

# For Lease or Sale

±351,349 SF speculative building  
with **±83,700 SF available for lease**

## Pineview Trade Center

1669 Longwood Rd | Columbia, SC



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**For Lease or Sale**

Contact brokers for pricing



# Technical Specifications

## Building Information

Building size	±351,349 SF
Space available	±83,700 SF
Building dimensions	310'x 1134'
Construction	Tilt concrete panel
Roof	White TPO
Floors	7" concrete slab
Clear height	36'
Typical bay spacing	50' x 54'
Dock (speed bay) spacing	60' deep
Car parking	195 spaces (expandable up to 397)
Electric vehicle ready	Conduit in place for EV charging stations in car and trailer parking areas
Fire Protection	ESFR fire suppression system

Lighting	LED (warehouse fully lit)
Electrical	3,000 amp service, 480/277v 3-Phase Two panels pre-ordered: 800 amp, 480 volt

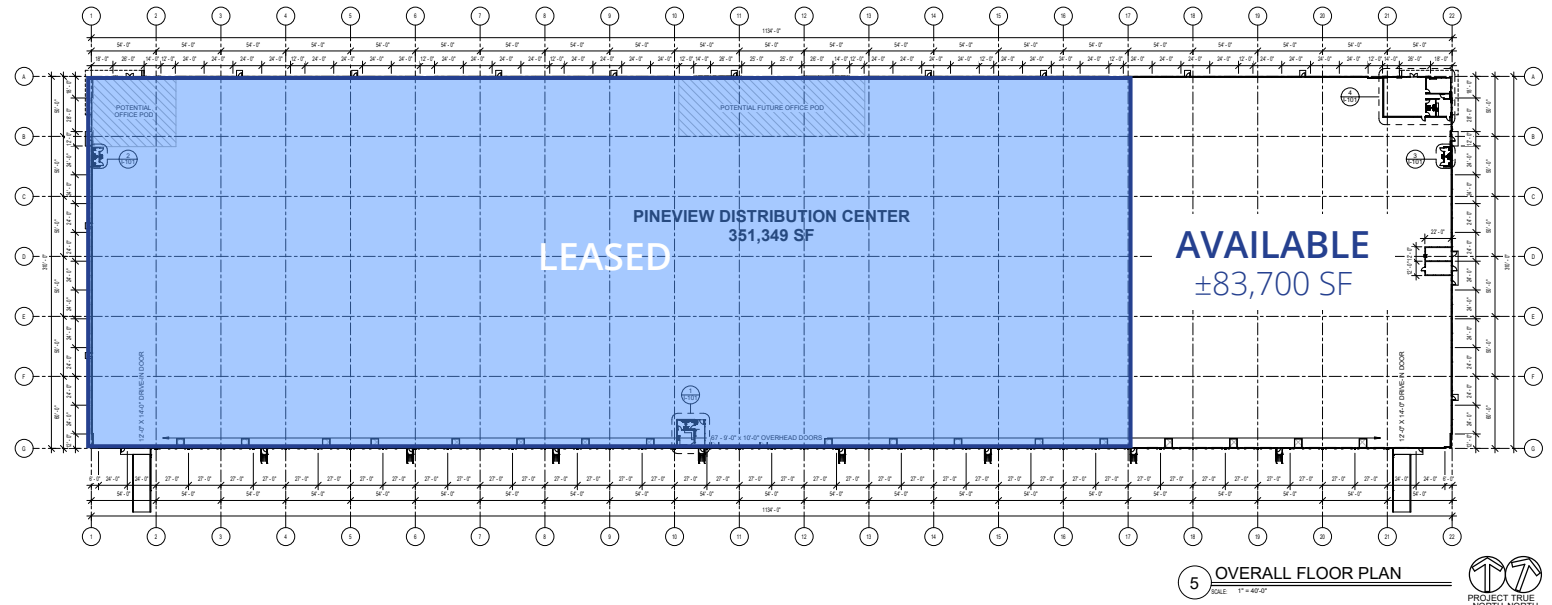
## Truck Court

Truck loading dock	185' deep truck court
Trailer parking	80 spaces (expandable to 158 spaces or 3 acres of outside storage)
Dock doors	(14) 9' x 10' dock-high doors (4 with packages) in available space
Drive-in door	(1) 12' x 14' drive-in door in available space

