

An architectural rendering of a modern industrial building named 803 Park. The building is a long, two-story structure with a white facade and large glass windows. It features several horizontal blue accents above the windows. The building is surrounded by a green lawn and a paved parking lot. A white sedan is parked in the foreground, and a white pickup truck is parked further back. The sky is blue with scattered white clouds.

803PARK

Columbia, South Carolina

Gateway Two | ±226,800 SF For Lease

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**803
PARK**

GATEWAY TWO

PARK OVERVIEW

MULTIMODAL HUB

LOCATION

DEVELOPMENT TEAM

Gateway Two

226,800 SQUARE FEET TOTAL | 226,800 SQUARE FEET FOR LEASE

The Gateway Two building will feature a 195' deep shared truck court, up to 20 dock-high doors (expandable up to 76 doors), 50-foot by 54-foot bays, 32-foot clear heights, ESFR fire protection and LED lighting.

[VIEW WEBSITE](#) 



Gateway Two - [Foreign Trade Zone](#)

Base Building Specifications

BASE BUILDING SHELL

Building size	±226,800 SF
Available SF	±34,020 - ±226,800 SF
Building dimensions	1,080' x 210'
Construction	Tilt concrete panel
Clear height	32' clear height
Typical bay spacing	54' x 50'
Dock (speed bay) spacing	60' deep
Car parking	~231 parking spaces

TRUCK COURT

Truck loading dock	210' deep shared truck court
Dock doors	(20) 9' x 10' dock high doors Expandable up to 76 doors
Drive-in doors	Two (2) (12' x 14') drive-in doors

EQUIPMENT

7' x 8' 40,000lb. capacity mechanical edge-of-dock levelers at dock high OH doors

FLOORS

- 6" non-reinforced sealed concrete
- Rack loading up to 10,000 lb. Point loading on 6" x 6" base plate
- Sealed with penetrating hardener
- Floor joints filled with joint filler



