

# NAI Columbia

Available:  $\pm 42,000$  to  $\pm 98,648$  SF



## Shop Grove Industrial Park

Columbia, South Carolina

### CONTACT

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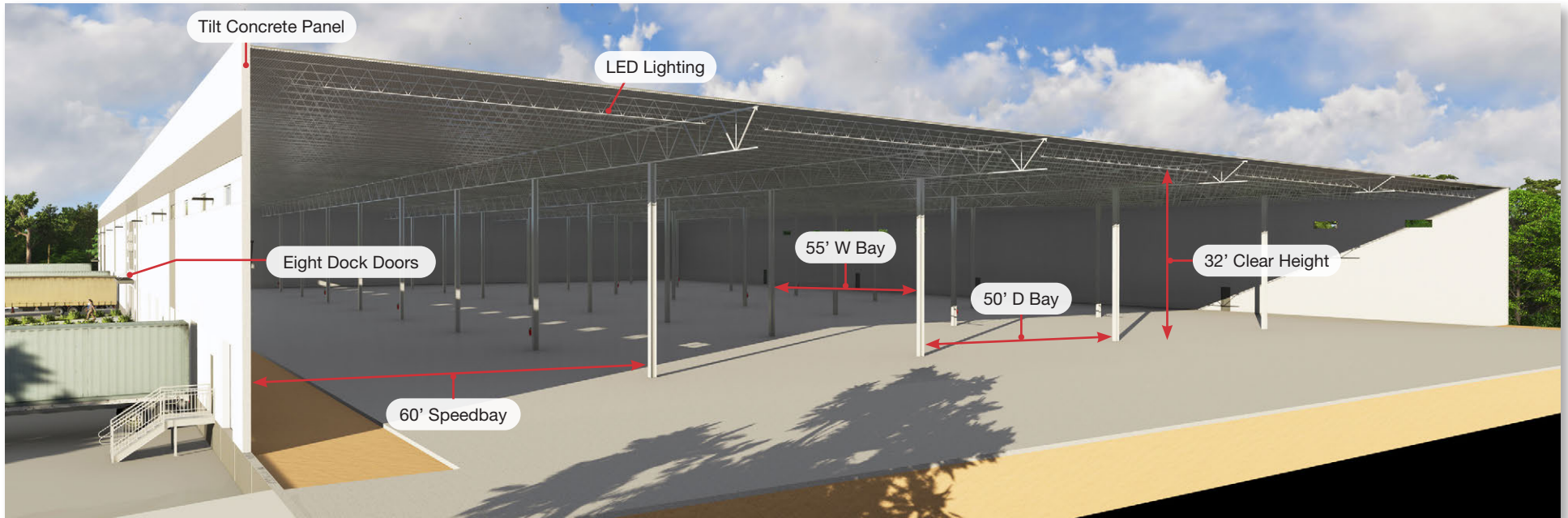
# Building Specifications

The Shop Grove spec building is located at 220 Ranger Point Court, Columbia, SC 29209, in the City of Columbia, off of Shop Road & I-77 (Exit 6). The Park is less than 1-mile from Mark Anthony Brewing, China Jushi USA, and from I-77. The Park is located 20± miles from the new Scout Manufacturing facility. Other businesses in close proximity include: 84 Lumber, PODS, Mygrant Glass, TMC Transportation, FedEx Ground and Carrier Enterprises.

