

CAROLINA PINES DRIVE, BLYTHEWOOD, SC

±250,000 SF

FOR LEASE

**INDUSTRIAL
BUILD TO SUIT**



SOUTHEAST
INDUSTRIAL PROPERTIES

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Blythewood, South Carolina
Carolina Pines Industrial Park

UP TO 250,000 SQUARE FEET

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PROPOSED PHASE 1 SPECIFICATIONS

BASE BUILDING SHELL

Building size	±250,000 SF
Available SF	±250,000 SF
Site size	±94 acres for development
Building dimensions	250'x 1000'
Construction	Tilt concrete panel
Clear height	36' clear height
Column Spacing	50' x 50'
Car parking	172 parking spots

TRUCK COURT

Truck loading dock	200' deep truck court
Truck court	10' concrete dolly pad
Trailer parking	Up to 66 trailer spaces
Dock doors	24 dock-high doors (expandable to 54 doors)
Drive-in doors	2 doors

EQUIPMENT

7' x 8' 30,000 lb. recessed mechanical levelers at 24 dock-high doors

FLOORS

6" reinforced concrete
Rack loading up to 6,000 lb. Point loading on 3" x 4" base plate



WALLS

Tilt-up concrete wall panels

ROOF

60mil white TPO roof
Insulated roof (R-Value of 22)
External gutters and down spouts

FIRE PROTECTION

ESFR fire suppression system with fire pump

WATER & SEWER

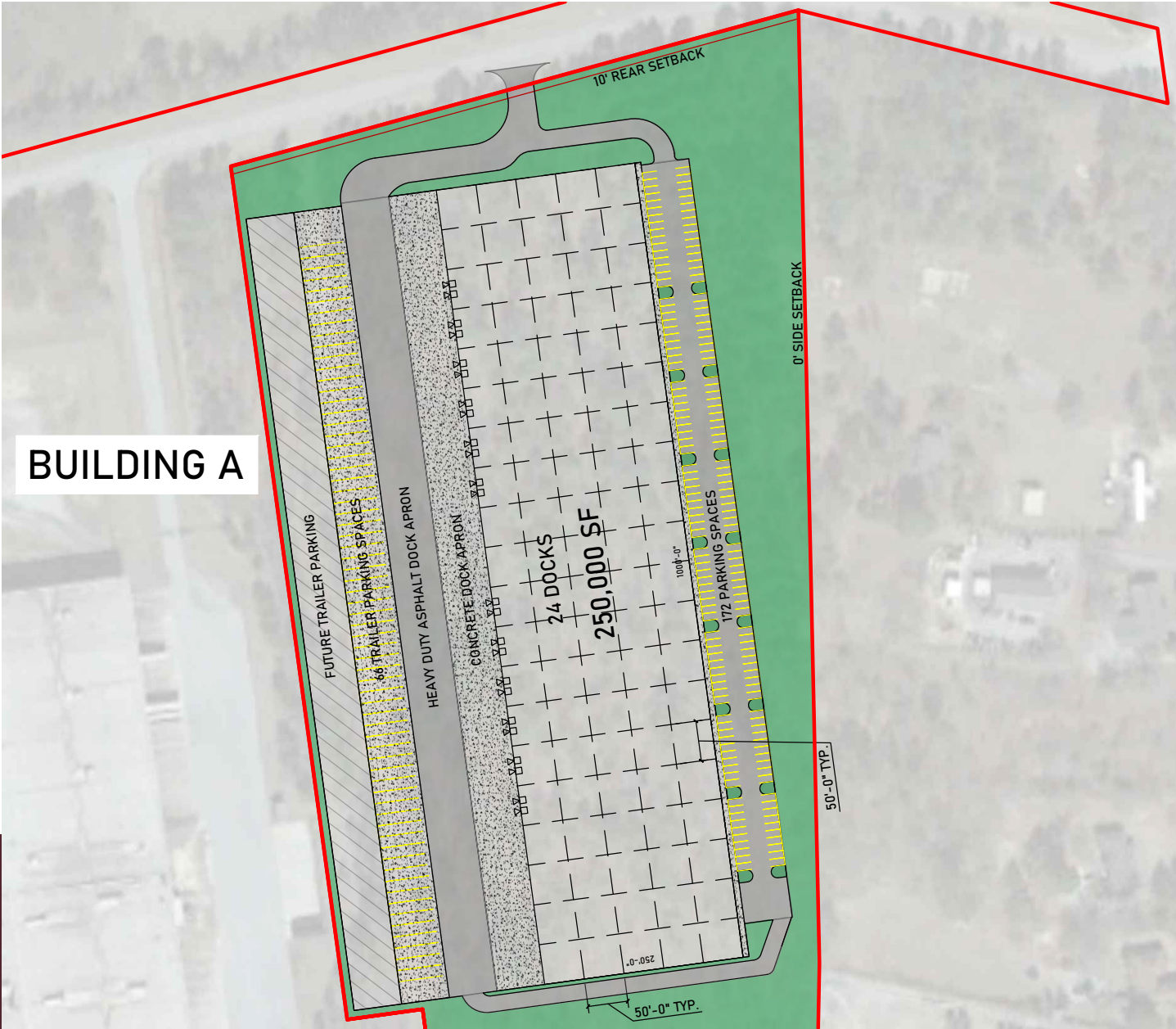
Sanitary sewer lines	City of Columbia
Domestic water line	City of Columbia

