

FOR SALE | ±185,037 SF INDUSTRIAL COMPLEX

101 ENTERPRISE PARKWAY

W. COLUMBIA, SOUTH CAROLINA 29170



[View Property Video](#)

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Offering Memorandum

8 MILES FROM 3
INTERSTATES

NEAR I-26 &
METRO
AIRPORT

BEAUTIFUL
FACILITY



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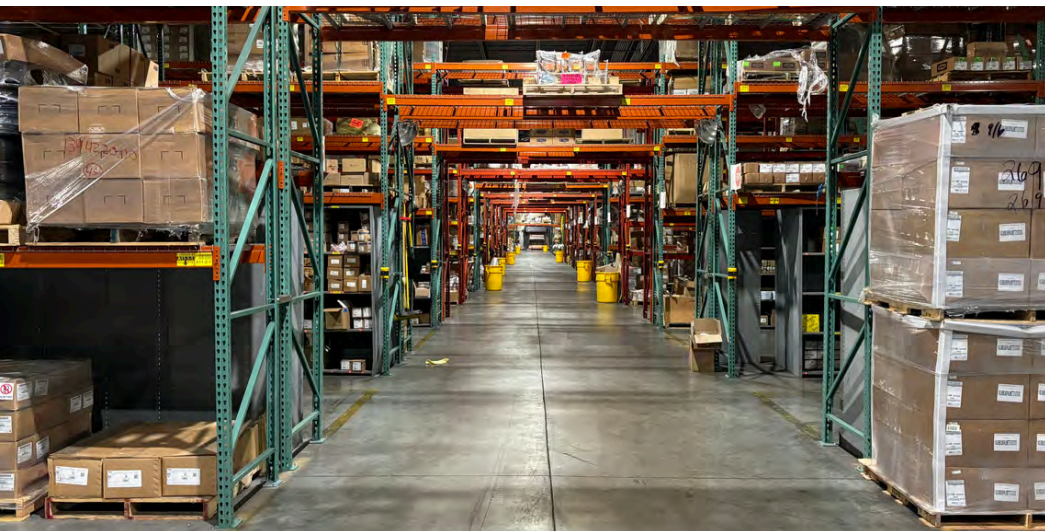


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An aerial photograph of a residential and commercial area. The image shows a grid of streets with houses on the left and larger commercial buildings on the right. A table of contents is overlaid on the right side of the image. The text is in a bold, dark blue font. The background is a faded aerial view of the area.

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OFFERING SUMMARY

Wilson Kibler is pleased to present 101 Enterprise Parkway, in West Columbia, South Carolina. This is an opportunity to acquire a ±185,037 square-foot building well located in the West Columbia market. 101 Enterprise Parkway is located near I-26 and the Columbia Metro Airport. The Columbia industrial market is 63.1mm square feet and low 3.9% vacancy. The West Columbia submarket is 20.6mm square feet and 4.0% vacancy. This industrial park is one of the premier locations in South Carolina and UPS has a hub at the airport nearby.

Located near Interstate 26, the property features a favorable combination of access to I-77, I-20, and I-95. Distance to I-26 is 3 miles, to downtown Columbia is 8 miles, to I-20 is 4 miles and to the Columbia Airport is only 3 blocks.

South Carolina is recognized as one of the strongest economies in the country, and one of the fastest growing states.

\$7.65/SF NNN

TICAM: 0.83/SF

**Call for Sales
Price Guidance**

PROPERTY SUMMARY

ADDRESS	101 Enterprise Parkway, West Columbia, SC 29170
PARCEL NUMBERS	005698-03-015 & 005698-03-011
ZONING	ID- Intensive Development
SPRINKLER	WET
MUNICIPALITY	Lexington County
SITE SIZE	±14.35 Acres,
BUILDING SIZES	±159,267, 17,975, &7,795 Square Feet
YEAR BUILT	1992 & 2021 With Continuous Renovations
CONSTRUCTION	Tilt-Up Concrete
TYPE CLEAR HEIGHT	Warehouse - 21' to 23'
DOCK DOORS	Five (5)
DRIVE-IN DOORS	Three(3)
CAR PARKING	76 Spaces
POWER	600 Amps Each- Three (3) Panels Main Service 500 KW 2 Distribution Transformers

[View Property Video](#)

