

For Lease or Sale

±351,349 SF speculative building
with **±150,591 SF available for lease**

Pineview Trade Center
1669 Longwood Rd | Columbia, SC

Visit pineviewtradecenter.com
to view the marketing video and
360-degree aerial



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For Lease or Sale

Contact brokers for pricing

Technical Specifications

Building Information

Building size	±351,349 SF
Space available	±50,220 SF - 150,591 SF
Building dimensions	310'x 1134'
Construction	Tilt concrete panel
Roof	White TPO
Floors	7" concrete slab
Clear height	36'
Typical bay spacing	50' x 54'
Dock (speed bay) spacing	60' deep
Car parking	195 spaces (expandable up to 397)
Electric vehicle ready	Conduit in place for EV charging stations in car and trailer parking areas
Fire Protection	ESFR fire suppression system

To be delivered ready for occupancy

Lighting	LED (warehouse fully lit)
Electrical	3,000 amp service, 480/277v 3-Phase Two panels pre-ordered: 800 amp, 480 volt
Shipping office (permitted)	±1,000 SF (with bathrooms)

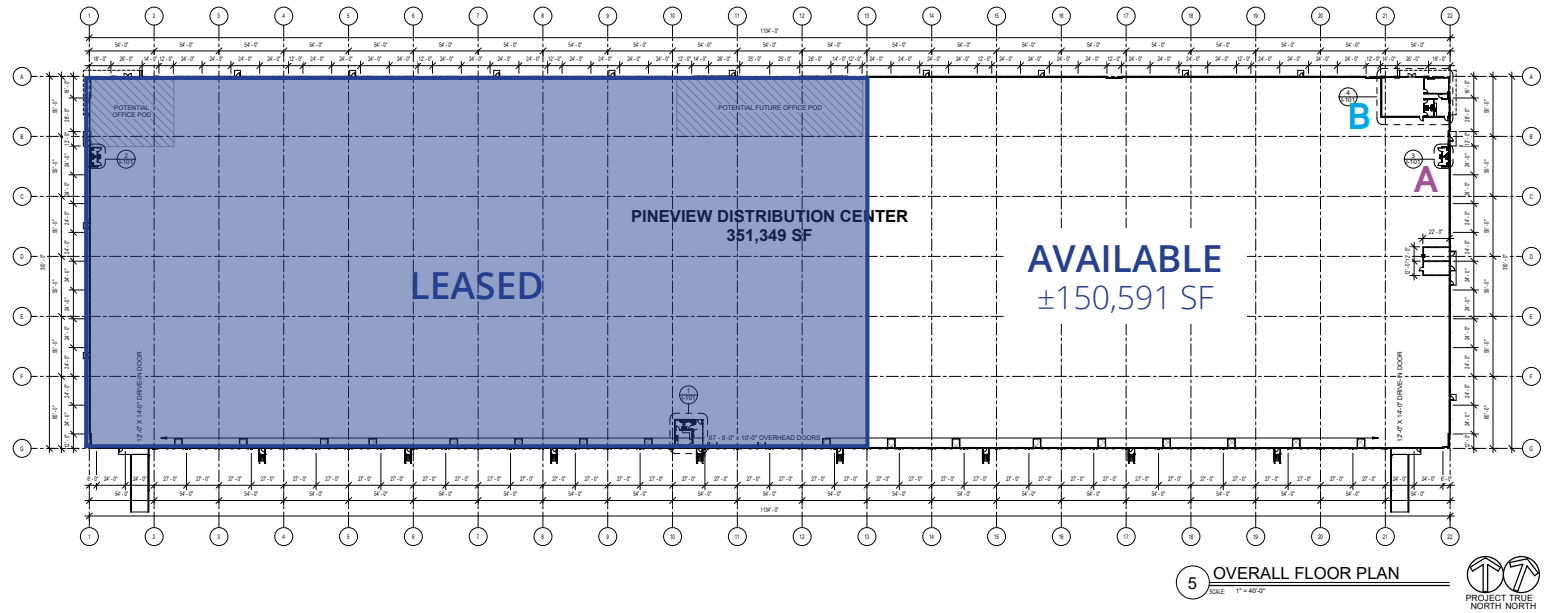
Truck Court

Truck loading dock	185' deep truck court
Trailer parking	80 spaces (expandable to 158 spaces or 3 acres of outside storage)
Dock doors	(29) 9' x 10' dock-high doors (8 with packages) in available space
Drive-in door	(1) 12' x 14' drive-in door in available space

