

2000 CAROLINA PINES DRIVE, BLYTHEWOOD, SC

±311,284 SF

FOR LEASE

**INDUSTRIAL
BUILDING**



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:
\$6.00 NNN

VIRTUAL TOUR

ricohtours.com

PROPERTY HIGHLIGHTS

- Building area:
±472,215 SF TOTAL
Office space: 58,761 SF
- Availability:
±311,284 SF available
- Site: ±100 acres
- Clear height: 30'
- Dimensions: 1092' x 406'
- Column spacing: 50' on center
- Foreign-Trade Zone [learn more >](#)
- Cranes: (2) 10-ton bridge cranes
- Construction:
Roof | Built up on metal deck
Floors | 6" and 4" concrete, carpet, VCT and tile
Walls | Insulated pre-cast concrete, metal siding, channel frame construction
- Power:
8 MW total
(2) 2500 KVA and (2) 1500 KVA transformers

Colliers

CHUCK SALLEY, SIOR

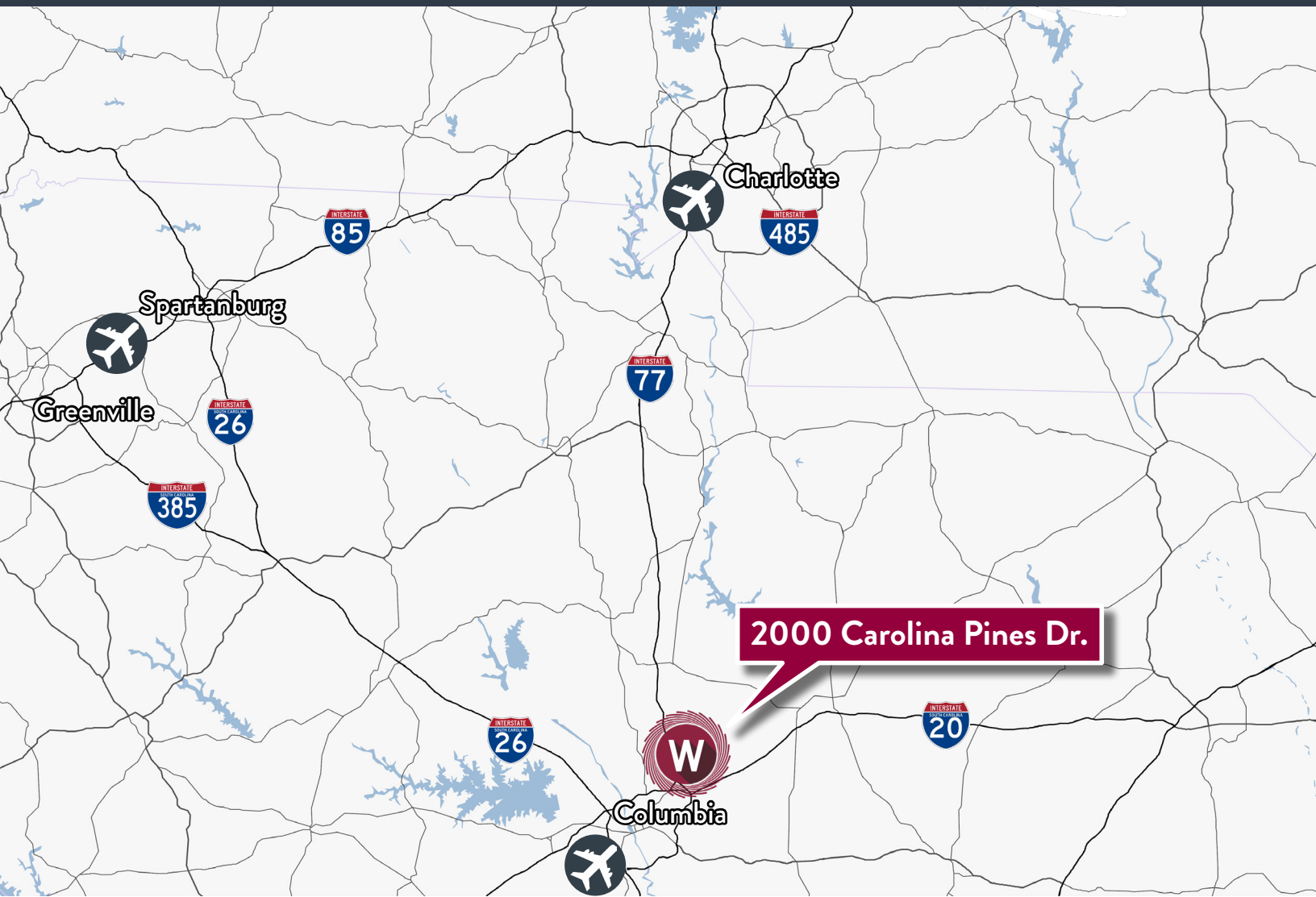
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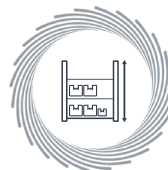
THE AREA

Richland County offers a low cost of living and is one of the fastest growing metropolitan areas in the nation. The space is ideally positioned approximately 3 miles from Scout Motors' future $\pm 1,600$ -acre manufacturing plant in Blythewood, SC. This \$2 billion facility will provide new opportunities for warehouse/distribution and/or manufacturing.