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PROPERTY SUMMARY

Aerial View | 185,037 SF Buildings | 2 Laydown Yards- 48,492 & 30,321 SF

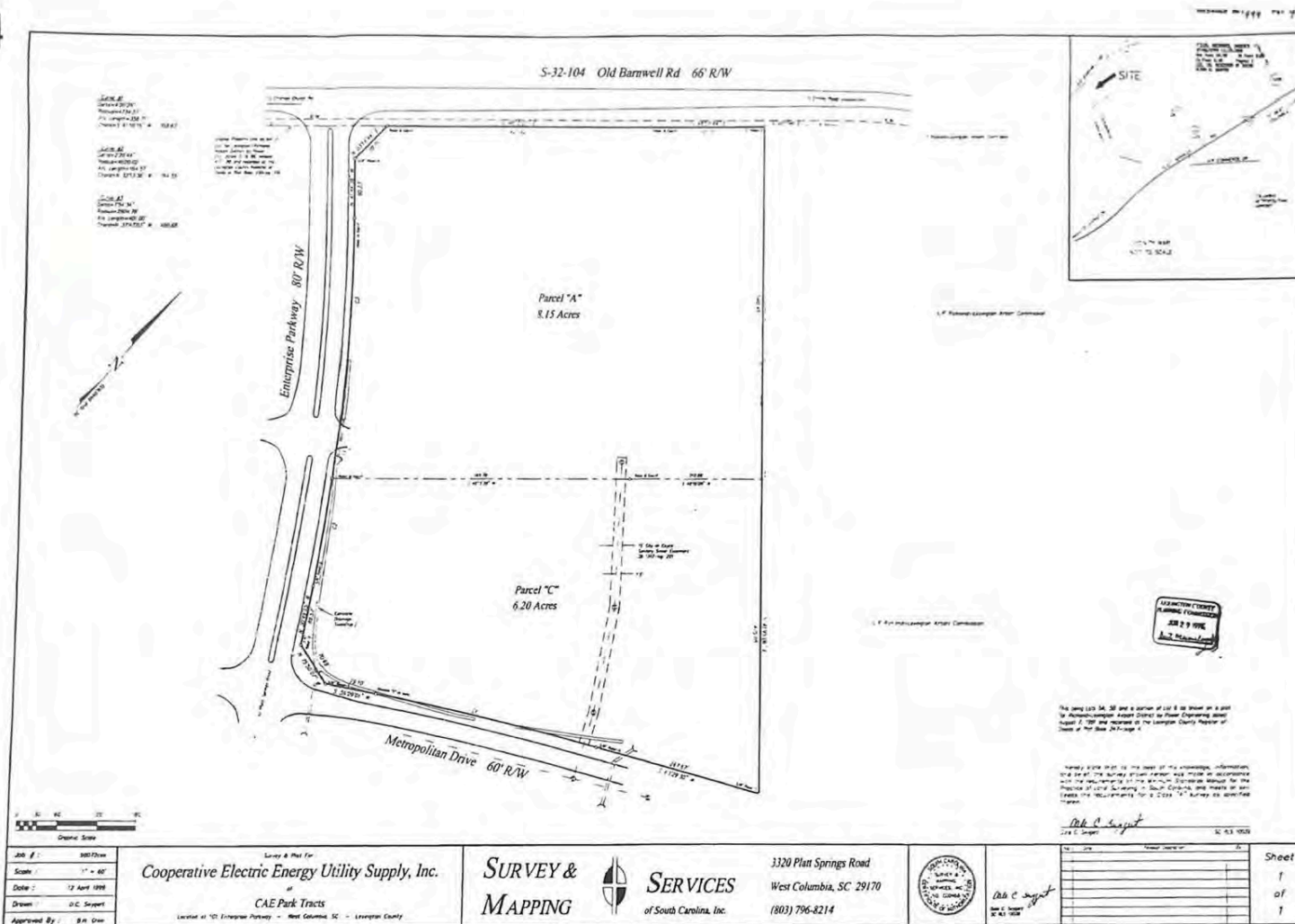