ELECTRICAL, LIGHTING, HEATING

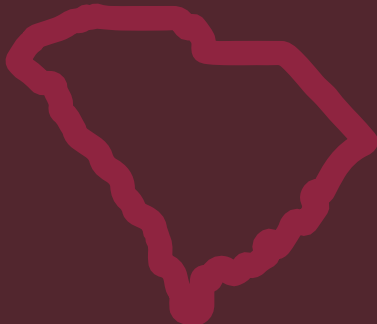
Electrical	Dominion Energy: 2400 amps / 480 volts / 3 phase power
Lighting	LED motion-controlled high-bay lights 25-foot candle without tenant racking
Ventilation	1 air change per hour
Heating	Unit heaters for freeze protection

SITE PLAN

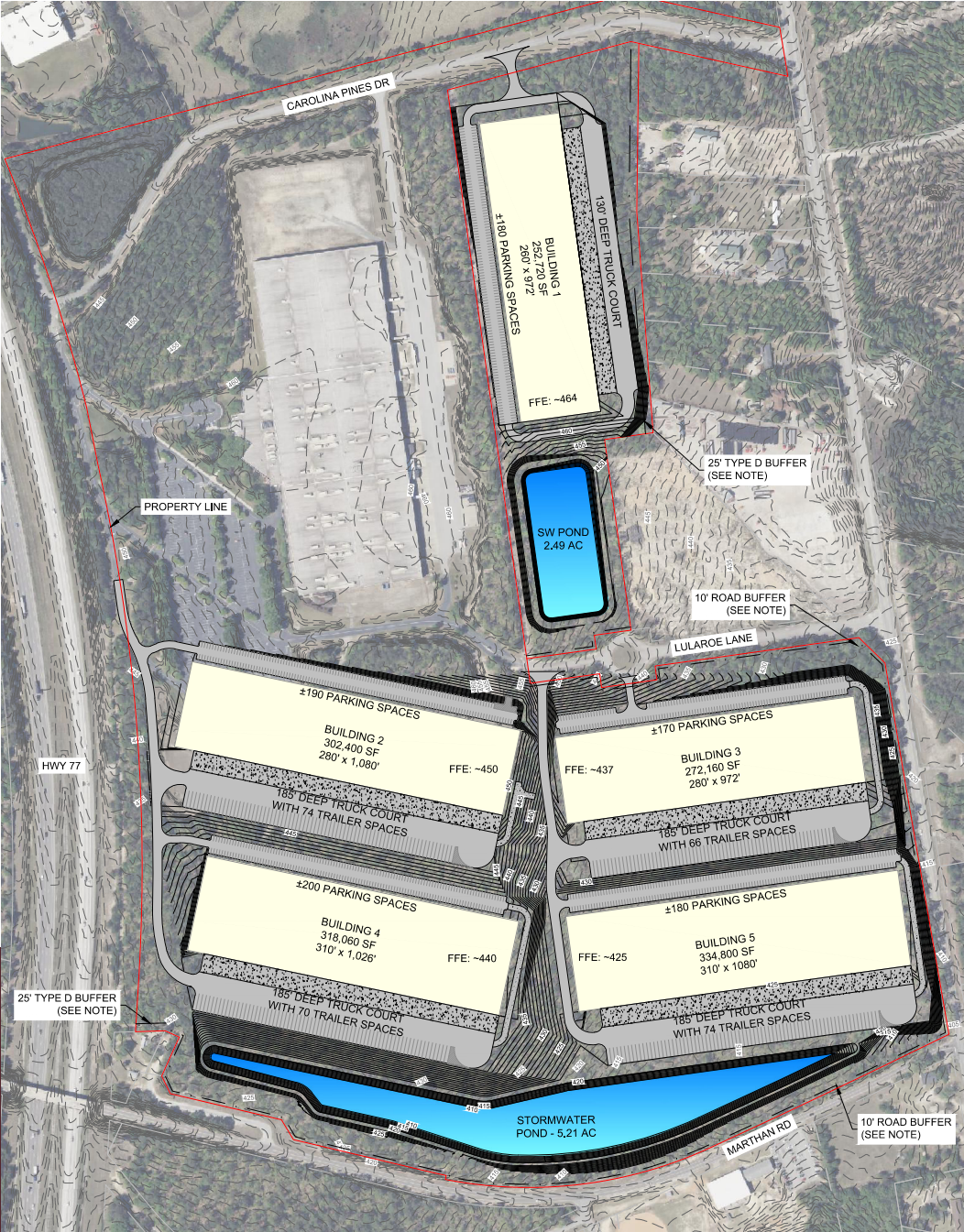
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BUILDING A