DISTANCE

Interstate 77	± 7 miles
Scout Motors	± 3 miles
Interstate 20	± 11.3 miles
Interstate 26	± 18.3 miles
Columbia Metropolitan Airport	± 26.8 miles
Charleston International Airport	± 125 miles
Port of Charleston	± 136 miles

PROPERTY FEATURES



CLEAR HEIGHT
30'



SPRINKLERS
100% wet pipe
+ 243,097 SF of
ESFR protection



HVAC
Trane Intellipak
and Voyager RTUs
(8-30 ton)
Constant volume/
VAV



DOCKS
24 dock doors
2 ramp doors



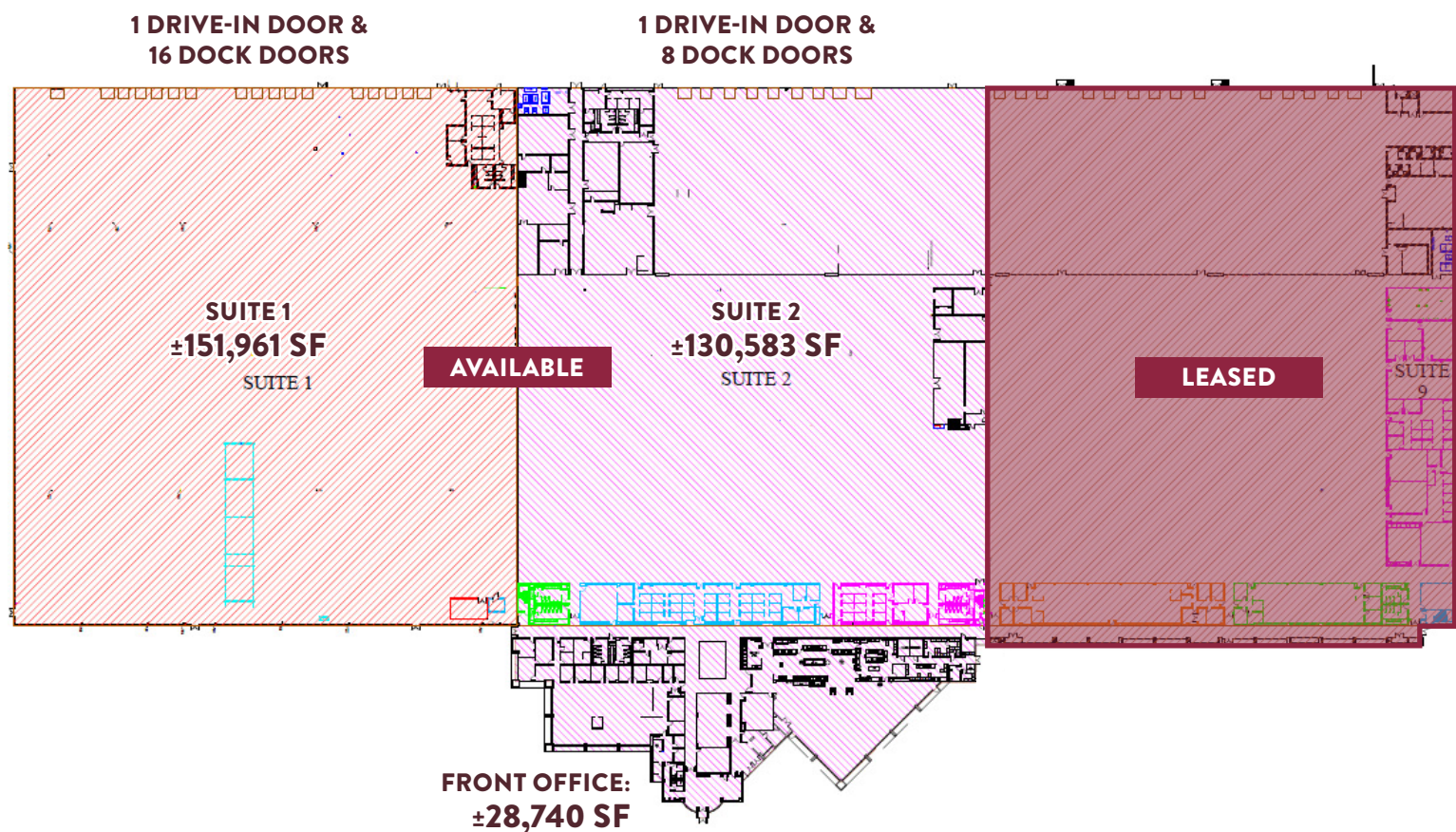
UTILITIES
Natural gas:
Dominion Energy |
Water/sewer: City
of Columbia