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PROPERTY SUMMARY

Site Plan | 185,037 SF Buildings

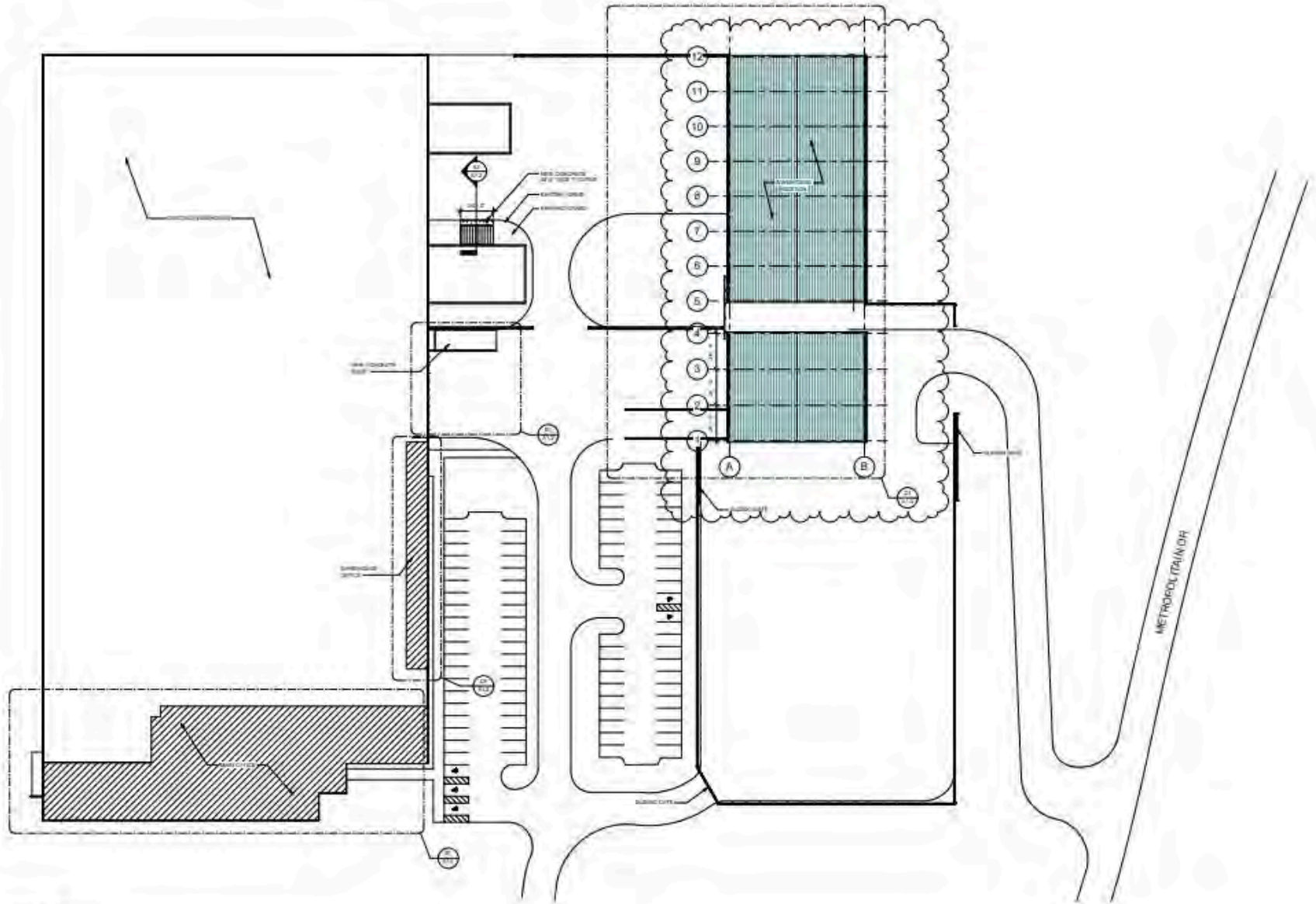
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PROPERTY SUMMARY