WALLS

Tilt-up concrete wall panels

ROOF

45 mil mechanically fastened TPO roof

FIRE PROTECTION

ESFR fire suppression system with fire pump

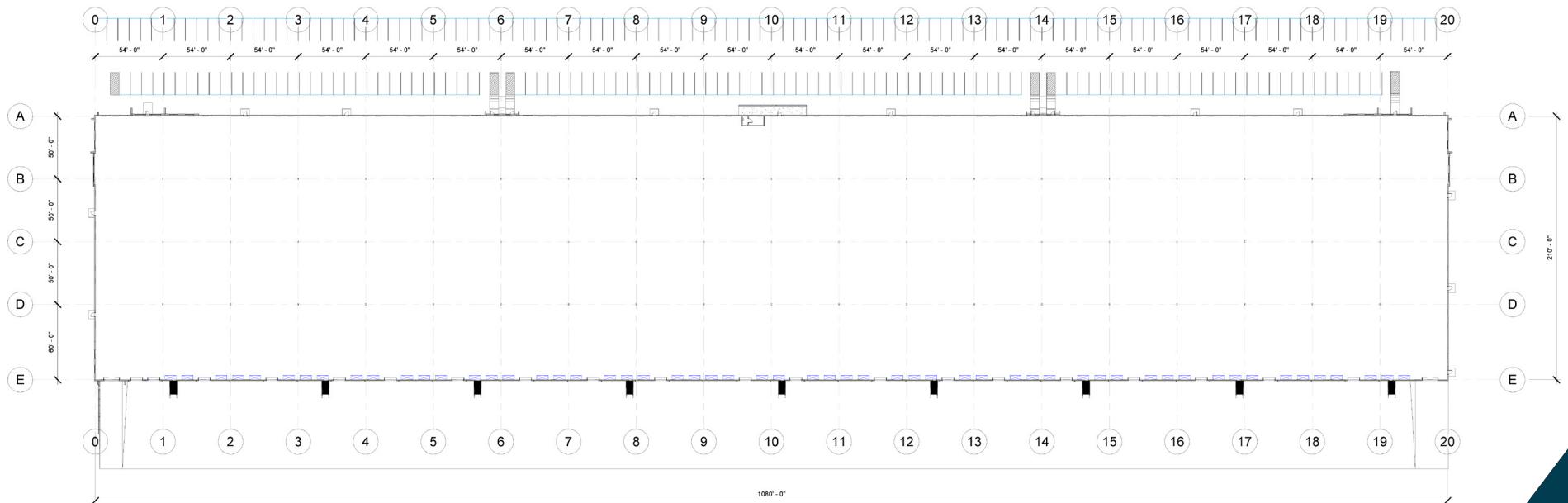
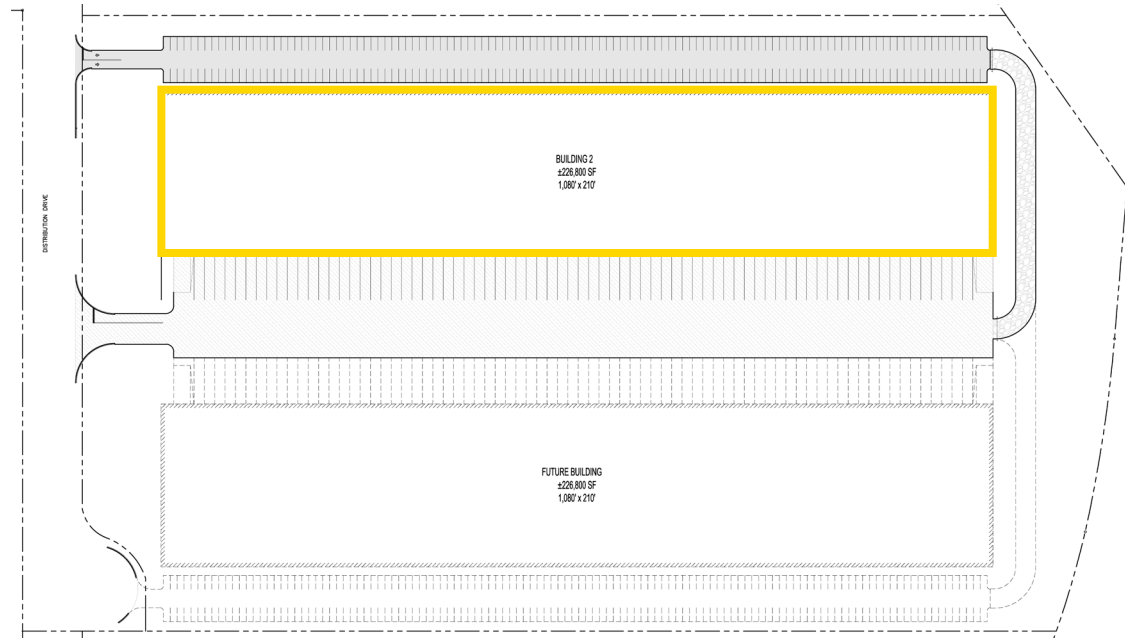
WATER & SEWER

Sanitary sewer lines	6" sanitary sewer 30' from the inside face of the front of the building
Domestic water line	3" domestic water service including multiple 2" future services stubbed into building

