

CAROLINA PINES

International Commerce Center

SPEC AND BUILD TO SUIT OPPORTUNITIES AVAILABLE



NAIColumbia

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The Carolina Pines International Commerce Center is located within 8± miles of the new Scout Motors manufacturing plant. The site spans ±1,100 acres and the company’s \$2.3 billion investment will build all-electric, next-generation trucks and rugged SUVs harkening back to the iconic Scout vehicles produced from 1960 to 1980.



PARK DETAILS

Park Size: ±35.05 acres
 Total SF: ±379,080 SF
 Total Buildings: 2
 Size Range: ± 158,490 - ±220,590 SF
 Zoning: LI (Light Industrial (Richland County))
 Interstate Access: Excellent
 I-20 (Exit 72) Immediate access
 I-77 (Exit 24) Wilson Blvd
 Wilson Boulevard (±2.1 miles)
 Killian Road (±11 miles)

UTILITIES

Water: City of Columbia
 - will meet ESFR sprinkler system requirements
 Sewer: City of Columbia
 Gas: Dominion Energy
 Electric: Dominion Energy



Jeff Ruble

Director
 Richland County Economic Development Office

Richland County has experienced record-breaking years of investments, most notably in 2023 with the recruitment of over \$2.3 billion in capital investment and nearly 4,600 new jobs. These investments are accelerating opportunities for suppliers and producers to locate in the county and be well-positioned for future success.

	TRANSPORTATION	MILES
	CAE International Airport	25
	Charlotte Douglas International Airport	82
	UPS Air Hub	25
	FedEx Air	25
	FedEx Ground	25
	Port of Charleston	131
	Port of Savannah	175
	I-20	7
	I-77	2
	I-26	17
	Scout Motors	5
	Norfolk Southern Railway	0.5



