



Lexington County Industrial Park
423 Foster Brothers Drive // West Columbia, SC

321 LOGISTICS

±56,700 SF AVAILABLE FOR LEASE
IMMEDIATE OCCUPANCY



VIRTUAL TOUR



BUILDING SPECIFICATIONS

CONTACT BROKERS FOR PRICING

BASE BUILDING SHELL

Building size	181,440 SF (11,340 SF per bay)
Space available	56,700 SF includes 2,700 SF office (fully furnished)
Building dimensions	210'x 864'
Construction	Tilt concrete panel with insulated roof and walls achieving R-value of 12.1
Clear height	32'
Typical bay spacing	50' x 54'
Dock (speed bay) spacing	60' deep
Car parking	Per code

TRUCK COURT

Truck loading dock	130' deep truck court
Truck court	8" concrete dolly pads at dock positions
Trailer drops	24
Dock doors	(4) 9' x 10' dock-high doors available
Drive-in door	(1) 12' x 14' drive-in door available

EQUIPMENT

30,000 lb. capacity mechanical edge of dock levelers at all overhead dock doors
Large overhead fans in warehouse

ROOF

45 mil white TPO roof
Gutters and down spouts

FLOORS

6" non-reinforced sealed concrete
Rack loading up to 6,000 lb. Point loading on 3" x 4" base plate
Sealed with penetrating hardener
Epoxy joint filler

FIRE PROTECTION

ESFR fire suppression system

WATER & SEWER

Sanitary sewer lines	30' from the face of car parking side of the building
Domestic water line	Serviced at each future office location

ELECTRICAL, LIGHTING, HEATING

Electrical	800 amp service, 480/277v 3-Phase
Lighting	LED high-bay light fixtures with motion sensors
Ventilation	1 air change per hour
Heating	Unit heaters for freeze protection

VIRTUAL TOUR





32' clear
height



Expandable
dock doors



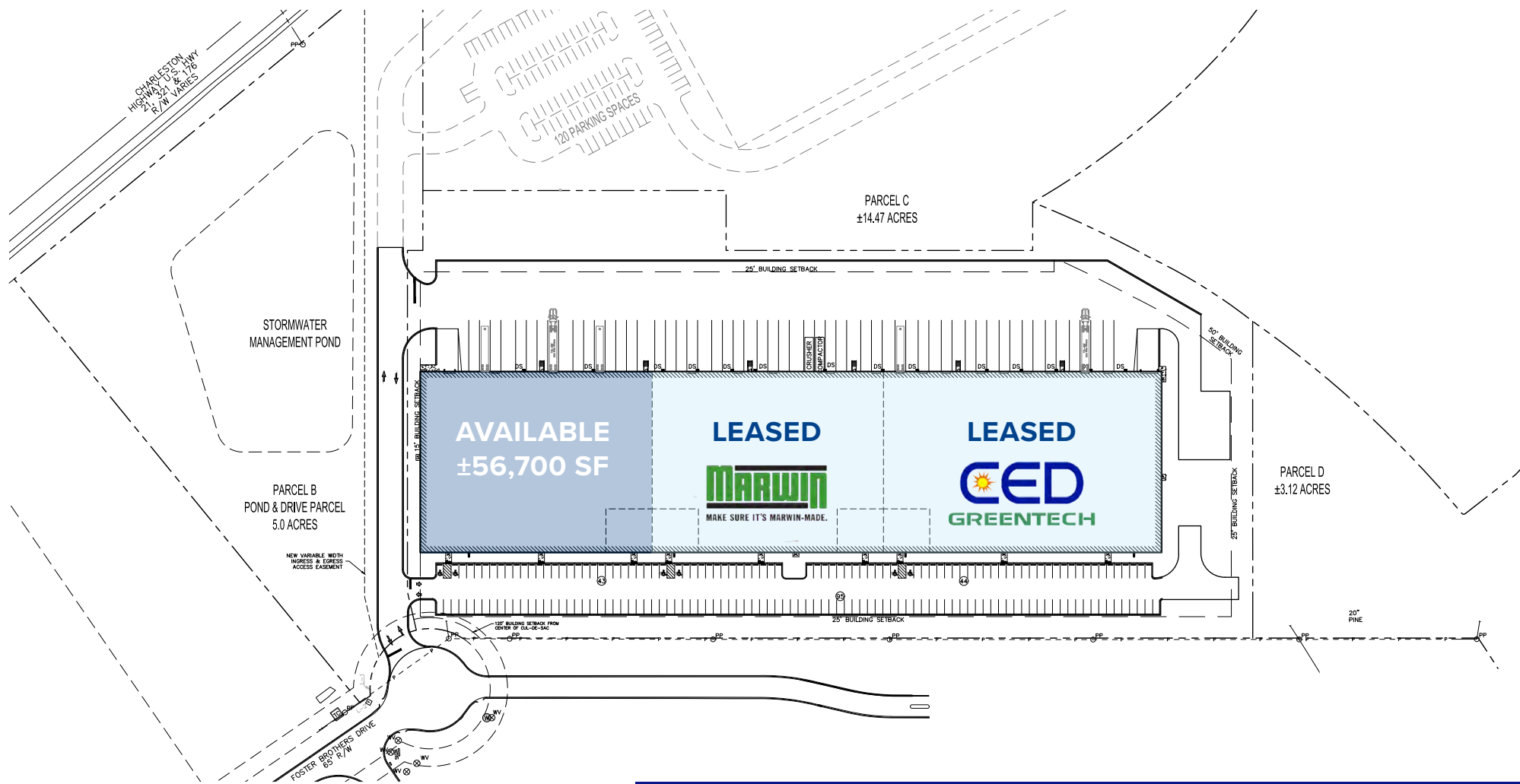
Easy
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Visibility from
Highway 321