Infrastructure

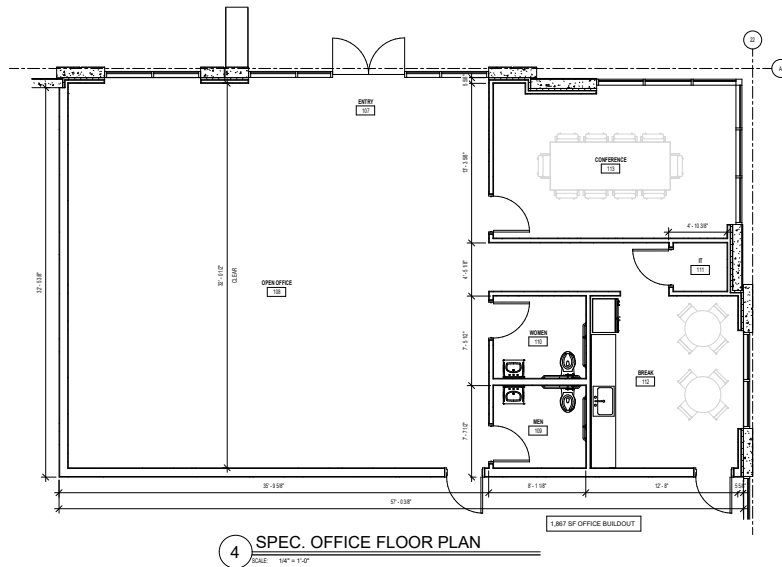
Power	Dominion Energy (2) 115 kV transmission lines on site
Gas	Dominion Energy 2" natural gas line on site
Water	City of Columbia 16" water line
Sewer	City of Columbia 30" wastewater main on site
Telecom	AT&T (fiber)