BUILDING 1

- SIZE: 158,490 SF

- CONCRETE CONSTRUCTION

- REARLOAD CONFIGURATION

- 32' CLEAR HEIGHT

- ESFR SPRINKLER

- ~10 DOCK DOORS

- PARKING: TO SUIT

BUILDING 2

- SIZE: 220,590 SF

- CONCRETE CONSTRUCTION

- REARLOAD CONFIGURATION

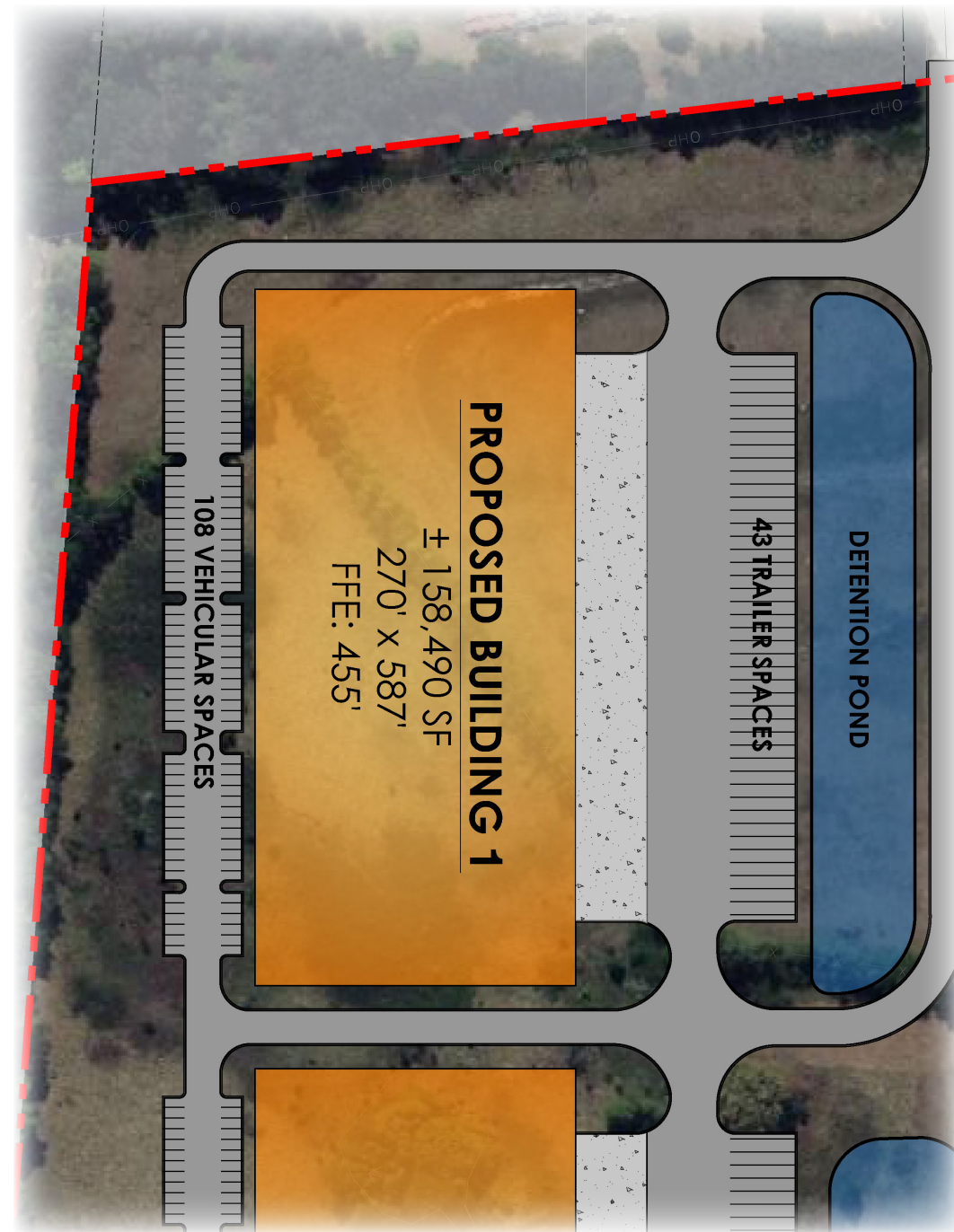
- 32' CLEAR HEIGHT

- ESFR SPRINKLER

- ~40 DOCK DOORS

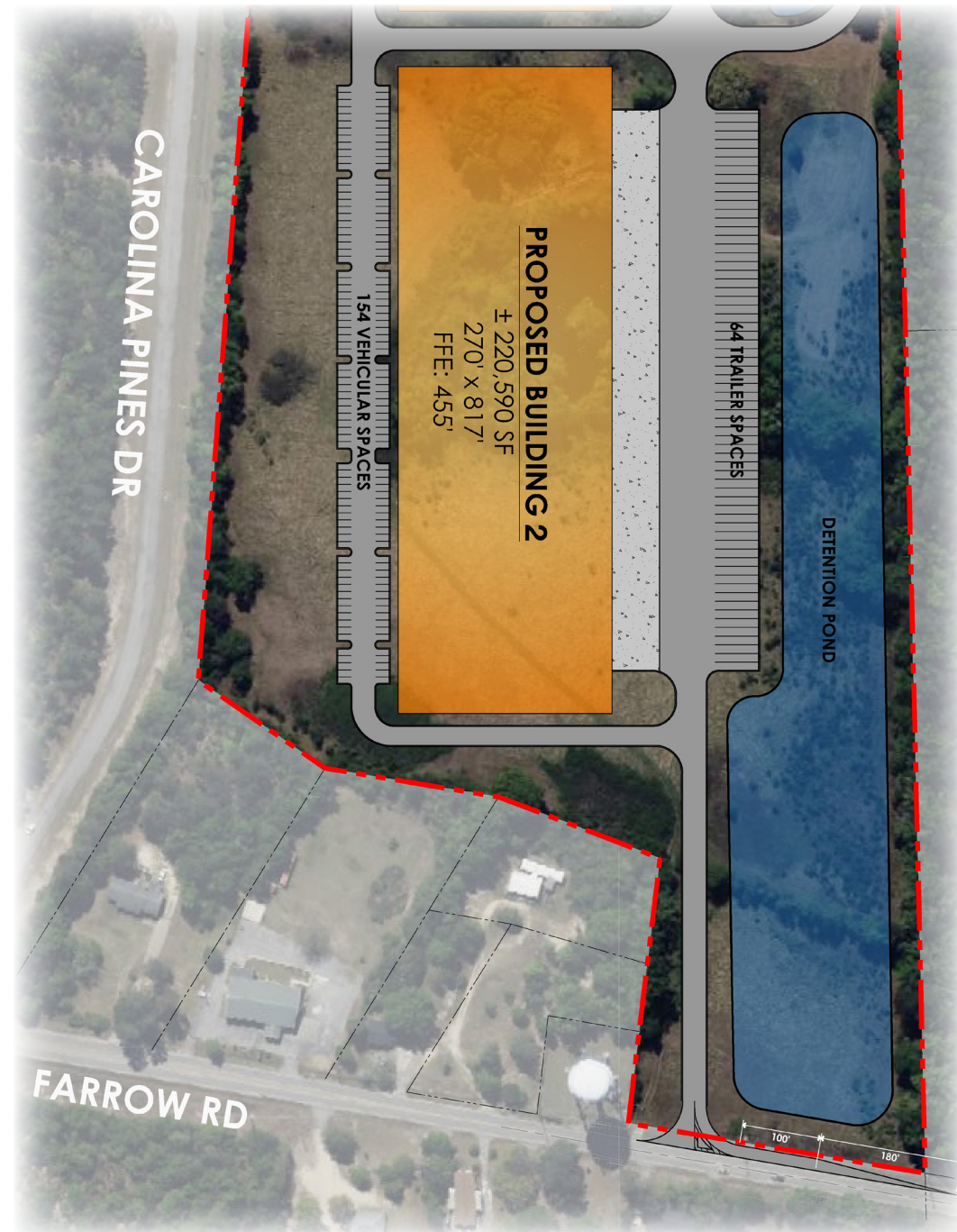
- PARKING: TO SUIT

Size	±158,490 SF Spec Building
Office	To Suit
Configuration	Rearload
Construction	Concrete Tilt Wall
Dimensions	270' x 587'
Clear Height	32'
Lighting	Motion activated LED 25 FC @ 36" AFF
HVAC	Suspended gas heaters and 2.0 air changes/hr
Fire Protection	ESFR with K-22 heads
Columns	~50' x 50' (typ) with 60' speed bay
Dock Doors	~10 - 9' x 10' doors (15 with 40,000 lbs mechanical levelers)
Additional Dock Equipment	To Suit
Drive-In Door	2 -12' x 16' doors
Clerestory Windows	To Suit
Roof	45mil TPO white membrane roofing with R-15 insulation
Slab	7" - 4,000 psi non-reinforced concrete
Truck Court	140 ' deep concrete truck court
Trailer Parking	43
Auto Parking	To Suit
Power	4,000 amp, 277/480 volt service, 3 phase
Utilities	Water: City of Columbia Sewer: City of Columbia Gas: Dominion Power: Dominion