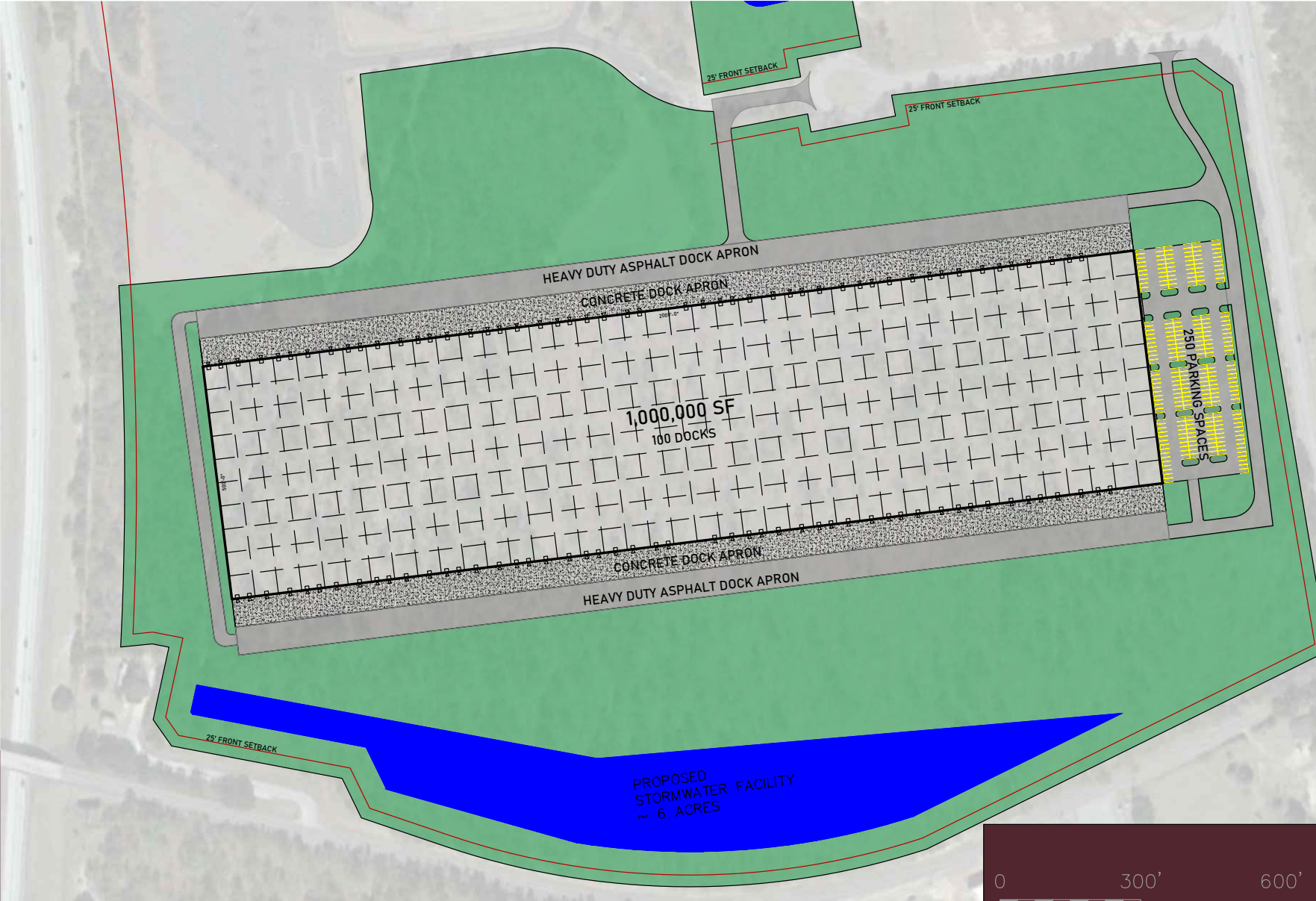


SITE PLAN - ADDITIONAL DEVELOPMENT OPTION 1



SITE PLAN - ADDITIONAL DEVELOPMENT OPTION 2

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1 Site Plan
2 Scale: See Graphic

0 300' 600'
GRAPHIC SCALE (FEET)

CAROLINA PINES INDUSTRIAL PARK

Weston Inc. is developing this Class A facility at 2000 Carolina Pines Drive within Carolina Pines Industrial Park, which consists of approximately two million square feet of industrial space near Scout Motors manufacturing facility in Blythewood, SC.

Other tenants in the park include Amazon, Xerxes, Constantia Flexibles, Charter Nex, Husqvarna, Owens Corning, Schneider Electric, Amcor, Iron Mountain, Intertape Polymer Group and more.



110 Belk Court



2000 Carolina Pines Dr.



Charter Next Generation



10700 Farrow Road - Amazon/Xerxes



Collett Spec Building

Why Carolina Pines?



±2 miles to I-77
±3 miles to
Scout Motors



2/3 of US population
within 2 days drive



Ideal for last-mile
facilities

Access to Clients, Customers and Suppliers

Scout Motors' future ±1,600-acre manufacturing plant sits approximately five miles away, providing new opportunities for warehouse, distribution and manufacturing in Richland County.

Labor Market

The central South Carolina region is home to more than 12 colleges and universities and anchored by the University of South Carolina's main campus. USC's international business program is the highest ranked in the nation, and more than 80 manufacturing and manufacturing-related degree programs are offered at four technical colleges. All are committed to educating, enlightening and training our regional workforce, propelling technological innovation, driving next-gen research and strengthening our global competitiveness.

Tax Incentives

- No state property tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Favorable corporate income tax structure
- No local income tax

Transportation Access

South Carolina is just a two days' drive from nearly 208 million Americans—that's two-thirds of the US population.



BLYTHEWOOD, SOUTH CAROLINA | SOUTHEASTINDUSTRIALPROPERTIES.COM

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Colliers

THE AREA

“The Central SC Region is home to more than 170 foreign-affiliated facilities including major brands like Michelin, Capgemini, Husqvarna, and Samsung. With our skilled, driven workforce, strategic location near the most productive and efficient seaport in North America, an integrated rail and highway system, pro-business regulatory environment, and affordable energy costs, we’re the place global business comes to flourish.