Floor Plan

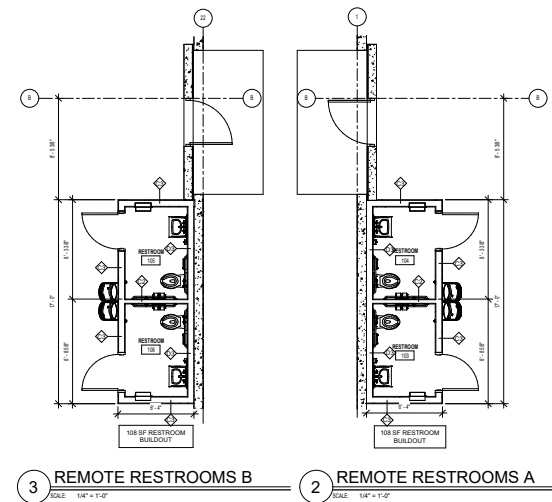


Office/restroom layouts designed & permitted

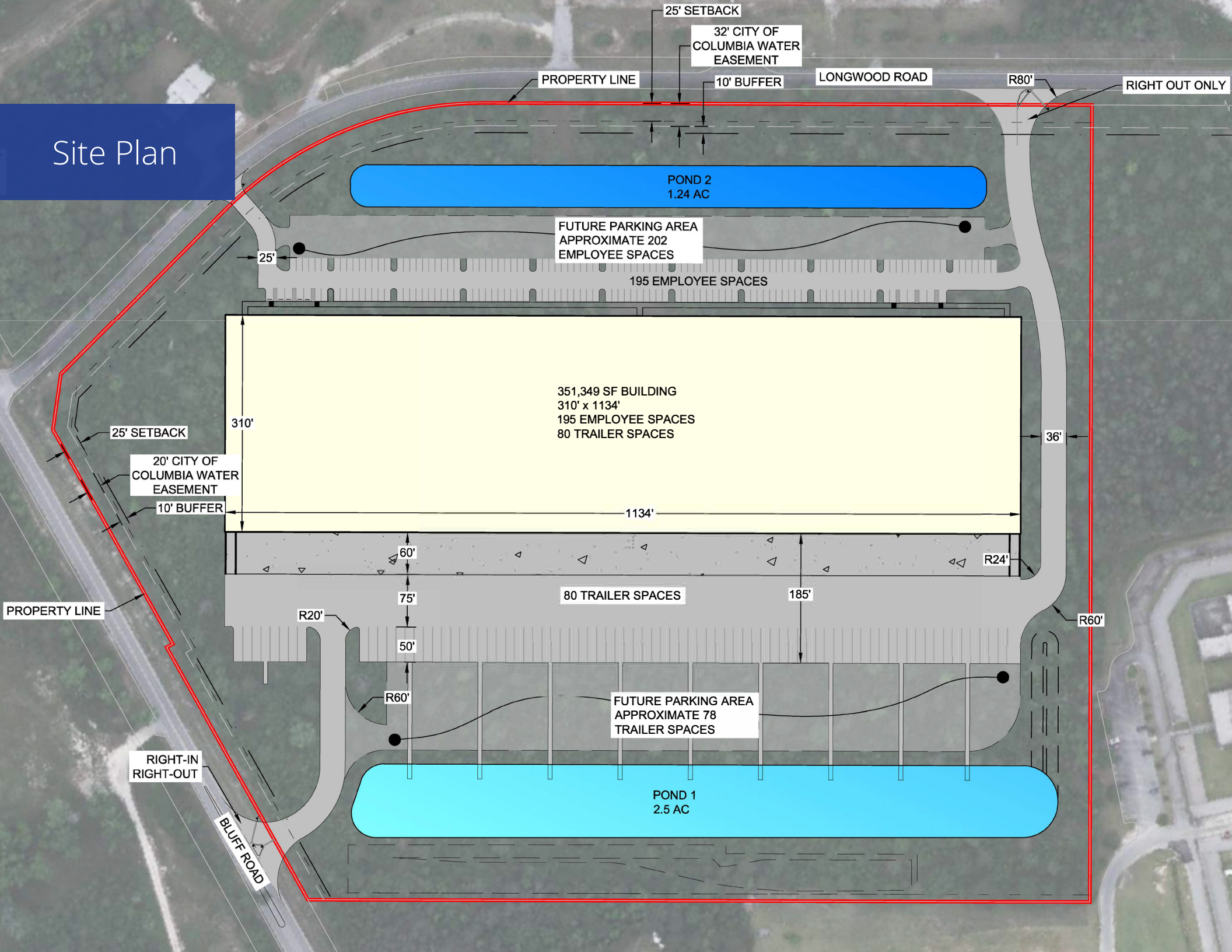
PERMIT SET B



PERMIT SET A



Site Plan



PROPERTY LINE

25' SETBACK

32' CITY OF COLUMBIA WATER EASEMENT

10' BUFFER

LONGWOOD ROAD

R80'

RIGHT OUT ONLY

POND 2
1.24 AC

FUTURE PARKING AREA
APPROXIMATE 202
EMPLOYEE SPACES

195 EMPLOYEE SPACES

25'

351,349 SF BUILDING
310' x 1134'
195 EMPLOYEE SPACES
80 TRAILER SPACES

310'

25' SETBACK

20' CITY OF COLUMBIA WATER EASEMENT

10' BUFFER

1134'

36'

80 TRAILER SPACES

60'

R24'

185'

R20'

75'

50'

R60'

FUTURE PARKING AREA
APPROXIMATE 78
TRAILER SPACES

R60'