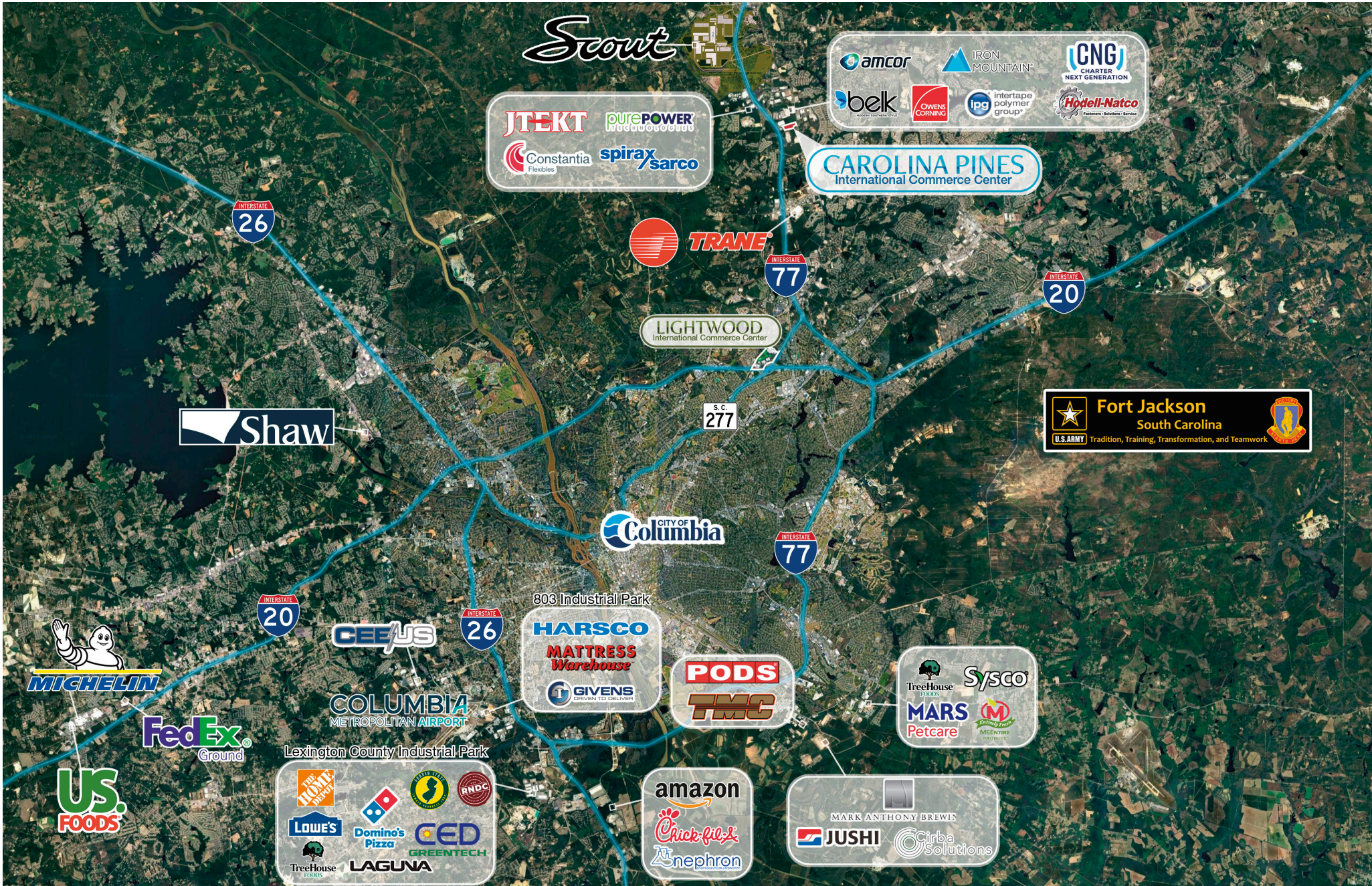
CONTACT BROKERS FOR LEASE RATE

Size	±220,590 SF Spec Building
Office	To Suit
Configuration	Rearload
Construction	Concrete Tilt Wall
Dimensions	270' x 817'
Clear Height	32'
Lighting	Motion activated LED 25 FC @ 36" AFF
HVAC	Suspended gas heaters and 2.0 air changes/hr
Fire Protection	ESFR with K-22 heads
Columns	~50' x 50' (typ) with 60' speed bay
Dock Doors	~40 - 9' x 10' doors (15 with 40,000 lbs mechanical levelers)
Additional Dock Equipment	To Suit
Drive-In Door	2 -12' x 16' doors
Clerestory Windows	To Suit
Roof	45mil TPO white membrane roofing with R-15 insulation
Slab	7" - 4,000 psi non-reinforced concrete
Truck Court	140' deep concrete truck court
Trailer Parking	64
Auto Parking	To Suit
Power	4,000 amp, 277/480 volt service, 3 phase
Utilities	Water: City of Columbia Sewer: City of Columbia Gas: Dominion Power: Dominion



CONTACT BROKERS FOR LEASE RATE





The *Scout* Project

In March 2023, Scout Motors Inc. shared their plan to build new Scout vehicles at a state-of-the-art factory to be built in Blythewood, South Carolina. The site spans 1,100 acres and is located about 20 minutes northeast of Columbia. At the Richland County site, the company will build all-electric, next-generation trucks and rugged SUVs harkening back to the iconic Scout vehicles produced from 1960 to 1980. The company's \$2-billion investment will create 4,000 permanent jobs. At full production capacity, they plan to produce more than 200,000 Scout vehicles annually at the facility.