South Carolina continues to set new records in exports and is the nation’s repeat top exporter of tires and passenger vehicles. In 2022, the state exported \$31.5 billion in goods to the world, placing it among the top 20 exporters in the U.S. Collaboration efforts with companies worldwide through programs like the State Trade and Export Promotion (STEP) program are helping make S.C. a global competitor in exporting.” - Central SC Alliance

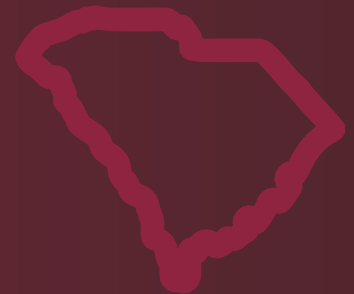
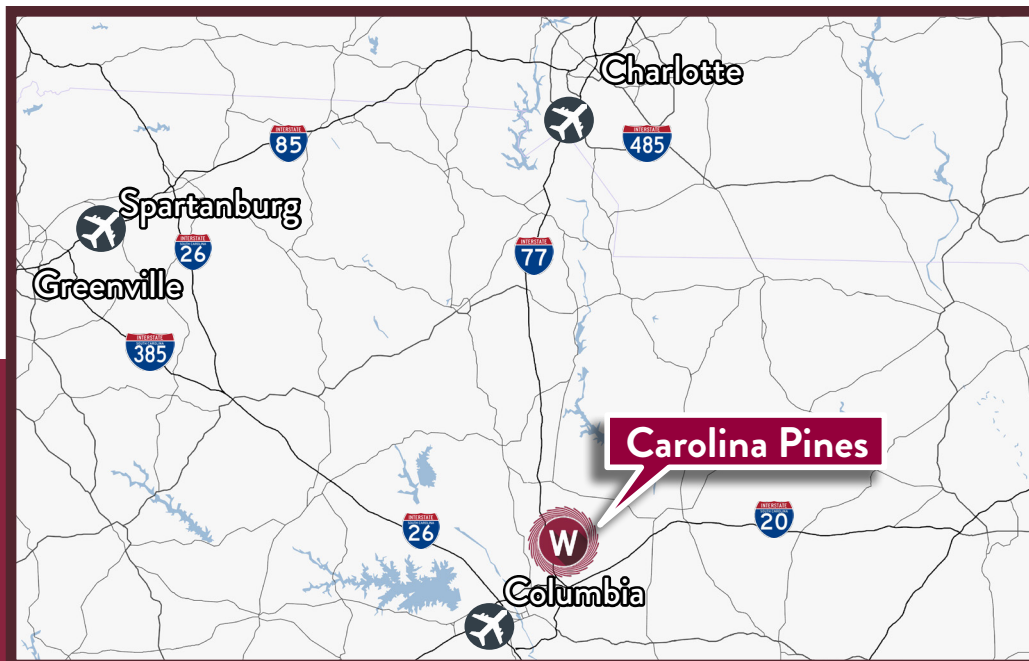
This prime location ensures access to a thriving local industrial community and major transportation routes via I-20, I-26 and I-77. Richland County also has two class I railroads, CSX Transportation and Norfolk Southern Railway, providing direct access to the Port of Charleston.

Scout

amazon

XERXES®

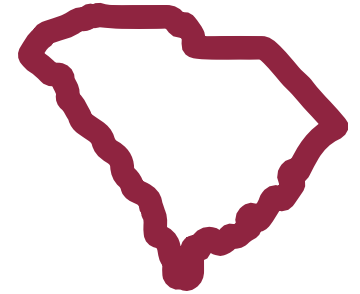
Interstate 77	±1 mile
Scout Motors	±3 miles
Interstate 20	±11.3 miles
Interstate 26	±18.3 miles
Columbia Metropolitan Airport	±26.8 miles
Charleston International Airport	±125 miles
Port of Charleston	±136 miles



WHY SOUTH CAROLINA

ECONOMIC IMPACT

You won't find a more hospitable or business-friendly climate than South Carolina. That's not just our opinion. Area Development Magazine consistently ranks South Carolina as one of the top five states to do business in the nation. We are proud to offer a good value equation to all businesses - enterprise or entrepreneurial.



STATE OF THE YEAR

business facilities (2017)

#1 BEST STATE FOR MANUFACTURING

wallethub.com (2023)
site selection group (2023)

#2 STATE FOR BUSINESS INCENTIVE PROGRAMS

area development magazine (2022)

94 MILLION CONSUMERS

WITHIN A DAY'S DRIVE

#3 STATE FOR DOING BUSINESS

area development magazine (2022)

TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS THROUGH FOREIGN INVESTMENT

ibm-plant location international

#6 HIGHEST POPULATION GROWTH RATE IN U.S.