Site Plan | 185,037 SF Buildings

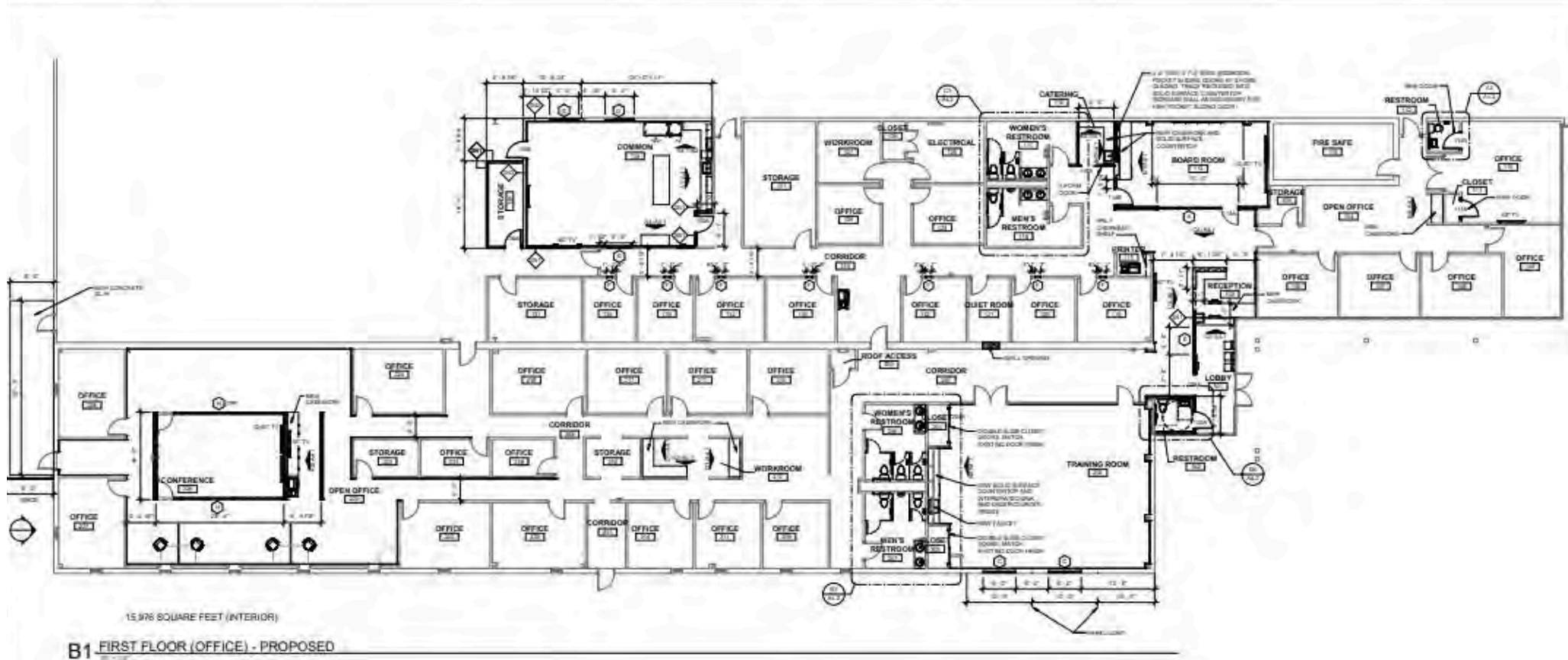


D1 SITE PLAN

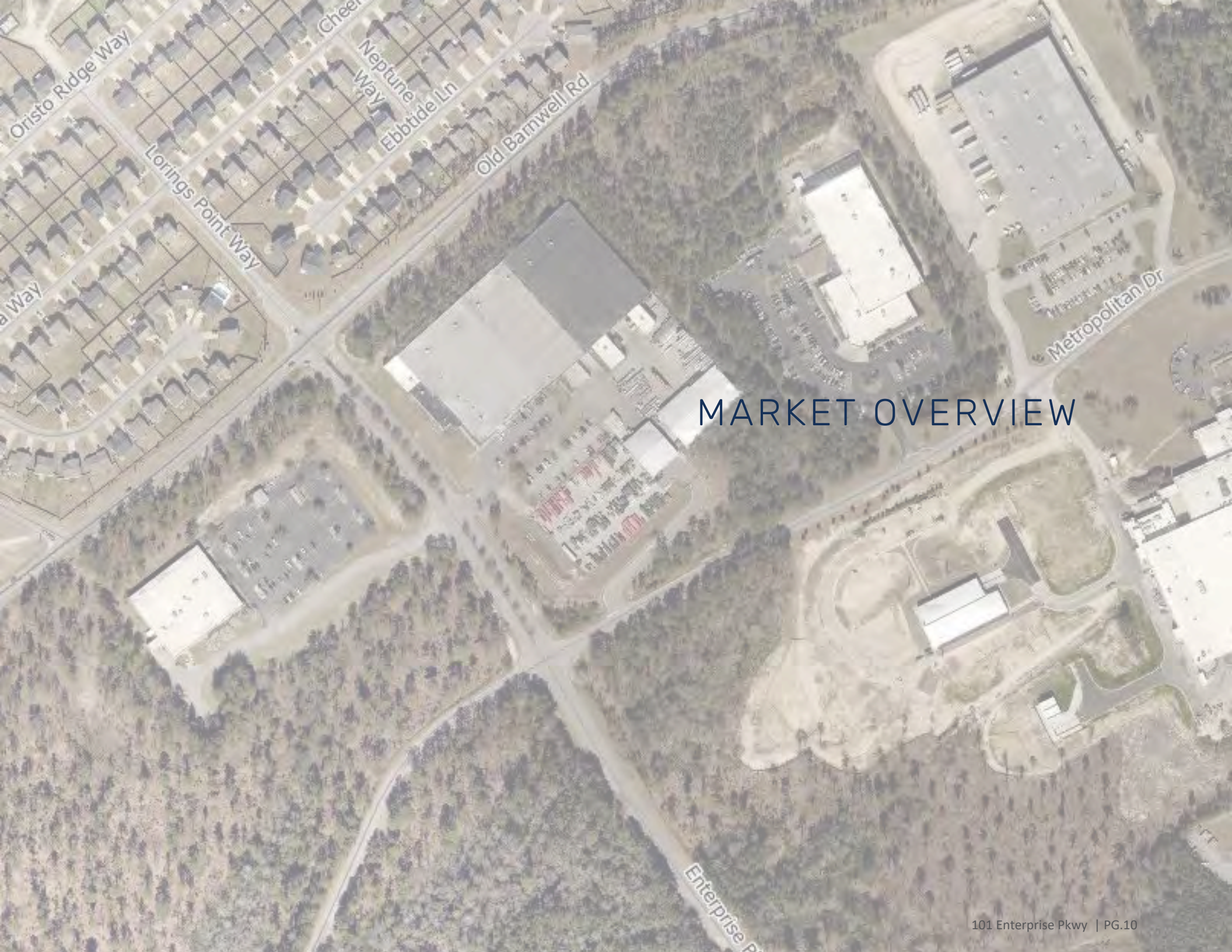
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PROPERTY SUMMARY

