



±58 acres
±19.4 usable acres

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Highway 321



FOR SALE

360° Aerial Tour

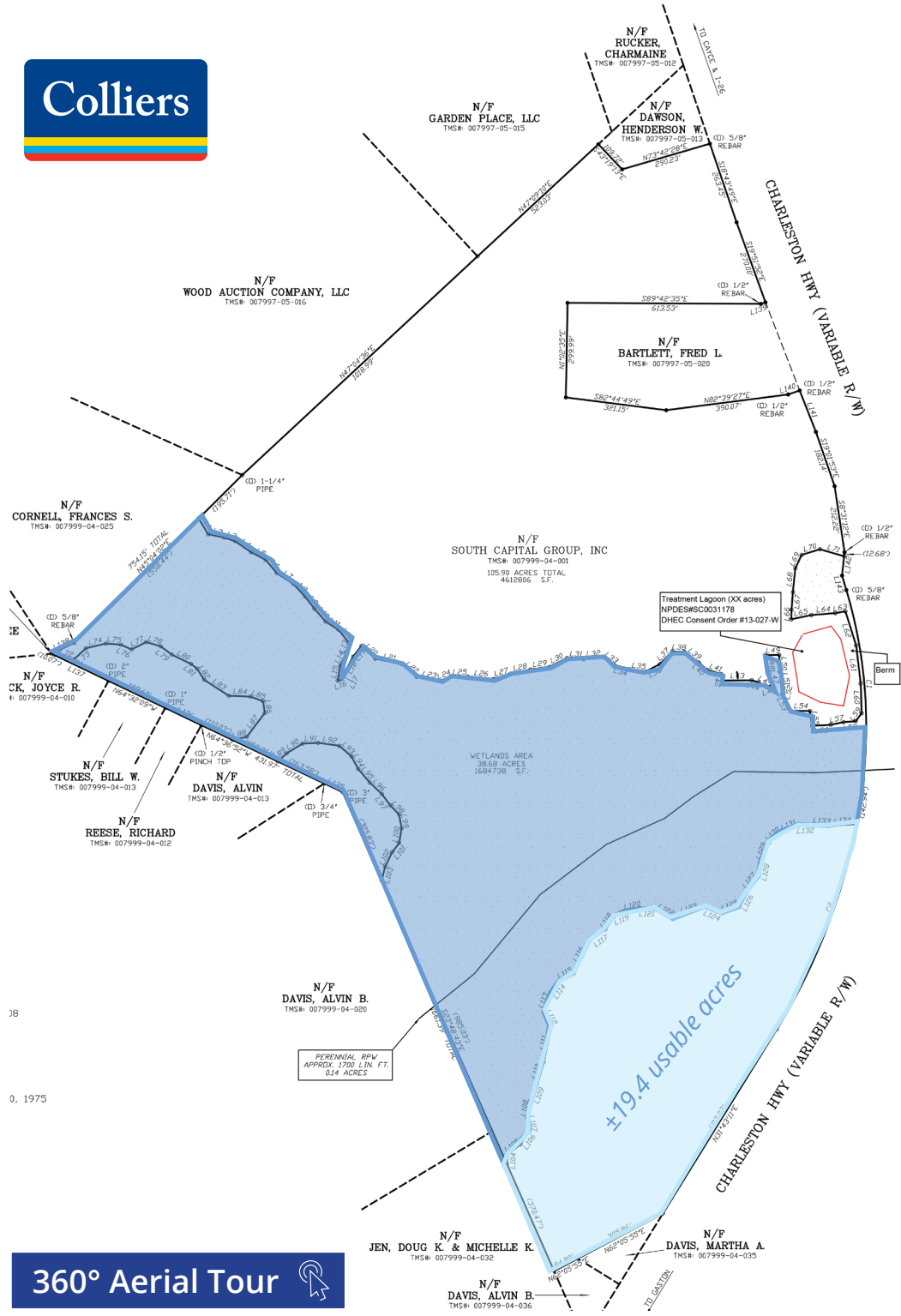
±58-Acre Industrial Development Opportunity with Easy Access to I-26 & I-77

Sale Price: \$853,600

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Highway 321, West Columbia, SC



Highway 321 | West Columbia

Property Overview

- ±58-acre site located along Highway 321 in West Columbia
- Approximately ±19.4 acres identified as developable based on wetlands delineation
- Zoned ID (Intensive Development) in Lexington County, allowing for a wide range of uses
- Utilities available via the City of Cayce, including:
 - 12-inch water main
 - 14-inch sewer force main along Highway 321
- Easy access to the site from either I-26 or I-77

