



Shop Grove Industrial Park

Columbia, South Carolina

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Overview | Shop Grove Industrial Park

The Shop Grove Industrial Park is located at Ranger Point Court & Sparkman Drive in Columbia, South Carolina near Shop Road & I-77 (Exit 5 & Exit 6). The Park consists of a ±217,000 SF warehouse and several undeveloped sites. Site 01 (±5.79 acres) and Site 02 (±7.49 acres) are available for purchase or build-to-suit.



CENTRALIZED ACCESS TO MAJOR HIGHWAYS | The Park is near I-77, which connects Columbia, SC to Charlotte, NC, and provides direct access to I-20 (east-west) and I-26 (north-south). These major highways create efficient transportation routes for goods moving to and from regional markets and major distribution hubs such as:

- Columbia Metropolitan Airport (CAE) (±15 minutes)
- Greenville - Spartanburg Airport (GSP) & the SC Inland Port-Greer (±1.5 hours)
- SC Port of Charleston (±2 hours)
- Atlanta, GA (±3 hours)



INDUSTRIAL CLUSTER PROXIMITY | Columbia is home to a growing industrial and logistics hub, with major companies in automotive, manufacturing, and distribution. Nearby industrial businesses include PODS Moving & Storage, Mygrant Glass Co, 84 Lumber, Renewal by Anderson, Technetics Group, TMC Transportation, Excel Truck Group, Rinker Materials, Jushi USA, Mark Anthony Brewing, FedEx Ground (distribution site) and the Park is located ±20 miles from the new Scout manufacturing facility.



SKILLED WORKFORCE | The area's industrial base is supported by a skilled and growing workforce, partly driven by the presence of Midlands Technical College and the University of South Carolina, which offer workforce development programs geared toward manufacturing, logistics, and engineering



AFFORDABILITY COMPARED TO MAJOR METRO AREAS | Industrial real estate and labor costs in Columbia are generally more affordable than in Charlotte, Greenville, or Charleston, making it an attractive option for companies looking to optimize their operating expenses while staying close to major markets



Contact Broker for
Additional Information 

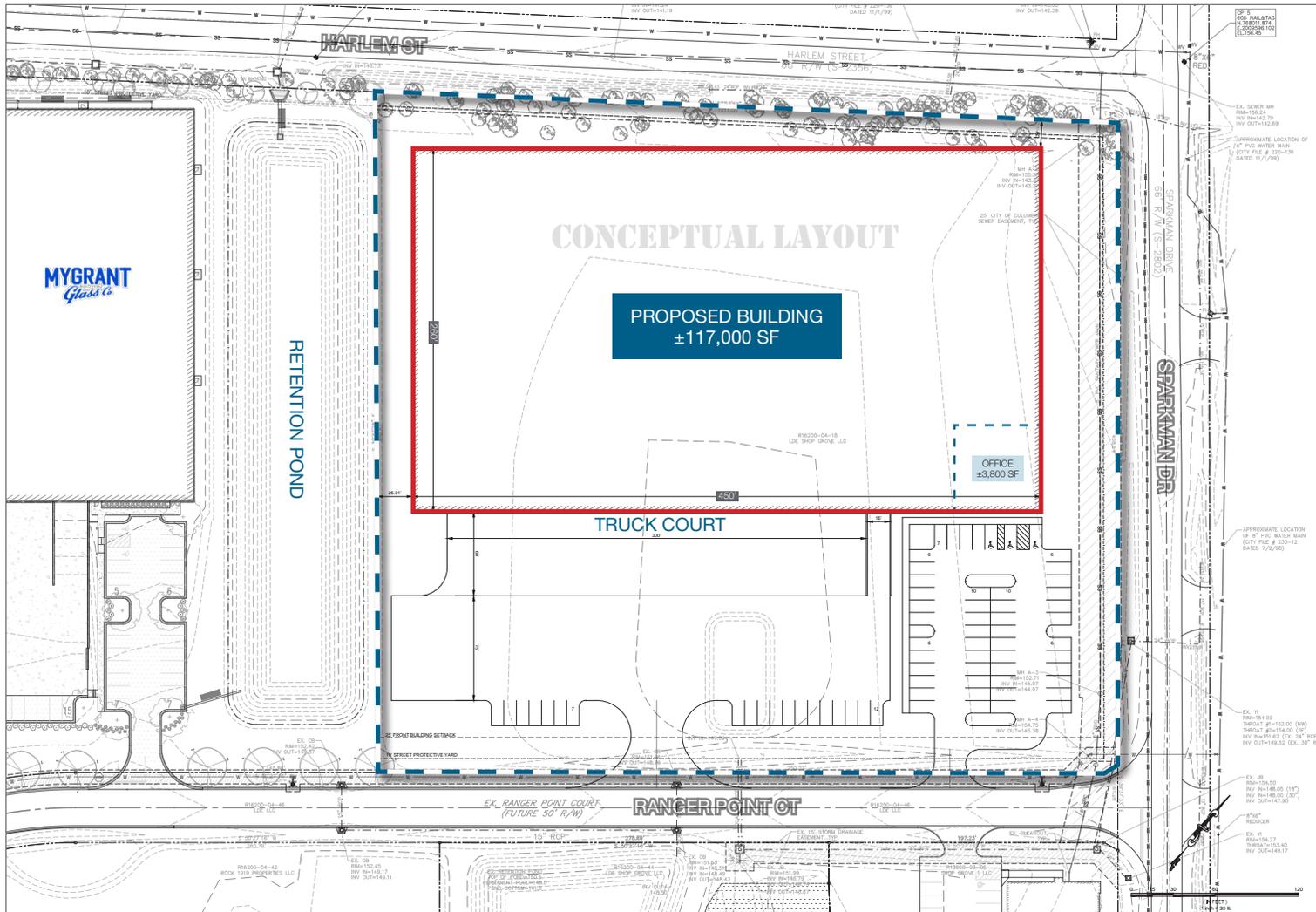
Master Development Plan | Shop Grove Industrial Park