Office Floor Plan



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MARKET OVERVIEW

MARKET OVERVIEW

Columbia, South Carolina

Located in central South Carolina, Columbia is the State capital. Columbia, S.C. is characterized by a rapidly growing population of college students, young professionals, families, and retirees, and is one of the most business-friendly states in the southeast. Additionally, South Carolina has also been recognized as one of the best states to retire by Forbes.

Home to the University of South Carolina, a supply of well-educated graduates provides a foundation for a stable workforce and allows for economic ingenuity and world-class research for the region's businesses. Businesses with a major presence in the region include Dominion Energy, Prisma Health, BlueCross BlueShield of SC, Wells Fargo, TD Bank, Colonial Life, UPS and Amazon.

Columbia is home to Fort Jackson, the Army's largest basic training facility. More than 3,500 active duty soldiers with 12,000 family members are assigned to the base and call the area home. Each weekend these family members fill Columbia's hotels as they visit for basic training graduations. Fort Jackson's total economic impact on South Carolina is estimated at \$2.3 billion a year, according to a study by the University of South Carolina's Darla Moore School of Business. The study said Fort Jackson directly employs 7,620 people and is ultimately responsible for 20,000 jobs. The Columbia Metropolitan Airport estimates that 20 percent of its traffic is related to the military.

Columbia Metropolitan Airport (CAE) has seen steady growth in recent years, with a 17% increase in passengers from 2018 to 2019. Passenger airlines including Delta, American Eagle, US Airways, and United Airlines serve the Columbia metro area out of CAE. Air freight companies operating from CAE include Airborne Express, Federal Express, Mountain Air Cargo, Piedmont, Bankair, and United Parcel Service. UPS selected Columbia as the home of their southeast regional air cargo hub in 1994. Columbia is served by CSX Transportation & Norfolk Southern rail lines. Passenger service in South Carolina is provided by Amtrak. The Port of Charleston, just 112 miles from Columbia, is accessed by both rail lines and is one of the busiest container ports along the Southeast and Gulf coasts. The region is also just 105 miles from Inland Port Greer in the Upstate.

Columbia's central location within the state makes it easily accessible from a large number of major cities in the southeast. With three major interstates converging in Columbia (I-77, I-26, & I-20) and 24-hour ground access to more than 66% of the U.S. market, it is home to a number of logistics companies and distribution centers, including Amazon.



COLUMBIA METRO
**ONE OF AMERICA'S 50
HOTTEST CITIES**
FOR BUSINESS RELOCATIONS
& EXPANSIONS

BLOOMBERG BUSINESS WEEK

BEST
state for
business

CHIEF EXECUTIVE

MAGAZINE

Source: Wilson Kibler

MARKET OVERVIEW

Columbia, South Carolina

BUSINESS CLIMATE

Columbia has been recognized as an exceptional city to start and grow a business. There are over seventy foreign affiliated companies and fourteen Fortune 500 Companies located in the metro area. Columbia has also been recognized in various publications for its attractiveness to both new businesses and job seekers.

Home to a number of businesses that support the community, as well as the state government, Columbia is also host to the US Army's largest, and most active, initial entry training installation at Fort Jackson. In addition to the South Carolina state government, major employers include the Prisma Health hospital system, BlueCross BlueShield of SC, Lexington Medical Center, the University of South Carolina, Dominion Energy, Walmart, and UPS, which operates its Southeastern Regional Hub out of the Columbia Metropolitan Airport (CAE).

