



FOR LEASE

Two ±22,500 SF
speculative industrial
buildings just off I-77

400 Planters Drive | Columbia, SC

Chuck Salley, SIOR
Managing Director
+1 803 401 4266
chuck.salley@colliers.com

Thomas Beard, SIOR
Executive Vice President
+1 803 401 4247
thomas.beard@colliers.com

John Peebles, SIOR
Executive Vice President
+1 803 401 4226
john.peebles@colliers.com



Property Summary

Building Specifications

Available space	Two ±22,500 SF buildings
Office suite 1 (potential center suite on Building B as shown):	775 SF 3 tons of air via split systems 200 amp, 3 phase, 120/208v service
Office suite 2	1,040 SF 3 tons of air via split systems 400 amp, 3 phase, 120/208v service
Loading doors	2 drive-in doors per building 6 dock-high doors per building
Ventilation	Fans & louvers in warehouse
Clear height	24' eave height
Fire suppression	Standard wet system

Interstate Access/Frontage

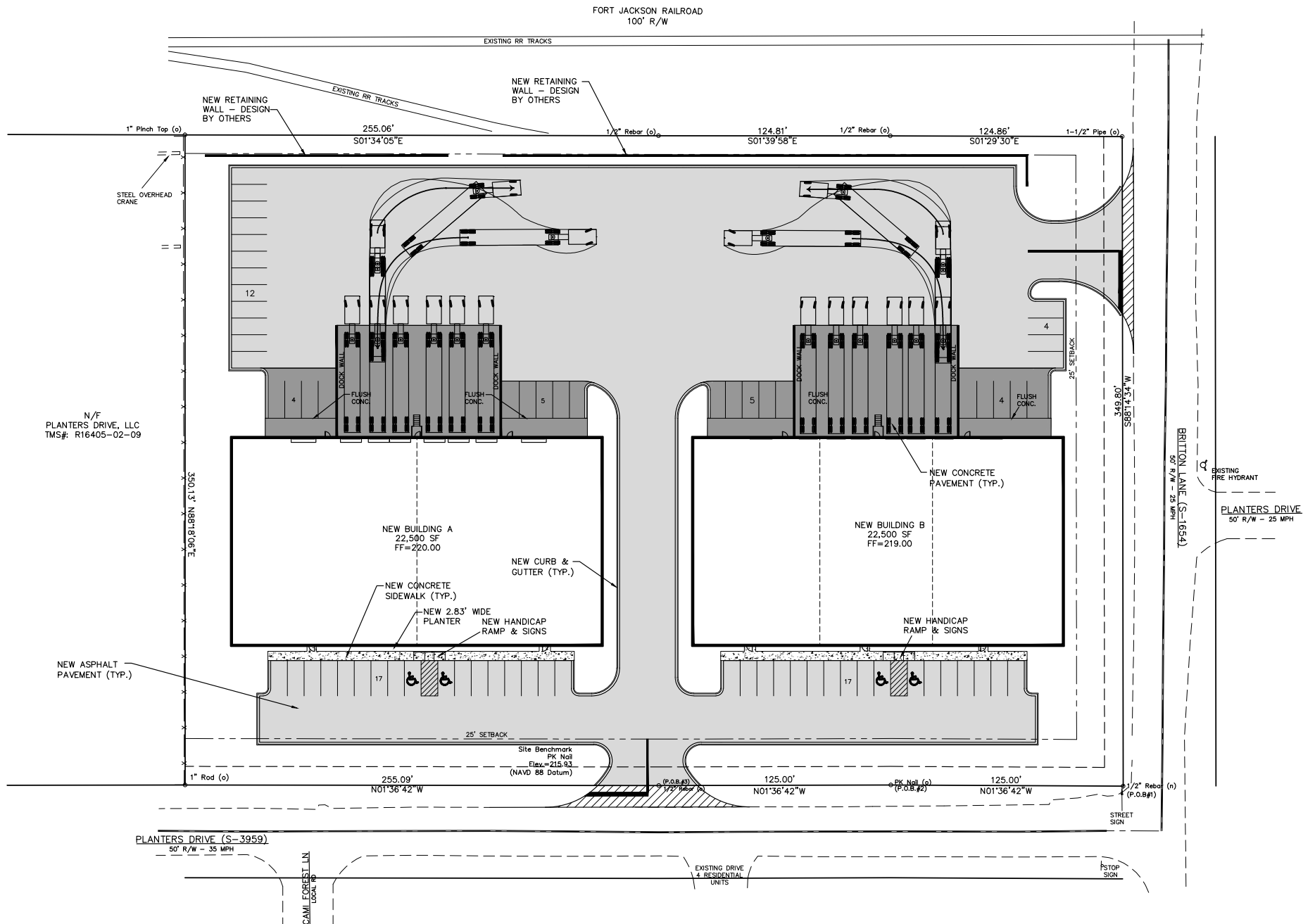


Lease rate: **Call brokers for pricing**



SITE PLAN

INTERSTATE HIGHWAY NO. 77



About 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.

400 Planters Drive is located less than two hours from the Port of Charleston, which is now the second 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.

Central SC Region

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 industrial users. 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 world-class home.

Source: [CentralSC Alliance](#)

Major SC Employers



South Carolina At-a-Glance

#1

International MBA program (top 3 for the last 35+ years) & undergraduate international business program (for 25 consecutive years) at the University of South Carolina

U.S. News & World Report (2025)

BEST

Manufacturing workforce in the nation

Site Selection Magazine (2025)

126 M

Consumers within a day's drive

#1

State for overall cost of doing business

Area Development Magazine (2025)

#1

State for business incentives programs

Area Development Magazine (2025)

TOP 3

State for attracting jobs via foreign investment

IBM-plant Location International

#2

State for doing business

Area Development Magazine (2025)

#6

Highest population growth rate in the USA

#3

Best business climate in America

Site Selection Magazine (2025)

Key Distances

Interstate 77	±0.5 mile
Interstate 20	±8 miles
Interstate 26	±10 miles
Interstate 95	±58 miles
Columbia Metropolitan Airport	±14 miles
Port of Charleston	±116 miles



1301 Gervais Street, Suite 600
Columbia, SC 29201
P: +1 803 254 2300
colliers.com

Chuck Salley, SIOR

Managing Director
+1 803 401 4266
chuck.salley@colliers.com

Thomas Beard, SIOR

Executive Vice President
+1 803 401 4247
thomas.beard@colliers.com

John Peebles, SIOR

Executive Vice President
+1 803 401 4226
john.peebles@colliers.com

Columbia

Columbia
Metropolitan
Airport