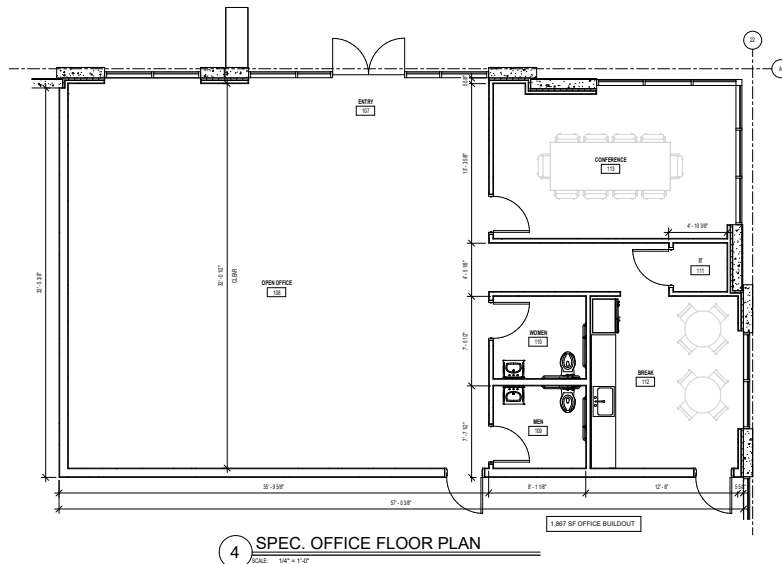
## Infrastructure

Power	Dominion Energy (2) 115 kV transmission lines on site
Gas	Dominion Energy   2" natural gas line on site
Water	City of Columbia   16" water line
Sewer	City of Columbia   30" wastewater main on site
Telecom	AT&T (fiber)