Columbia is home to a growing cluster of insurance, technology, and service industries. In 2012, Amazon completed construction of a 1.2 million-square-foot fulfillment center in West Columbia, S.C., approximately 5.6 miles from downtown Columbia. The facility, one of the company's largest on the east coast employs approximately 2,000 people, and represents an overall investment of approximately 4.3 billion in the region, including infrastructure and employee compensation.



Source: Wilson Kibler

EMPLOYMENT

As the state capital, the largest employer group in Columbia is the State of South Carolina, which employs approximately 77,000 people. The State government provides Columbia with stable employment levels and steady employment growth, which helps to insulate the city in economic downturns. It also has helped to insure the strength and stability of Columbia's middle class. In addition to the state government, major employment groups include health care providers, educational institutions like the University of South Carolina, as well as insurance and banking firms.

Within the state of South Carolina there are over 1,200 active internationally-owned facilities. Businesses from Australia, Belgium, Canada, China, Denmark, Finland, France, Germany, Italy, Japan, Luxembourg, the Netherlands, and the United Kingdom all take advantage of the strong transportation network and wonderful quality of life. Since 2011, these companies have invested over \$45.9 billion in South Carolina, bringing 167,000 new jobs to the state.



BEST PLACES TO LIVE & WORK

Columbia rated a five-star community

Expansion Management

NO. 5 workforce in the nation

CNBC

NO. 2 state for workforce development

AREA DEVELOPMENT MAGAZINE | 2019

NO. 1 state in the U.S. for incentive programs

INDUSTRIAL MARKET OVERVIEW

Columbia, South Carolina

Q3 2023 HIGHLIGHTS & TRENDS

- Demand for warehouse space on the rise due to the growth in e-commerce.
- Vacancy at a low 3.7%.
- Scout Motors announced plans to build a \$2 billion auto plant in Blythewood. The company's planned investment has the potential to create around 4,000 permanent jobs, which would set new all-time records for a Richland County economic development project..
- Mark Anthony Brewing recently completed another new 450,000 square foot facility in Southeast Columbia for its White Claw Brand
- Demand for warehouse space is increasing in metros like Columbia due to its central location, access to three major interstates (I-20, I-26, and I-77), and the fact that it is less than a four-hour drive to the Port of Charleston, inland Port Greer, Charlotte, and Atlanta.

Source: Wilson Kibler

	Current Quarter	Prior Quarter	Year Ago Period	Forecast
Total Inventory	69.8 MSF	68.5 MSF	68.5 MSF	↑
Vacancy Rate	3.7%	4.6%	3.3%	→
Quarterly Net Absorption	782,984 SF	-143,969 SF	-107,810 SF	↑
Average Asking Rent	\$5.08	\$4.92	\$4.60	↑

* Net Absorption include Outlying Richland, Lexington, and Calhoun County data

* Asking rents are NNN



INDUSTRIAL MARKET OVERVIEW

Columbia, South Carolina

Q3 2023 SUBMARKET SUMMARY

Q3 2023 Industrial Market Summary Columbia							
	Inventory (SF)	Vacancy Rate	Availability Rate	Qtr Absorption (SF)	INDUSTRIAL Asking Rent (Price/SF)	FLEX Asking Rent (Price/SF)	Total Asking Rent (Price/SF)
Cayce/W Columbia	19,258,511	2.9%	3.6%	466,712	\$7.28	\$8.35	\$7.31
Downtown (CBD)	718,012	7.9%	7.2%	15,671	\$4.95	-	\$4.95
Dutch Fork / Irmo	1,755,119	13.0%	13.7%	8,100	\$3.50	\$11.76	\$3.95
Fairfield County	2,575,961	0.4%	2.6%	-	\$2.50	-	\$2.50
Kershaw County	7,312,410	6.6%	17.4%	-198,853	\$3.66	-	\$3.66
Lexington	6,253,300	0.4%	0.5%	61,257	\$7.71	\$9.07	\$8.51
North Columbia	3,908,851	2.1%	7.6%	-20,374	\$4.92	-	\$4.92
Northeast Columbia	9,605,468	6.8%	3.0%	285,600	\$4.72	\$8.55	\$5.00
Southeast Columbia	15,853,688	3.1%	5.8%	153,550	\$5.10	\$8.48	\$5.15
Saint Andrews	1,728,882	3.8%	4.1%	10,935	\$5.60	\$10.01	\$6.51
Market	69,759,751	3.7%	5.7%	782,984	\$4.89	\$8.93	\$5.08