Conceptual Renderings



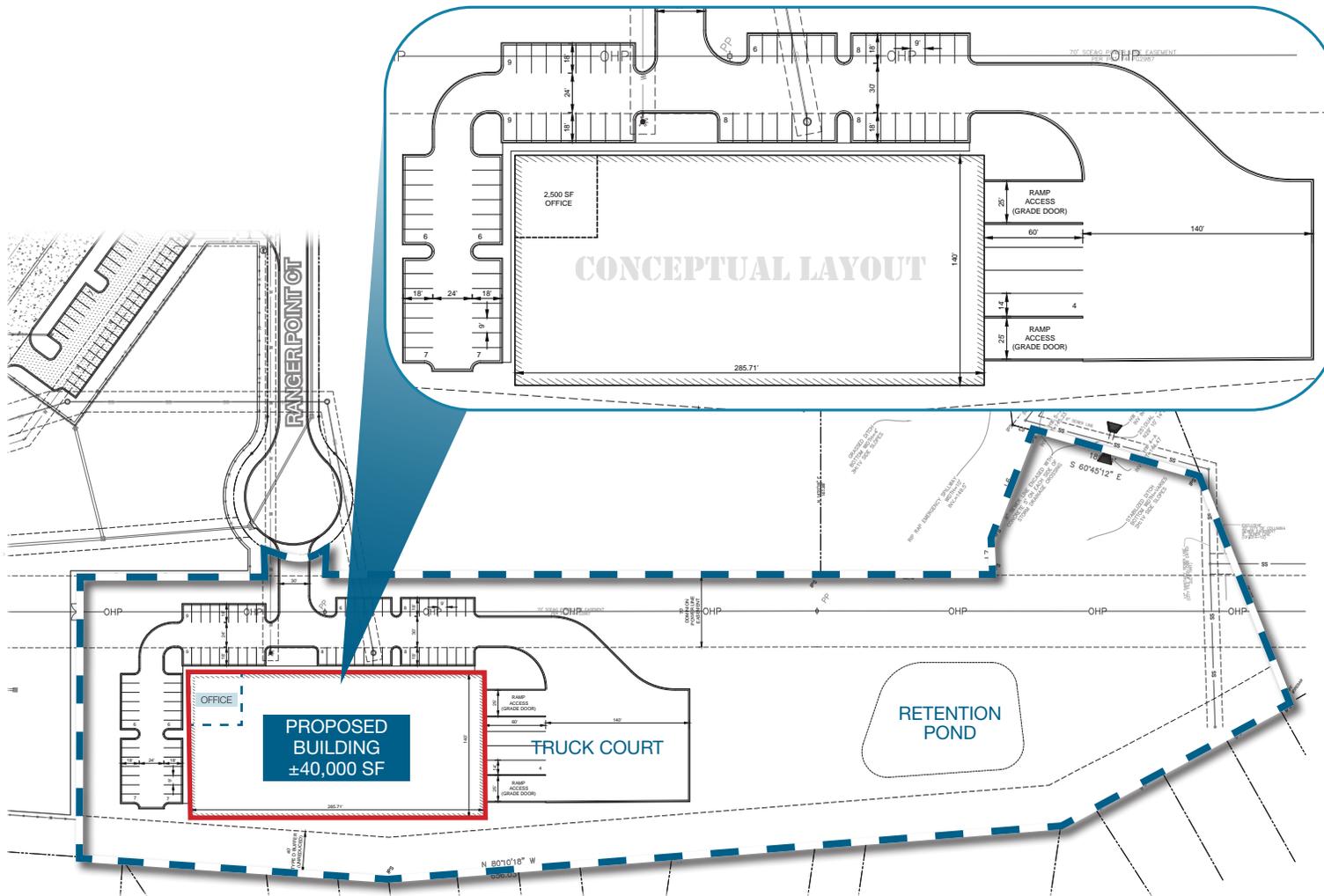
Site 02 | 220 Sparkman Drive

Site Size:	±5.79 acres	Electrical Service Provider:	Dominion Energy
Accommodates Bldg Size:	Up to ±117,000 SF	Gas Service Provider:	Dominion Energy
Zoning:	Light industrial (LI)	Water Service Provider:	City of Columbia
Richland County TM:	R16200-04-18	Sewer Service Provider:	City of Columbia



Site 03 | 135 Ranger Point Court

Site Size:	±7.49 acres	Electrical Service Provider:	Dominion Energy
Accommodates Bldg Size:	±40,000 SF	Gas Service Provider:	Dominion Energy
Zoning:	Light industrial (LI)	Water Service Provider:	City of Columbia
Richland County TM:	R16200-04-45	Sewer Service Provider:	City of Columbia