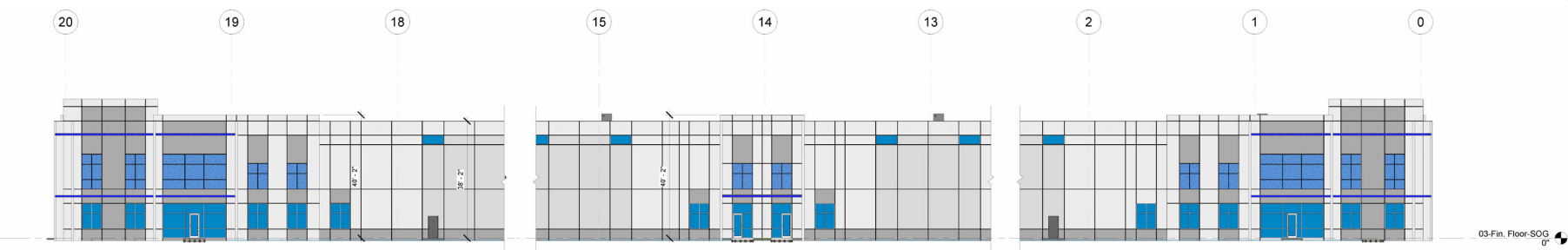
ELECTRICAL, LIGHTING, HEATING

Electrical	House service including 480/277v 3-phase power and 120/208v single-phase power Service conduits from transformer stubbed into building
Lighting	LED high bay fixtures with motion sensors
Ventilation	1 air change per hour
Heating	Unit heaters for freeze protection of ESFR system only

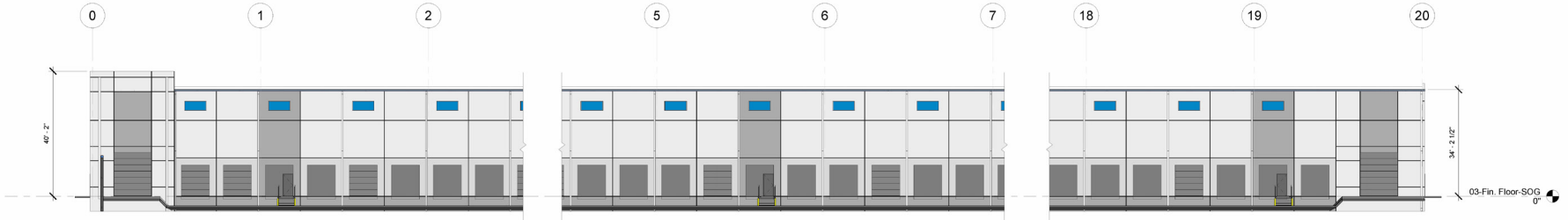
Site Plan



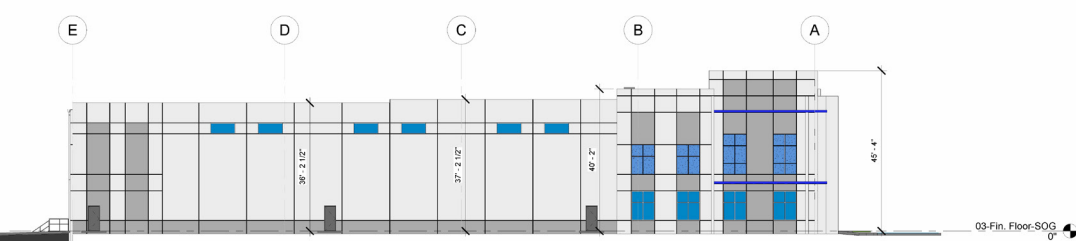
Elevations



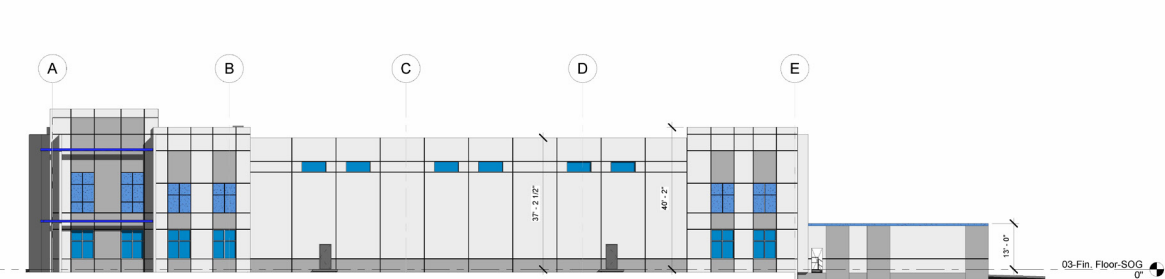
1 FRONT ELEVATION - PARKING SIDE CLIPPED
1/16" = 1'-0"