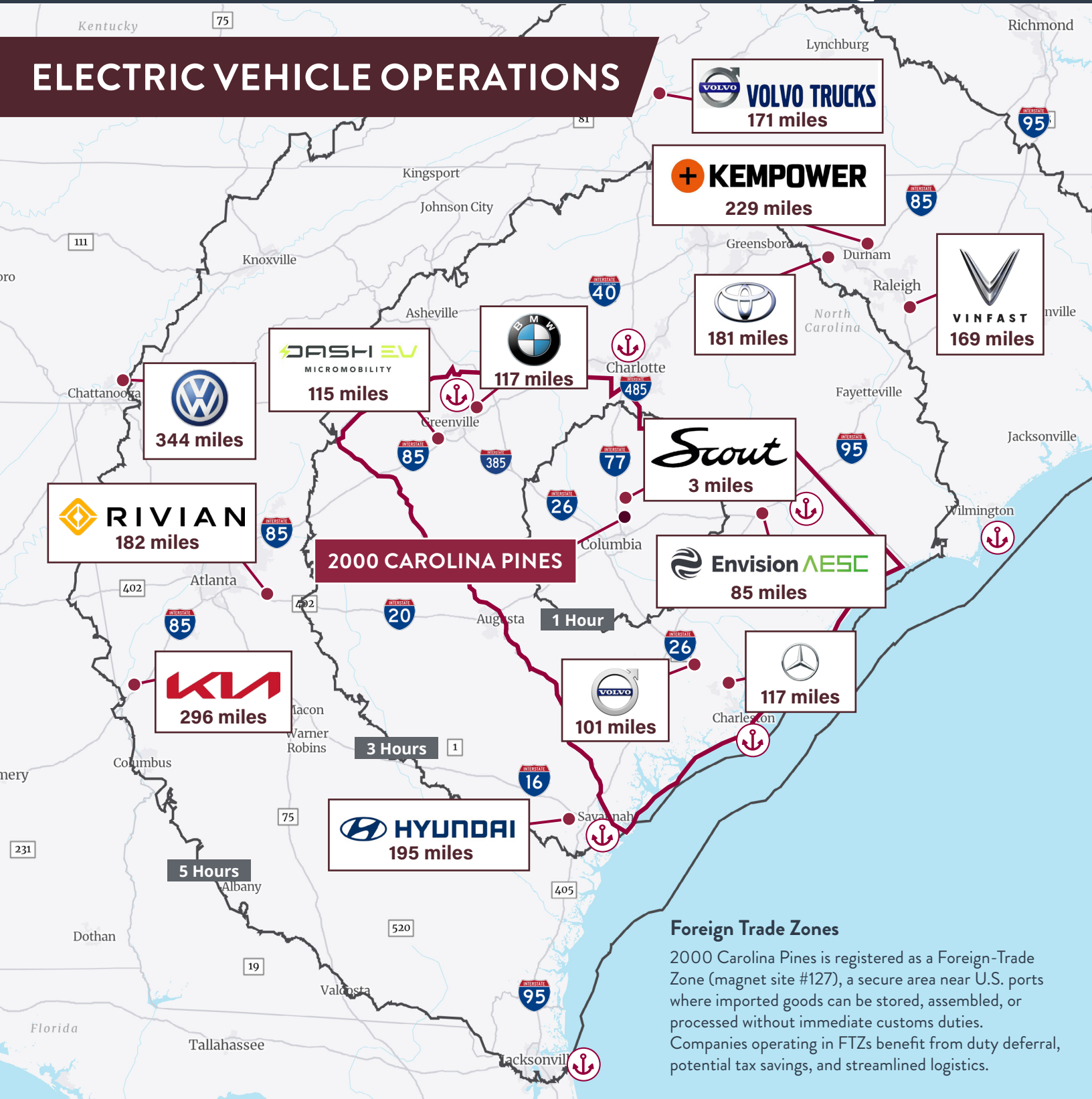
LIGHTING
T-5 and T-12
fluorescent
fixtures



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ELECTRIC VEHICLE OPERATIONS



PORT DISTANCES

Inland Port Charlotte: ±87 miles
Inland Port Dillon: ±107 miles
Inland Port Greer: ±119 miles

Port of Charleston: ±131 miles
Port of Savannah: ±175 miles
Port of Wilmington: ±206 miles
JAXPORT: ±303 miles



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