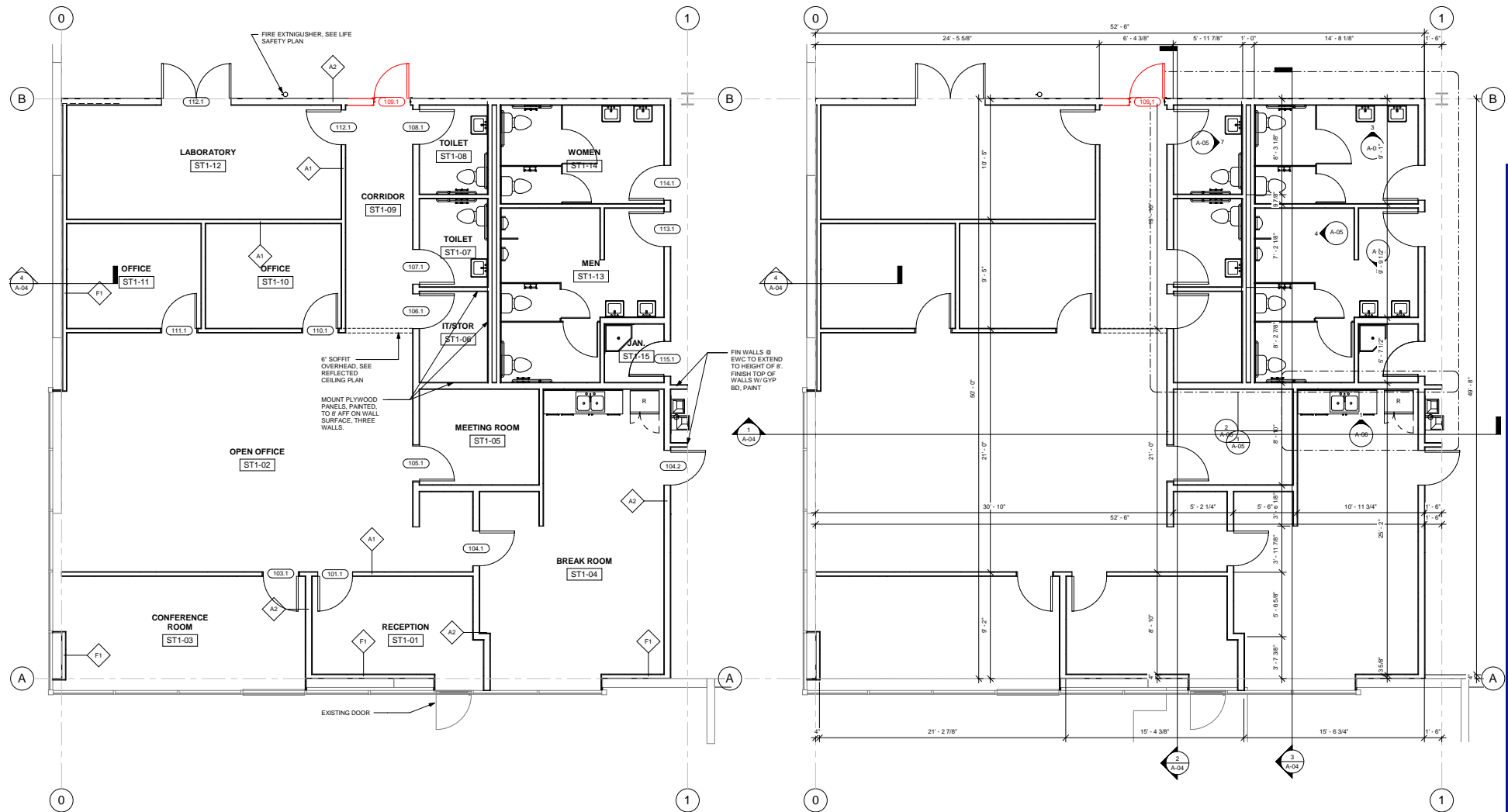
SITE PLAN



VIRTUAL TOUR












OFFICE PLAN

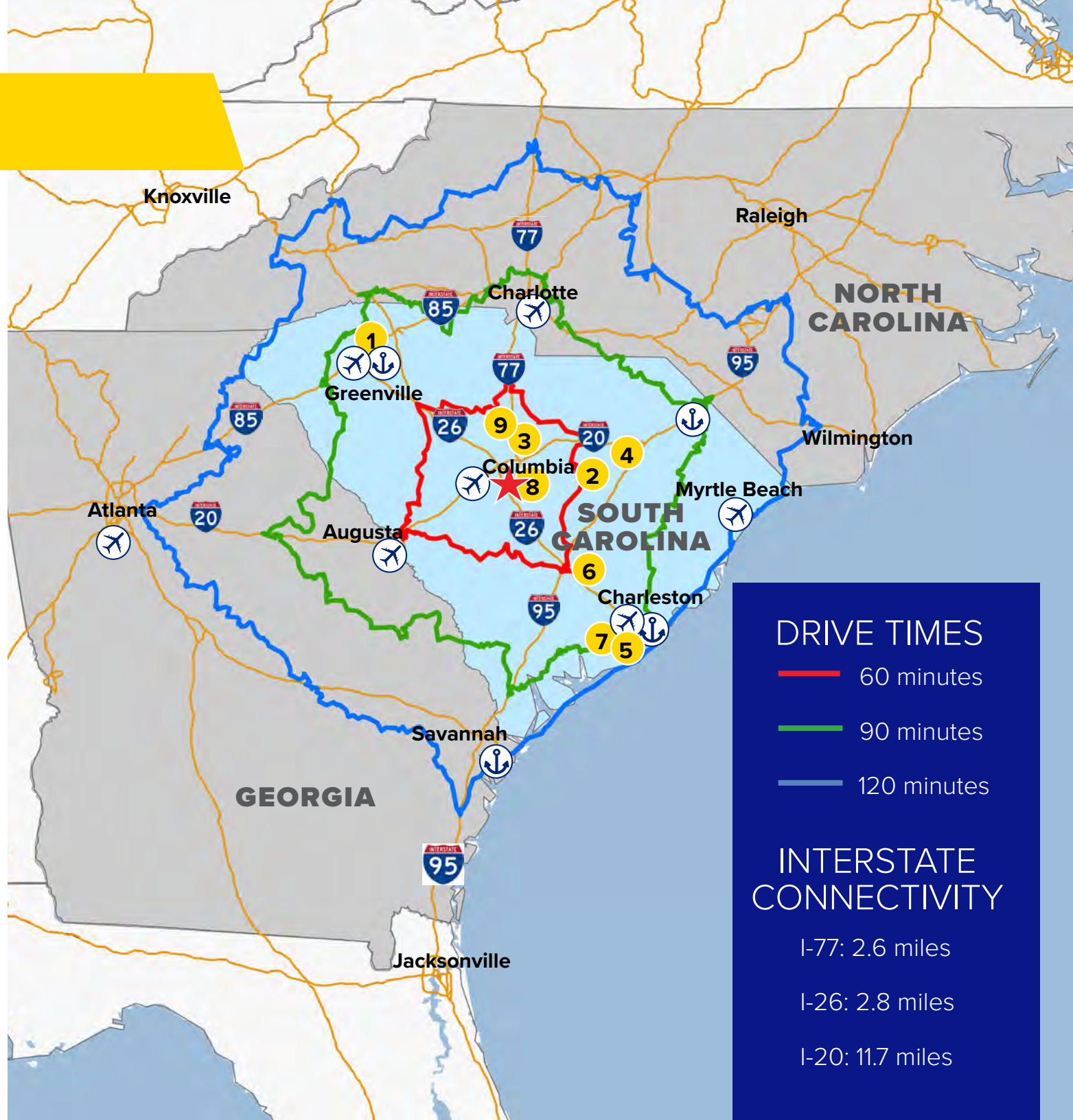


LEXINGTON COUNTY INDUSTRIAL PARK



DRIVE TIME

- 1  112 minutes
- 2  77 minutes
- 3  29 minutes
- 4  87 minutes
- 5  123 minutes
- 6  70 minutes
- 7  112 minutes
- 8  16 minutes
- 9  27 minutes



SOUTH CAROLINA

ECONOMIC IMPACT

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.

321 Logistics is located less than two hours from the Port of Charleston, which is the deepest port on the U.S. East Coast. The Port of Charleston is currently investing \$2.8 billion in improvements and directly serves over 100 foreign ports.

**#6 HIGHEST POPULATION
GROWTH RATE IN U.S.**

**#3 STATE FOR DOING
BUSINESS**
Area Development Magazine (2020)

**#3 STATE FOR LOW
LABOR COSTS**
Area Development Magazine (2020)

**BEST MANUFACTURING
WORKFORCE IN THE NATION**
Site Selection Magazine (2025)

**#4 STATE FOR WORKFORCE
TRAINING PROGRAMS**
Area Development Magazine (2020)

94 MILLION CONSUMERS
WITHIN A DAY'S DRIVE

**TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS
THROUGH FOREIGN INVESTMENT**
IBM-plant Location International

**#3 BEST BUSINESS
CLIMATE IN AMERICA**
Site Selection Magazine (2025)

**#1 INTERNATIONAL MBA PROGRAM | TOP 3 FOR 35+ CONSECUTIVE YEARS
UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 25 CONSECUTIVE YEARS
UNIVERSITY OF SOUTH CAROLINA**
U.S. News and World Report (2025)

321 LOGISTICS FOR LEASE

±56,700 SF AVAILABLE

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