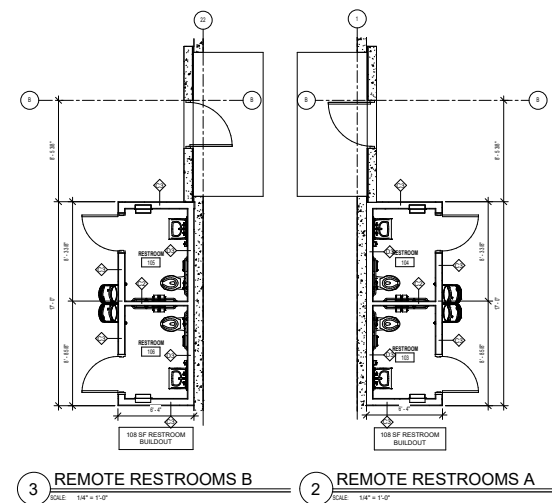
# Floor Plan



## PERMITTED OFFICE SPACE

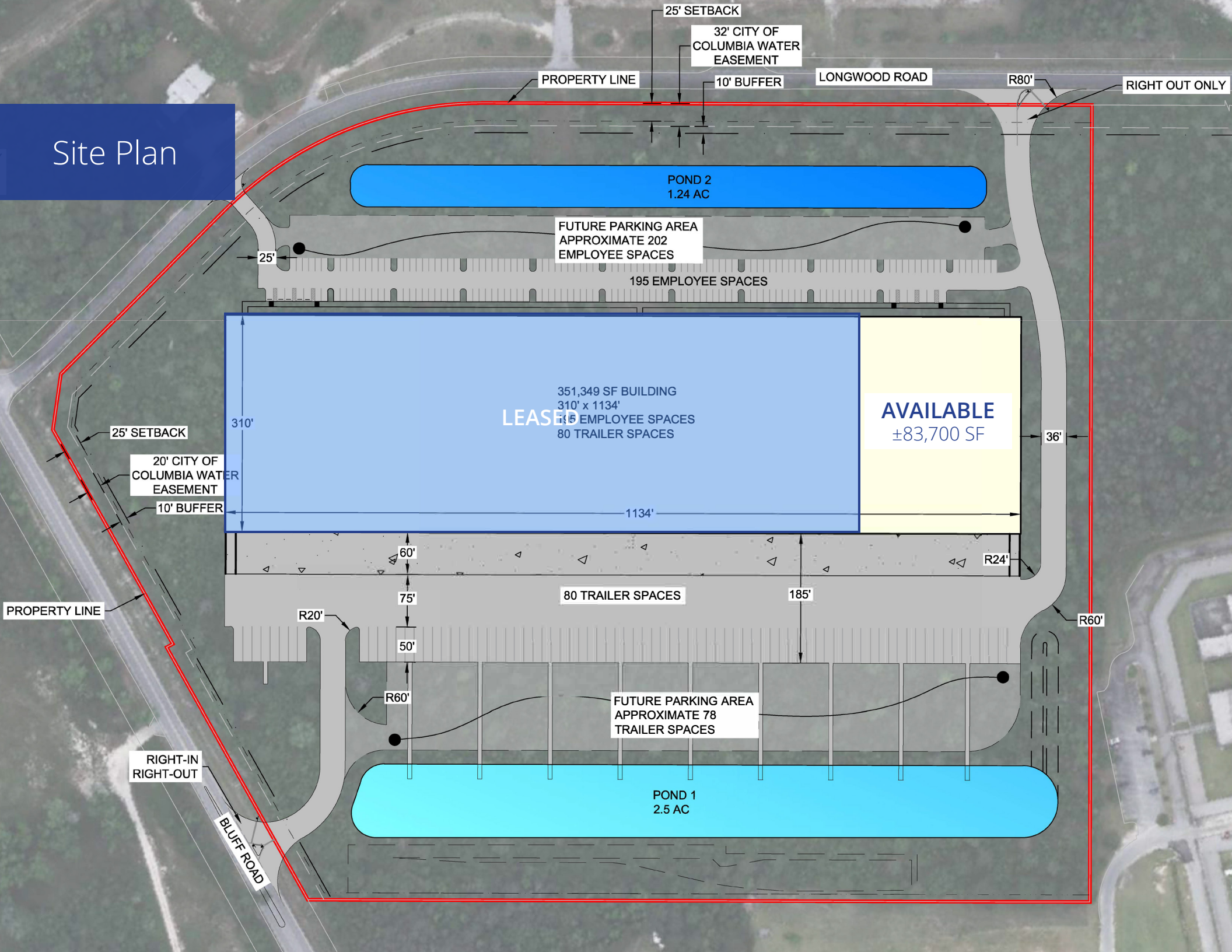


## EXISTING RESTROOMS





# Site Plan







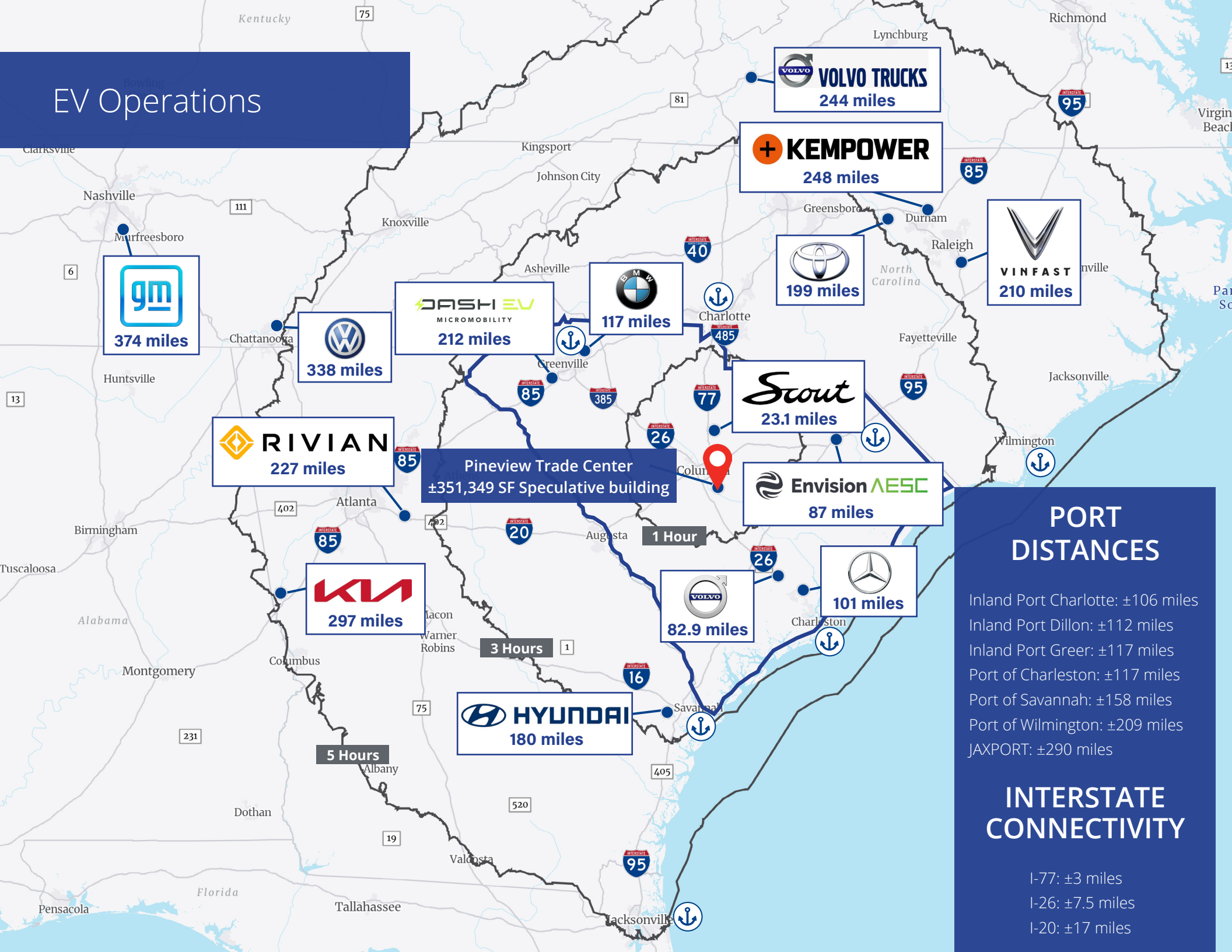
## Pineview Industrial Park

Pineview Industrial Park is located 3 miles from I-77 which offers nearby connectivity to I-20 (East and West) and I-26 (North and South). Access to I-95 and I-85 via I-26 ensures access to every market in the Southeast.

**Pineview Trade Center**  
±351,349 SF speculative building



# EV Operations





## South Carolina



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.

Pineview Industrial Park is located less than two hours from the Port of Charleston, which is now the deepest port on the Eastern Seaboard at 52 feet. The Port of Charleston is currently investing \$2.8 billion in improvements and directly serves over 100 foreign ports.

**#6 HIGHEST POPULATION  
GROWTH RATE IN U.S.**

**#3 STATE FOR DOING  
BUSINESS**  
*Area Development Magazine (2020)*

**BEST MANUFACTURING  
WORKFORCE IN THE NATION**  
*Site Selection Magazine (2025)*

**126 MILLION CONSUMERS  
WITHIN A DAY'S DRIVE**