Property Details

Address	Highway 321 West Columbia, SC 29172
County	Lexington
TMS	007999-04-001
Acreege	±58 acres <i>approx. 19.4 usable acres</i>
Frontage	±687.4'
Zoning	ID: Intensive Development <i>Lexington County</i>
Utilities	Water — City of Cayce Sewer — City of Cayce

360° Aerial Tour

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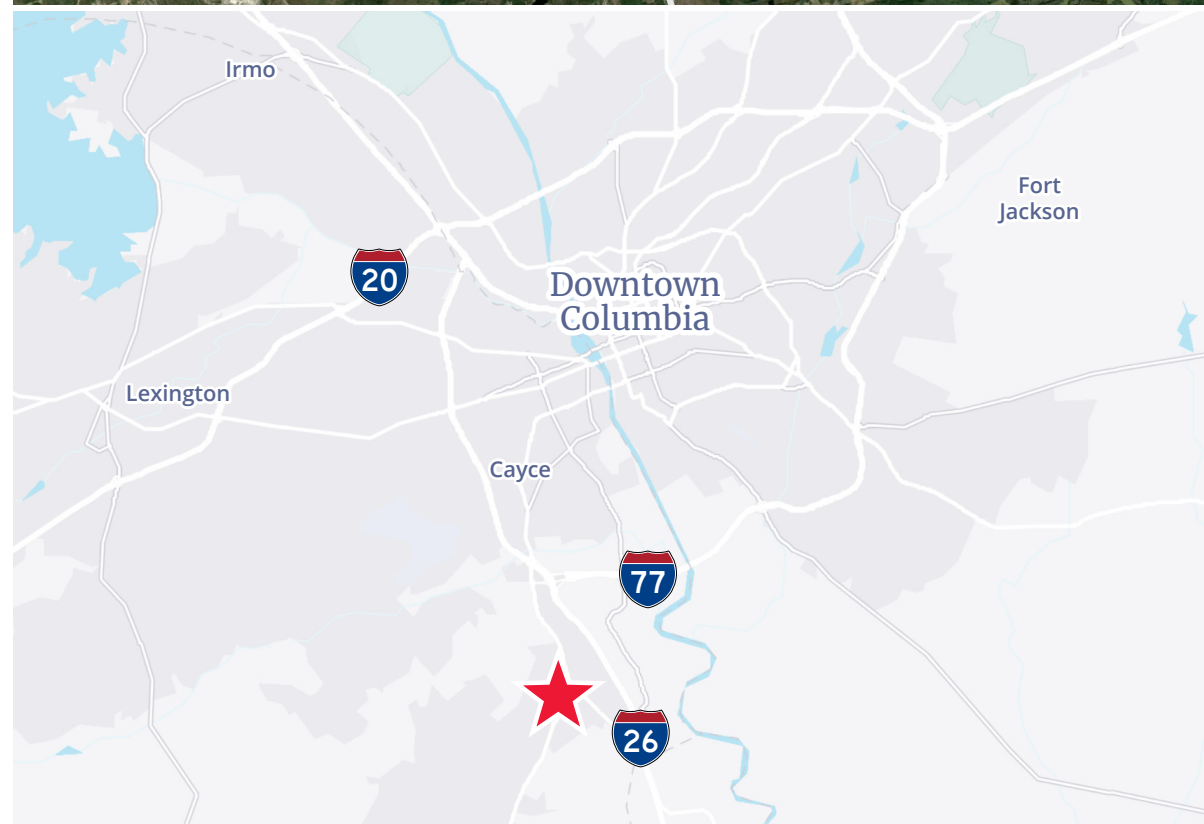
Highway 321 | West Columbia

Location Overview

The property is strategically located along Highway 321 in West Columbia, offering exceptional regional connectivity with convenient access to Interstate 26 and Interstate 77.

Positioned within Lexington County and supported by City of Cayce utilities, the site benefits from proximity to established residential communities and existing infrastructure, while natural environmental features provide effective buffers that enhance compatibility with nearby uses.

The surrounding Columbia industrial market is notably strong, with a vacancy rate of approximately 3.76% across more than 80 million square feet of inventory, reflecting sustained tenant demand. Due to increased interest from distribution, light manufacturing and flex-industrial users, coupled with limited speculative development, the market is undersupplied with Class A industrial buildings.



Demographics 2025



Population
1 mile: 1,928
3 miles: 10,659
5 miles: 26,755



Avg. HH Income
1 mile: \$66,915
3 miles: \$75,707
5 miles: \$77,261



Households
1 mile: 729
3 miles: 4,094
5 miles: 10,836



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CONTACT

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360° Aerial Tour 

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LEXINGTON COUNTY INDUSTRIAL PARK

Downtown Columbia