RIGHT-IN
RIGHT-OUT

BLUFF ROAD

POND 1
2.5 AC



INTERSTATE 77

768

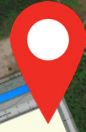
768

48



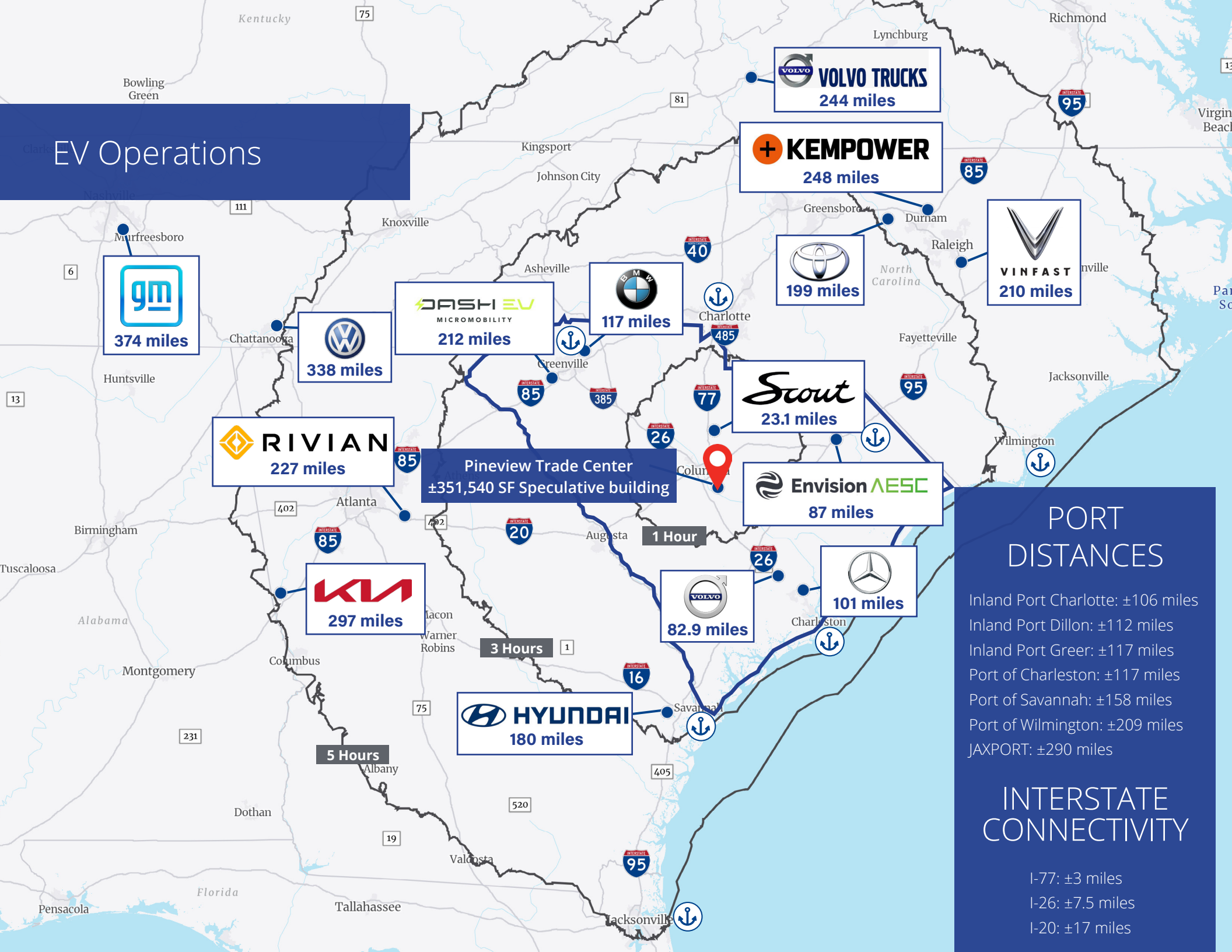
Pineview Industrial Park

Pineview Industrial Park is located 3 miles from I-77 which offers nearby connectivity to I-20 (East and West) and I-26 (North and South). Access to I-95 and I-85 via I-26 ensures access to every market in the Southeast.



Pineview Trade Center
±351,540 SF speculative building

EV Operations



Pineview Trade Center
±351,540 SF Speculative building

PORT DISTANCES

- Inland Port Charlotte: ±106 miles
- Inland Port Dillon: ±112 miles
- Inland Port Greer: ±117 miles
- Port of Charleston: ±117 miles
- Port of Savannah: ±158 miles
- Port of Wilmington: ±209 miles
- JAXPORT: ±290 miles

INTERSTATE CONNECTIVITY

- I-77: ±3 miles
- I-26: ±7.5 miles
- I-20: ±17 miles

South Carolina



You won't find a more hospitable or business-friendly climate than South Carolina. That's not just our opinion. Area Development Magazine consistently ranks South Carolina as one of the top five states to do business in the nation. We are proud to offer a good value equation to all businesses - enterprise or entrepreneurial.

Pineview Industrial Park is located less than two hours from the Port of Charleston, which is now the deepest port on the Eastern Seaboard at 52 feet. The Port of Charleston is currently investing \$2.8 billion in improvements and directly serves over 100 foreign ports.

#1 BEST STATE FOR
MANUFACTURING
wallethub.com (2023)

#2 STATE FOR BUSINESS
INCENTIVE PROGRAMS
area development magazine (2022)

#3 STATE FOR DOING BUSINESS
area development magazine (2022)

STATE OF THE YEAR
business facilities (2017)

#3 STATE FOR WORKFORCE
TRAINING PROGRAMS
area development magazine (2022)

#6 HIGHEST POPULATION
GROWTH RATE IN U.S.

94 MILLION CONSUMERS
WITHIN A DAY'S DRIVE

#3 BEST STATE FOR
DOING BUSINESS
chief executive magazine (2018)

**TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS
THROUGH FOREIGN INVESTMENT**

ibm-plant location international

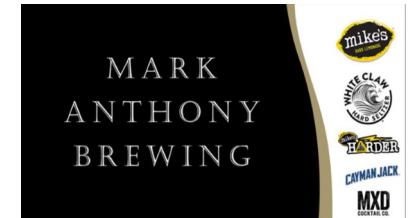
#1 INTERNATIONAL MBA PROGRAM | TOP 3 FOR FOR 31 CONSECUTIVE YEARS
UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 22 CONSECUTIVE YEARS
UNIVERSITY OF SOUTH CAROLINA
u.s. news and world report (2021)

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.

- [CentralSC Alliance](#)

Major Employers





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