EXTERIOR PHOTOGRAPHY



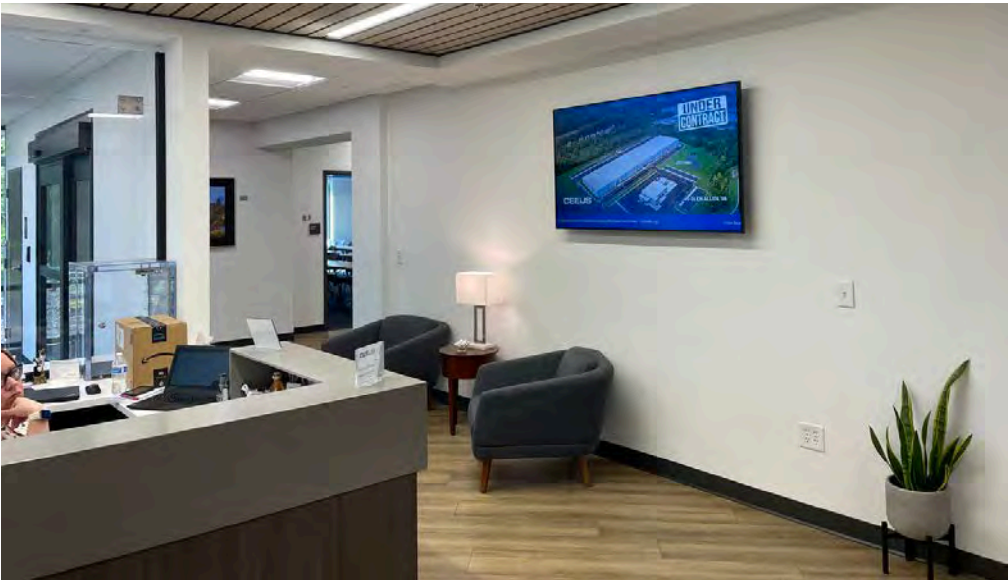
INTERIOR PHOTOGRAPHY

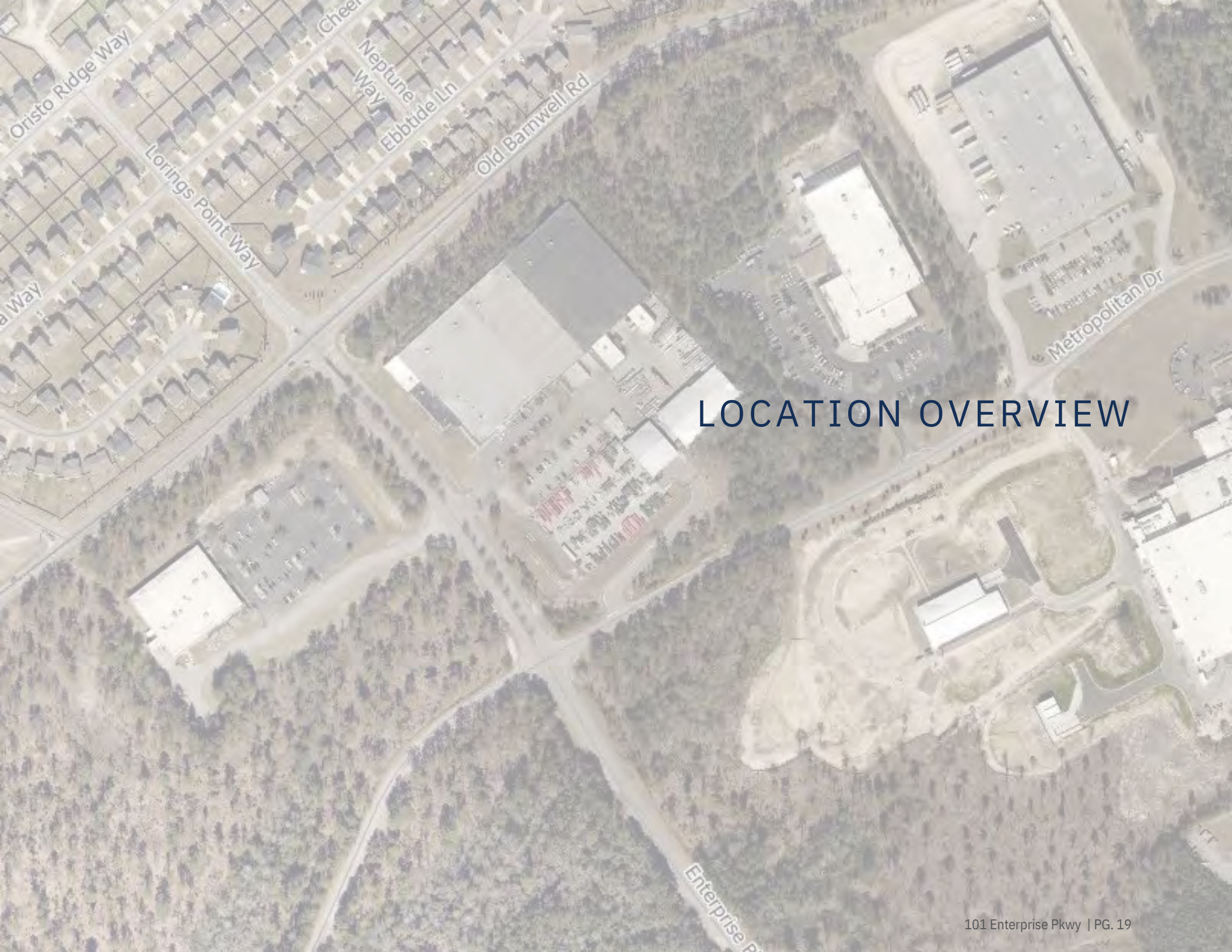


INTERIOR PHOTOGRAPHY



INTERIOR PHOTOGRAPHY





LOCATION OVERVIEW

LOCATION OVERVIEW

101 Enterprise Pkwy



LOCATION OVERVIEW

Proximate to major interstates:

DISTANCE TO:

I-26 3 MILES

I-20 4 MILES

I-77 7 MILES



1. FERROUS ENGINEERING & TOOL
2. ALLIED AIR ENTERPRISES
3. BEVERAGE SOUTH
4. PALMETTO STATE ARMORY
5. FLEX LTD
6. WESCO TRAILERS
7. BFG INDUSTRIES
8. COLUMBIA METRO AIRPORT & UPS AIR HUB
9. SPECTRUM
10. FEDEX SHIP CENTER
11. HARSCO RAIL
12. KMS, INC

George McCutchen III CCIM, SIOR



Principal

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20 Years of Experience

Specialization:

- Industrial
- Land
- Investment Properties

PROFESSIONAL BACKGROUND

George T. McCutchen III attained membership in the prestigious Society of Industrial and Office Realtors in 2010. SIOR represents today's most knowledgeable, experienced, ethical and successful commercial real estate brokerage specialists. Mr. McCutchen has also been a Certified Commercial Investment Member since 2007.

Mr. McCutchen joined Wilson Kibler in 2004 after a successful career as a Certified Financial Planner. He received many honors and accolades while serving as a senior financial advisor.

PROFESSIONAL ACHIEVEMENTS

- Top Producer for South Carolina, Wilson Kibler 2015, 2017, 2018, 2020-2022
 - Power Broker Award Winner, CoStar, 2014 and 2017-2023
 - Society of Industrial and Office Realtors (SIOR) since 2010
 - Certified Commercial Investment Member (CCIM) since 2007
 - Certified Financial Planner (CFP)
- Board member, Clemson Masters of Real Estate Development since 2011