2 REAR ELEVATION - DOCK SIDE CLIPPED
1/16" = 1'-0"



4 RIGHT ELEVATION - ENLARGED
1/16" = 1'-0"



3 LEFT ELEVATION - ENLARGED



1 FRONT-LEFT CORNER
1/8" = 1'-0"



2 FRONT-RIGHT CORNER
1/8" = 1'-0"



Park Plan

EDMUND HIGHWAY
(AKA AIRPORT BLVD)
SC-32-302

DISTRIBUTION DRIVE

TRADE ZONE DRIVE
PRIVATE ROAD

Fully Leased

L&L Products

LOCAL BOY
OUTFITTERS

Muc-Off

MATTRESS
Warehouse

GATEWAY 2
226,800sf
1,080' X 210'

FUTURE BUILDING
226,800sf
1,080' X 210'

 EVENS
TRANSPORTATION
SOLUTIONS

803 PARK

GATEWAY TWO

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MULTIMODAL HUB

LOCATION

DEVELOPMENT TEAM

About the Park

A MULTIMODAL INDUSTRIAL PARK

Magnus Development Partners is developing 803 Park, consisting of four speculative developments adjacent to the CAE Airport in Columbia, SC. The park can accommodate nearly one million square feet across five buildings for a wide range of users. Three buildings have been constructed and one is under construction with future plans to construct Gateway Two.



Why 803?

"803 Industrial Park is the Columbia market's most versatile industrial development. We look forward to the economic impact this development will bring to the central South Carolina region, resulting in new businesses and job creation."

Kevin Werner
Magnus Development



Up to
±550,000 SF available



Near FedEx &
UPS hubs



Location outperforms
competing sites



Ideal for last-mile
facilities



3 interstates within
5 minutes

Foreign-Trade Zone 127

The Columbia Metropolitan Airport is the Grantee for FTZ 127. Centrally located, FTZ 127 is more flexible than many other FTZ's in the county. It is organized under the Alternative Site Framework program. This designation allows business to activate anywhere within the 16 county region.

Business Benefits of FTZ 127

- Tenants in 803 Park may be approved by U.S. Customs and Border Protection and the Department of Commerce in 30 – 45 days for FTZ status
- An FTZ designation will allow a business to operate warehouses as a means to reduce operating costs, improve supply chain velocity and manage security at distribution facilities.
- Users can defer, delay or eliminate payment of some duties and taxes on goods manufactured or processed within the FTZ.

- Columbia Metropolitan Airport



COLUMBIA, SOUTH CAROLINA | WWW.803INDUSTRIALPARK.COM

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803 PARK

GATEWAY TWO

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MULTIMODAL HUB

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A Multimodal Hub

PLANES, TRAINS, TRUCKS + SHIPS

803 Industrial Park is unique from competing properties in its multimodal capabilities; the park is adjacent to CAE Airport, the UPS regional air hub, the UPS ground hub, FedEx Freight and a Norfolk Southern transload rail terminal. Additionally, the site is 1 mile from I-26 with easy access to surrounding markets via I-77, I-20 and I-95 and within two hours of the Port of Charleston.



PLANES

Located at the end of the CAE airport runway

CAE Metropolitan Airport and UPS Regional Air Hub
<1 mile

CLT International Airport
105 miles

CHS International Airport
105 miles



TRAINS

Easy access to Norfolk Southern and CSX rail lines

Norfolk Southern Transload Terminal
<1 mile

CSX Terminal
7.5 miles

Inland Port Greer
110 miles

Inland Port Dillon
120 miles



TRUCKS

Direct connectivity to South Carolina's network of interstates

I-26
1 mile

I-77
3.2 miles

I-20
5.6 miles

I-95
85 miles



SHIPS

Southeastern U.S. ports link to over 100 foreign ports

Port of Charleston
115 miles

Port of Savannah
154 miles

Port of Norfolk
399 miles

Port of Jacksonville
285 miles

[VIEW WEBSITE](#)



"There is truly nothing like this development available in the market. The benefits this site will bring to a user are unique in its many transportation and logistics capabilities."

