lexington County. Between 2021 and 2023, the company will invest more than \$2 million in technology and workplace investments to further upgrade their campus.

# Spectrum

**SPECTRUM**

03.18.22 | EXPANSION

**\$2M      350**

INVESTMENT    NEW JOBS



## EXPANDING THEIR SUPPLY CHAIN AND DISTRIBUTION OPERATIONS

Aimed at meeting growing demand while facilitating faster delivery to the region, The Home Depot's expansion in Lexington County includes a second facility and the creation of 23 new jobs.

Founded in 1978, this world-leading home improvement retailer operates 2,300 retail stores in all 50 states, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, Canada and Mexico.



**THE HOME DEPOT**

09.24.21 | EXPANSION

**23**

NEW JOBS



## SAXE GOTHA INDUSTRIAL PARK

### DESIGNATED PALMETTO SITE BY THE SC DEPARTMENT OF COMMERCE

Our largest industrial park, with 714 acres near the intersection of I-77 and I-26, already has prominent and successful occupants including Amazon, Nephron Pharmaceuticals, Amazon Make on Demand, Dominion Energy (Gas Training Fleet operations) and Nephron Nitrile.



### PARK DEVELOPMENTS AND IMPROVEMENTS

- » Construction to start in 2023 on extensive highway improvements on I-26 at Exit 119
- » New Building Pad: 67-acre Lot 3 of +/- 980,000 square feet
- » New Building Pad: 38-acre Parcel 11 of +/- 270,400 square feet (in progress)





## BATESBURG-LEESVILLE INDUSTRIAL PARK

### DESIGNATED PALMETTO SITE BY THE SC DEPARTMENT OF COMMERCE

Batesburg-Leesville Industrial Park, a 189-acre park ideal for new construction materials, metals and fabrication, and large industrial operations, is home to Fisher Tank, C.R. Jackson and Capital Concrete.



### PARK DEVELOPMENTS AND IMPROVEMENTS

- » Currently underway, anticipated completion of the widening to four lanes of Augusta Highway (U.S. 1)
- » New Building Pad: 23-acre Parcel 1 of +/- 382,000 square feet (planning underway)



## CHAPIN BUSINESS & TECHNOLOGY PARK AT BRIGHTON

Visible from Interstate 26, the 220-acre Chapin Business & Technology Park at Brighton will prove to be an ideal location for new advanced manufacturing, financial and information technology, and office operations as it begins to build out soon.



### PARK DEVELOPMENTS AND IMPROVEMENTS

- » Major highway construction is underway for an overpass and interchange at Exit 91 on I-26, which will be part of the extensive widening project underway on that stretch of the interstate
- » The S-48 widening project is now underway, as SCDOT recently began the right of way acquisition process with an anticipated construction start date of early 2024



803 Industrial Park — Gateway Three

## PLANNED NEW SPECULATIVE BUILDINGS

### OLD WIRE ROAD

- » Saxe Gotha Spec LLC
- » 43,750 SF facility
- » Adjacent to I-26
- » 2 miles from Amazon Distribution Center
- » Anticipated delivery date Q1 of 2023

### 803 INDUSTRIAL PARK — GATEWAYS ONE AND THREE

- » Magnus Development Partners
- » 252,780 SF facilities
- » 1 mile from I-26
- » Adjacent to CAE Airport, UPS Air and Ground Hubs, FedEx Freight and Norfolk Southern transload rail terminal
- » Anticipated vertical construction Q4 of 2022



Old Wire Road



803 Industrial Park — Gateway One

14<sup>TH</sup> ANNUAL  
**COUNTY OF LEXINGTON**



**BUSINESS, INDUSTRY  
AND ALLY APPRECIATION EVENT**

**ANNUAL EXISTING INDUSTRY GOLF TOURNAMENT**

On November 4, 2021, the County of Lexington Department of Economic Development hosted the 14th Annual Business, Industry and Ally Appreciation event. Held at Golden Hills Golf & Country Club, the event had nearly 30 corporate sponsors with more than 100 golfers.





— PLATINUM SPONSORS —



— GOLD SPONSOR —



— SILVER SPONSORS —





— BRONZE SPONSORS —





**LEXINGTON COUNTY LEADERSHIP**  
**LYNN STURKIE**  
Lexington County Administrator

## LEXINGTON COUNTY COUNCIL



**SCOTTY "SCOTT"  
WHETSTONE**  
*Chairman, District One*



**PAUL LAWRENCE  
"LARRY" BRIGHAM, JR.**  
*District Two*



**DARRELL HUDSON**  
*District Three*



**DEBRA B. "DEBBIE"  
SUMMERS**  
*District Four*



**GENE "BIMBO"  
JONES**  
*District Five*



**CHARLENE  
"CHARLI" WESSINGER**  
*District Six*



**BETH A. CARRIGG**  
*Vice Chair,  
District Seven*



**GLEN M. CONWELL**  
*District Eight*



**M. TODD CULLUM**  
*District Nine*

## OUR TEAM



**SARAH JOHNSON**  
*Director*



**BRITTNEY PECORI**  
*Economic Development  
Manager*



**MARILYN PRATT**  
*Administrative Assistant*



COUNTY *of* LEXINGTON  
ECONOMIC DEVELOPMENT  
SOUTH CAROLINA

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