PERSONAL AFFILIATIONS

- Chairman of the board, Oliver Gospel Mission, 2008
 - Leadership Columbia, Class of 2000
- Elder, Eastminster Presbyterian Church, '01-'04, '12-'14, and '23-'25; deacon, '98-'00
 - Graduate of Clemson University, where he earned a Bachelor of Science degree in financial management with a real estate focus areas and a minor in accounting

James Rogers SIOR



Principal

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7 Years of Experience

Specialization:

- Industrial
- Investment Properties

PROFESSIONAL BACKGROUND

James Rogers joined Wilson Kibler in 2016 as a brokerage associate and currently serves as a Principal in the company's Columbia office. He is a native of Columbia, S.C., where he attended Heathwood Hall Episcopal School and the University of South Carolina. Before his career in brokerage, James served as a Compliance Analyst in the pharmaceutical industry. Mr. Rogers graduated from The University of South Carolina, where he earned a Bachelor of Arts degree in History. Since working at Wilson Kibler, Rogers has been able to obtain his SIOR designation in 2023.

PERSONAL AFFILIATIONS

- Coastal Conservation Association, Member
 - Shandon Methodist Church, Member
- South Carolina Real Estate Commission, Salesman
- Urban Land Institute, Executive Committee Member
- Trinity Episcopal Church, 8th- & 9th-grade Basketball Coach
- Society of Industrial and Office Realtors (SIOR), Member
 - SIOR/CCIM Forecast Committee, Member



FOR SALE | ±185,037 SF INDUSTRIAL PARK

101 ENTERPRISE PKWY

WEST COLUMBIA, SOUTH CAROLINA

[View Property Video](#)

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