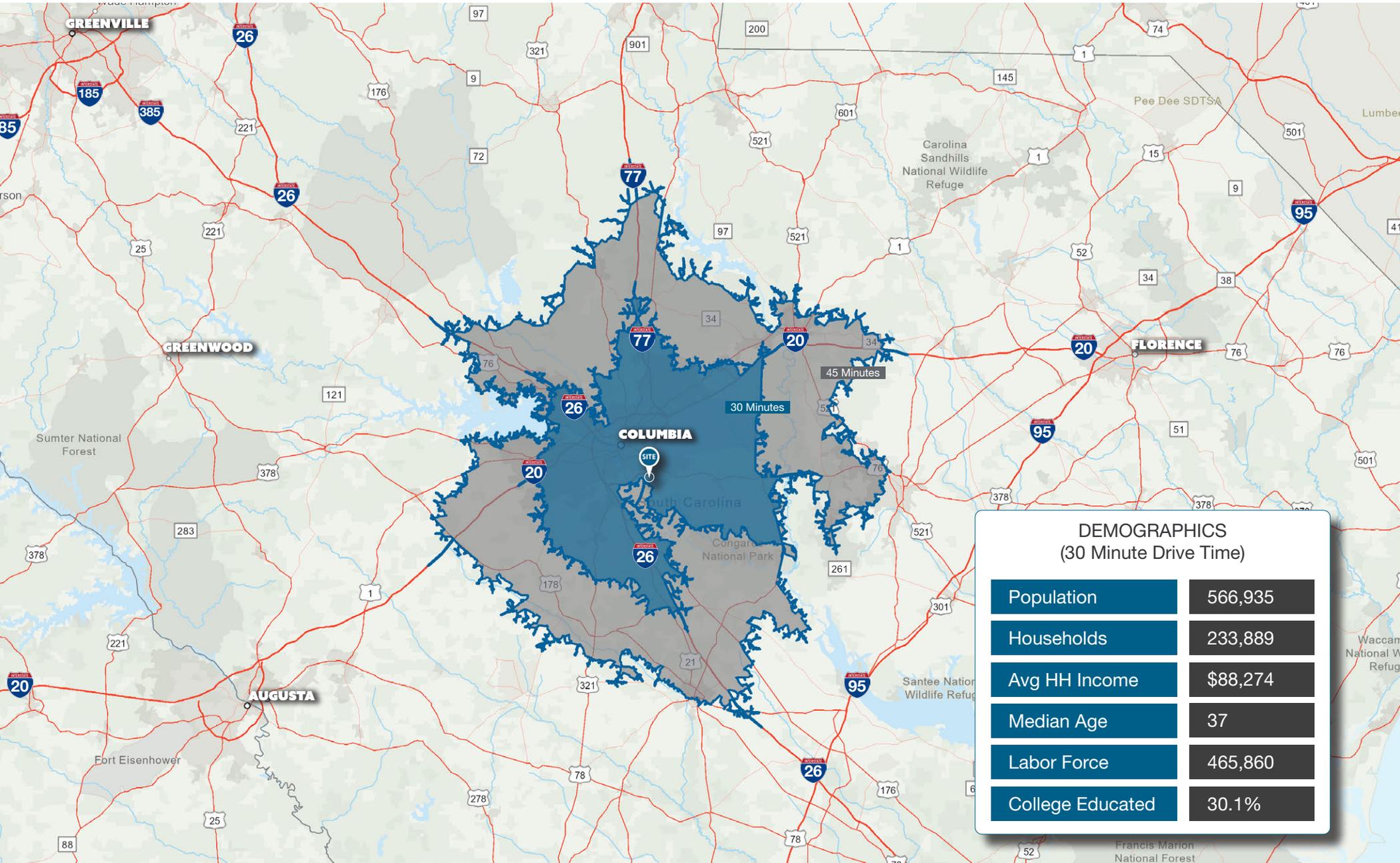
Submarket Map | Shop Grove Industrial Park



Market Map | Shop Grove Industrial Park



Drive Time & Demographics | Shop Grove Industrial Park



The Midlands | Economic Overview

LEXINGTON & RICHLAND
COUNTY ECONOMIC GROWTH
SINCE 2022

\$2.9 BILLION

MORE THAN 5,000 NEW JOBS



LARGEST EMPLOYERS | EMPLOYEES

STATE OF SOUTH CAROLINA | ±32,085

PRISMA HEALTH | ±15,000

UNIVERSITY OF SOUTH CAROLINA | ±6,456

SOUTH CAROLINA RANKS AS ONE OF THE TOP FIVE STATES TO DO BUSINESS IN THE NATION ACCORDING TO AREA DEVELOPMENT MAGAZINE

AGGRESSIVE INCENTIVES POSITION INDUSTRIES FOR GROWTH AND CREATE AN EXCEPTIONAL ECONOMIC CLIMATE THAT MAXIMIZES RETURN ON INVESTMENT.

CAPITAL INVESTMENT IN EV
SINCE 2017 (SC)

\$9.6 BILLION



SC RANKS **#1** IN
PASSENGER VEHICLE EXPORTS
IN THE US

The Newcomers

Scout

\$2 BILLION INVESTMENT

±4,000 NEW JOBS

EV AUTO
MANUFACTURER



MARK ANTHONY
BREWING INC

\$400 MILLION INVESTMENT

±300 NEW JOBS

4TH LARGEST
U.S. BREWER



\$250 MILLION INVESTMENT

±300 NEW JOBS

HIGH-DENSITY FIBERBOARDS
MANUFACTURER



\$99.6 MILLION INVESTMENT

±300 NEW JOBS

BEVERAGE
MANUFACTURER