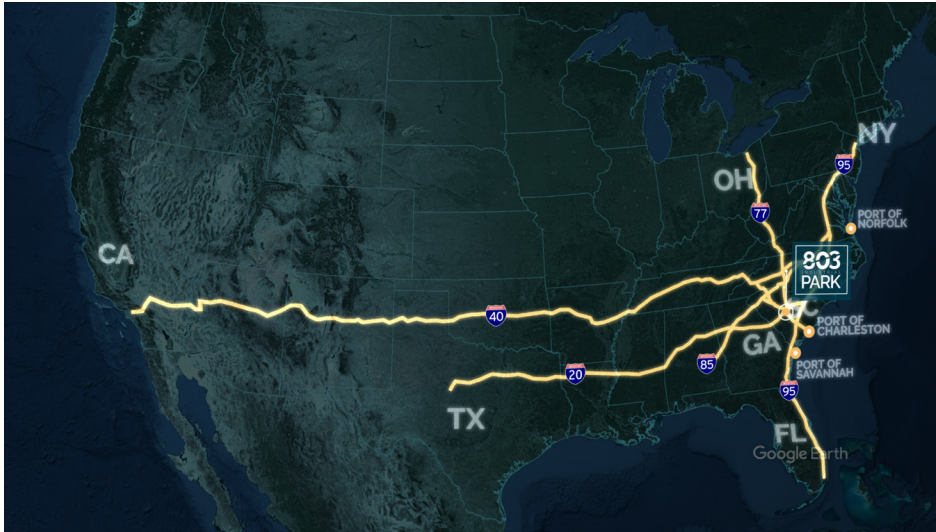
Chuck Salley, SIOR
Colliers | South Carolina



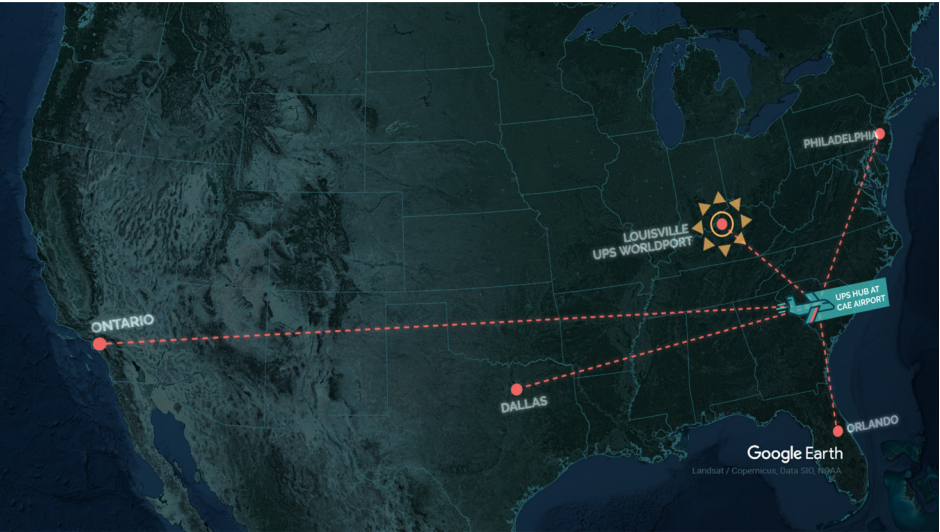
Connected to every major market and port on the East and Gulf Coasts via rail service.



Located 115 miles from the Port of Charleston, 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.



66% of the U.S. population is within a day's drive.



Located next to a UPS regional air hub, which connects to Louisville, a UPS Worldport.

In addition, Columbia Metropolitan Airport offers nonstop travel to 8 cities or just one stop to over 400 cities. Over 40 businesses operate on the airport's campus and create a combined total of over 1,871 full time jobs with a direct payroll of nearly \$80 million. Local support of CAE helps the airport continue to put more dollars back into the local economy and it allows the airport to compete for bigger planes, new air service and better fares.





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Why 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.

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

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

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

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

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

126 MILLION CONSUMERS
WITHIN A DAY'S DRIVE

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

#6 HIGHEST POPULATION GROWTH RATE IN U.S.