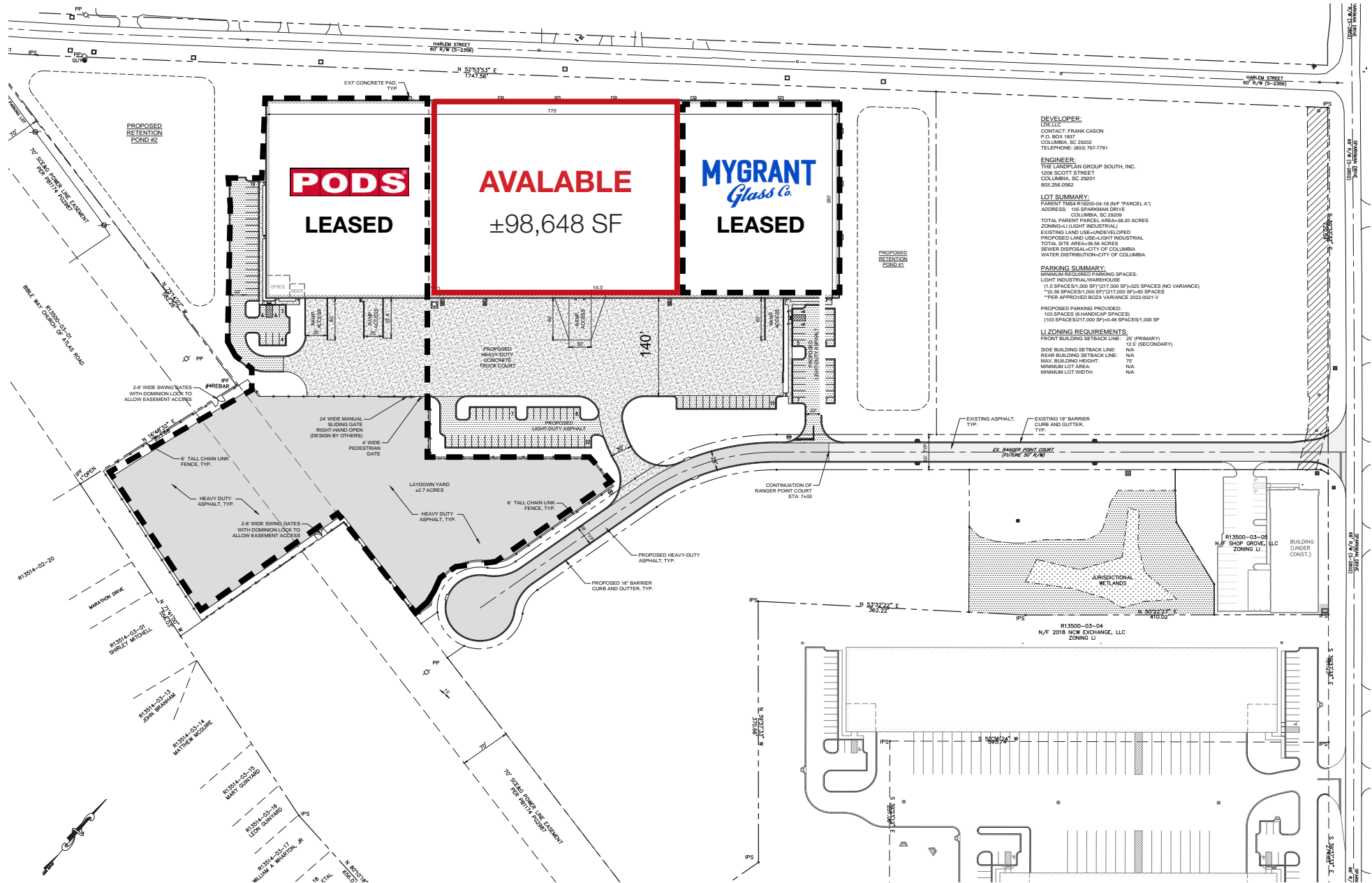
<b>Available SF:</b>	±42,000 SF to ±98,648 SF
<b>Building Dimensions:</b>	775' x 280'
<b>Construction:</b>	Tilt concrete panel
<b>Clear Height:</b>	32'
<b>Typical Bay Spacing:</b>	55' x 50'
<b>Speed Bay:</b>	60'
<b>Car Parking Spaces:</b>	0.41 spaces / 1,000 SF
<b>Truck Court:</b>	140' deep (60' heavy-duty concrete, 80' heavy-duty asphalt)
<b>Available Dock Doors</b>	Six (6) 9' x 10' dock high doors & 12 knockout panels
<b>Available Drive-In Doors:</b>	20' x 20' drive-in door, additional available upon tenant request

<b>Fire Protection:</b>	ESFR System
<b>Sanitary Sewer Lines:</b>	City of Columbia: 6" diameter, 30' from the inside face of the front of the building
<b>Domestic Water Line:</b>	City of Columbia: Installed overhead from the inside face of the front of the building
<b>Electrical:</b>	1,500 kVA transformer onsite
<b>Lighting:</b>	Motion activated LED high-bay lights 30 foot-candles
<b>Ventilation:</b>	Roof exhaust fans with outside air intake louvers mounted in perimeter wall panels
<b>Heating:</b>	Gas unit heaters in warehouse

**Contact brokers for lease rate**



# Site Plan





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# Site - Columbia Market





# Site - Submarket





# Regional Capital Investment Map





# The Midlands - Economic Growth

LEXINGTON & RICHLAND  
COUNTY ECONOMIC GROWTH  
SINCE 2022

**\$2.9 BILLION**



MORE THAN 5,000 NEW JOBS



## LARGEST EMPLOYERS | EMPLOYEES

STATE OF SOUTH CAROLINA |  $\pm 32,085$

PRISMA HEALTH |  $\pm 15,000$

UNIVERSITY OF SOUTH CAROLINA |  $\pm 6,456$

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



\$2 BILLION INVESTMENT  
 $\pm 4,000$  NEW JOBS  
EV MANUFACTURER



MARK ANTHONY  
BREWING INC

\$400 MILLION INVESTMENT  
 $\pm 300$  NEW JOBS  
4<sup>TH</sup> LARGEST U.S. BREWER



\$99.6 MILLION INVESTMENT  
 $\pm 300$  NEW JOBS  
BEVERAGE MANUFACTURER