CAROLINA PINES
International Commerce Center

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to

Via Farrow Road
± 4 Miles
 ± 10 Minutes

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.

Airports

2/3

OF THE U.S. POPULATION ACCESSIBLE WITHIN A DAY'S DRIVE

HOME TO THE **LARGEST**

AIR CARGO OPERATION IN SC AT CAE

Columbia Metropolitan Airport

COLUMBIA
METROPOLITAN AIRPORT

± 25 Miles from Site

70 million pounds of landed weight cargo in 2022

Charlotte Douglas International Airport

CLT
CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

± 82 Miles from Site

Nearly 43 million passengers served annually

INTERSTATES



NE TO SW

FLORENCE, SC TO KENT, TX



SE TO NW

CHARLESTON, SC TO KINGSTON, TN



S TO N

COLUMBIA, SC TO CLEVELAND, OH



N TO S

HOULTON, ME TO MIAMI, FL



ELECTRICITY

SC HAS ONE OF THE LOWEST INDUSTRIAL POWER RATES AT ROUGHLY 14% BELOW THE NATIONAL AVERAGE.

GREEN INITIATIVES ARE ON THE RISE, HELPING BUSINESSES STRETCH THEIR DOLLARS. SC AND POWER COMPANIES PROVIDE REBATES AND INCENTIVES FOR QUALIFIED BUSINESSES.



WATER & WASTEWATER

WITH SEVEN OF THE EIGHT MAJOR RIVER BASINS IN THE STATE FLOWING THROUGH CENTRAL SC, COMPANIES IN THE REGION HAVE ACCESS TO AN ABUNDANT, HIGH-QUALITY SUPPLY OF FRESH WATER.

Ports

Port of Charleston



± 131 Miles from Site

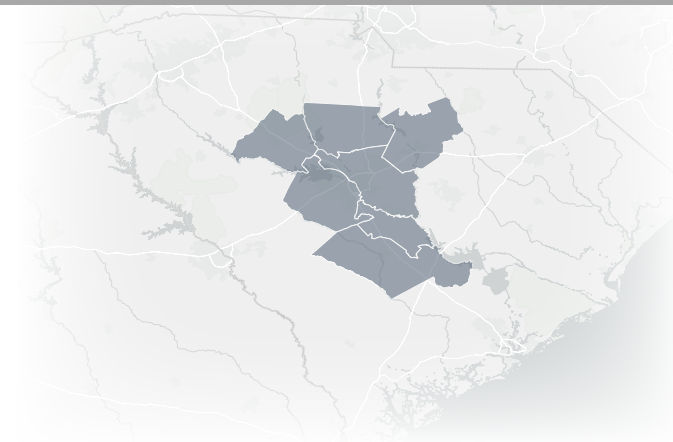
8th largest port in the U.S.

Port of Savannah



± 175 Miles from Site

Largest single-terminal container facility in the nation





#6

BEST STATE FOR BUSINESS
CHIEFEXECUTIVE.NET

#16

BEST CITIES TO START A CAREER
WALLETHUB.COM

3X

THE NATIONAL AVERAGE FOR
WORKFORCE GROWTH

#5

IN THE NATION FOR CONNECTIVITY

\$1.5
BILLION
INVESTMENT
BY GLOBAL
COMPANIES

2
HOURS FROM
THE PORT OF
CHARLESTON

13
COUNTRIES
REPRESENTED BY
30 COMPANIES

24
HOURS FROM
2/3 OF US
MARKET

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

CAPITAL INVESTMENT IN EV
SINCE 2017 (SC)

\$9.6 BILLION

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

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

The Newcomers



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



\$400 MILLION INVESTMENT | ±300 NEW JOBS | 4TH LARGEST BREWER IN THE US



\$323 MILLION | ±300 NEW JOBS | EV BATTERY MATERIALS MANUFACTURER



\$1 BILLION | ±120 NEW JOBS | CARBON SOLUTIONS SUPPLIER & MANUFACTURER

NAI Columbia

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Scout Site - March 2025