#3 STATE FOR WORKFORCE TRAINING PROGRAMS

area development magazine (2022)

#3 BEST STATE FOR DOING BUSINESS

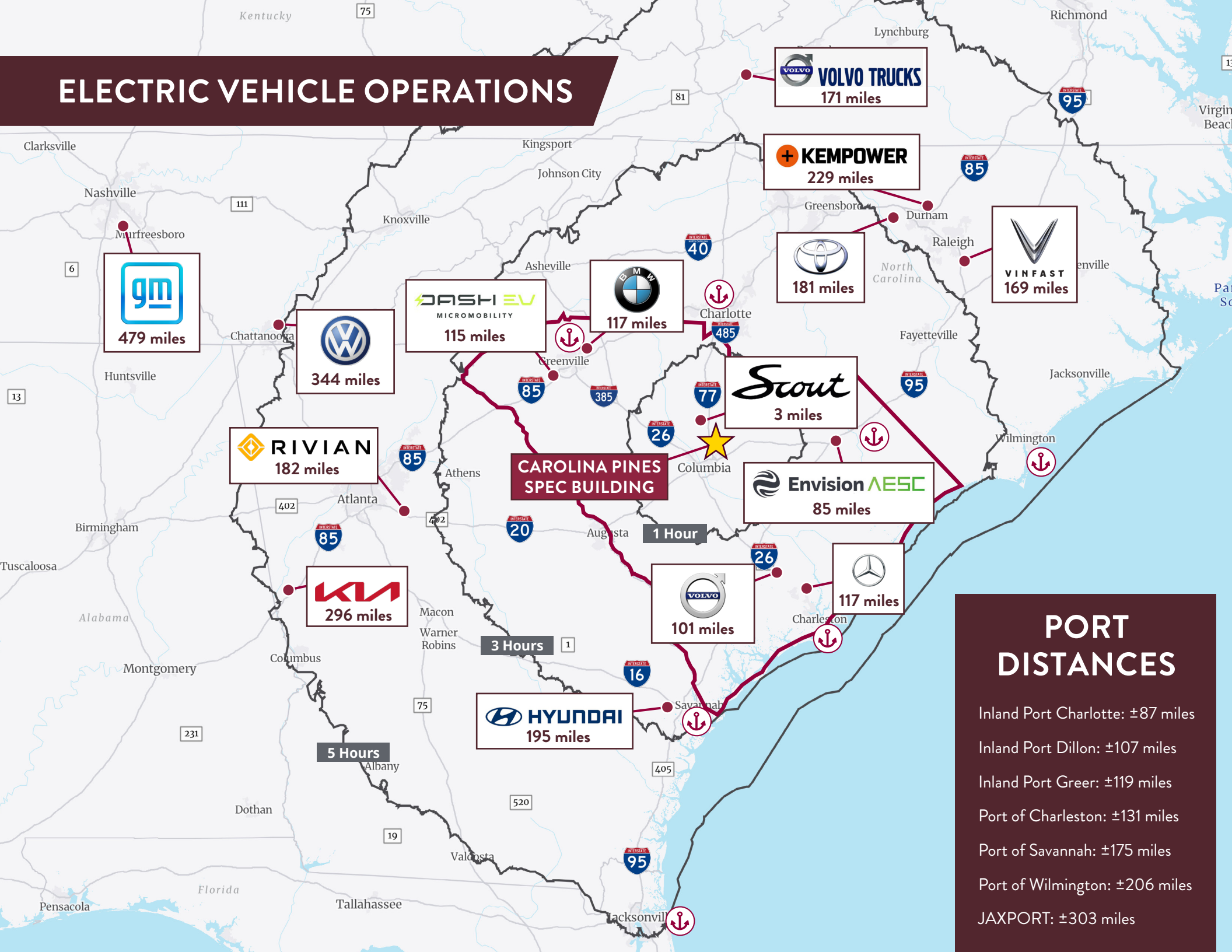
chief executive magazine (2018)

#1 INTERNATIONAL MBA PROGRAM | TOP 3 FOR 31 CONSECUTIVE YEARS UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 22 CONSECUTIVE YEARS UNIVERSITY OF SOUTH CAROLINA

u.s. news and world report (2021)



ELECTRIC VEHICLE OPERATIONS



CAROLINA PINES INDUSTRIAL PARK



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