#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)

DRIVE TIME



1 94 MINUTES



2 71 MINUTES



3 23 MINUTES



4 55 MINUTES



5 69 MINUTES



6 103 MINUTES



7 82 MINUTES



8 92 MINUTES



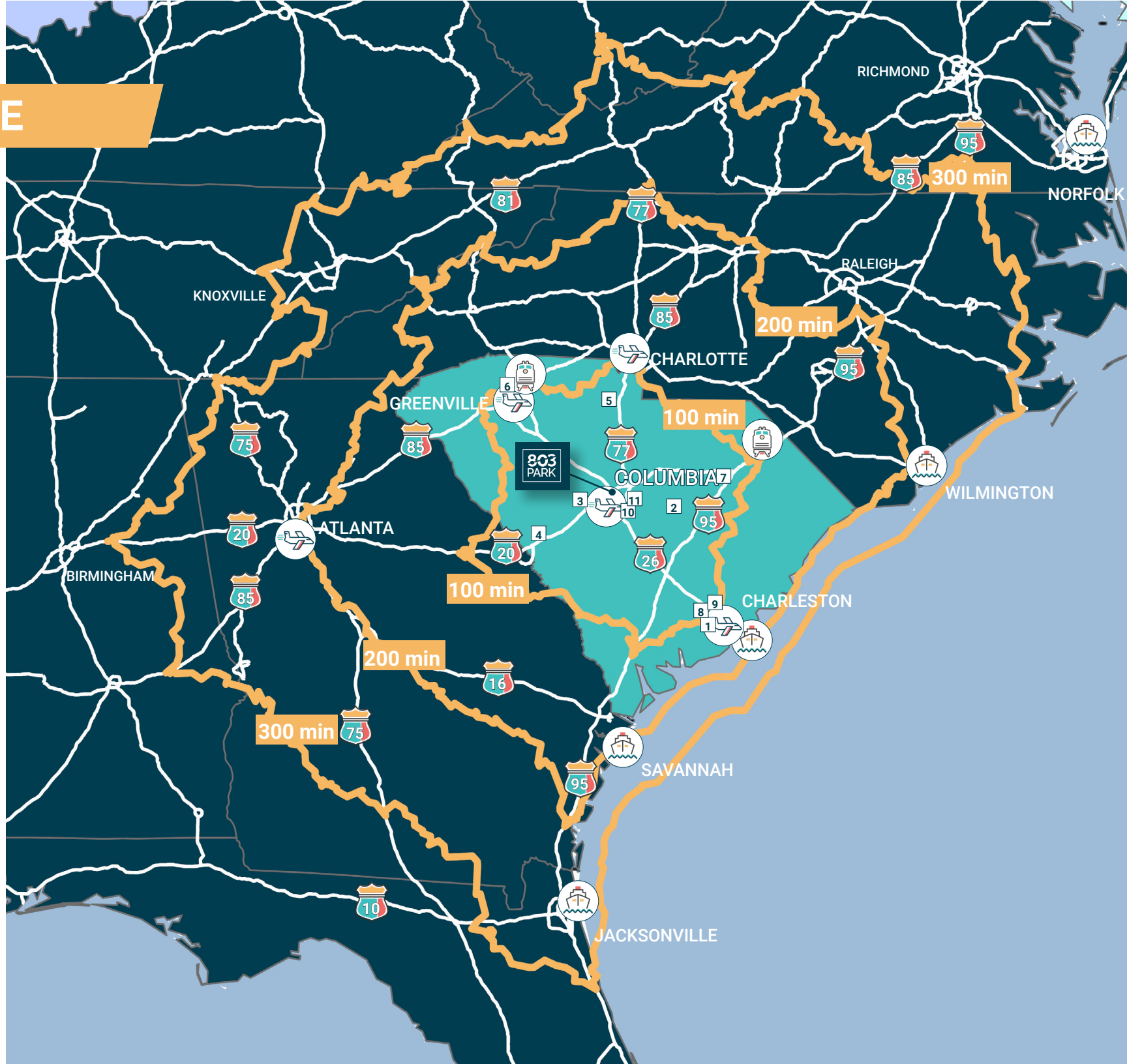
9 74 MINUTES



10 20 MINUTES



11 20 MINUTES



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