**#3 STATE FOR LOW  
LABOR COSTS**  
*Area Development Magazine (2020)*

**#4 STATE FOR WORKFORCE  
TRAINING PROGRAMS**  
*Area Development Magazine (2020)*

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

*IBM-plant Location International*

**#3 BEST BUSINESS  
CLIMATE IN AMERICA**  
*Site Selection Magazine (2025)*

**#1 INTERNATIONAL MBA PROGRAM | TOP 3 FOR 35+ CONSECUTIVE YEARS  
UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 25 CONSECUTIVE YEARS  
UNIVERSITY OF SOUTH CAROLINA**  
*U.S. News and World Report (2025)*

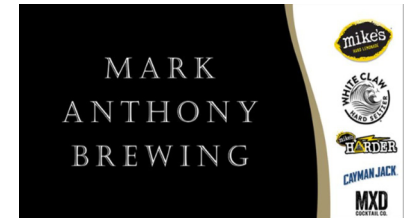


# Central South Carolina

Positioned in the heart of South Carolina and the rapidly growing Southeast, the Central SC region's natural geographic advantage translates into efficient connections to customers and suppliers. Combining a desirable location with smart investments in infrastructure, competitive industrial utility rates and a cost of living well below the national average, Central SC delivers a globally connected, world-class home.

- [CentralSC Alliance](#)

## Major Employers







Colliers

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Summit  
Real Estate Group