

ACCESS 77

NORTHPOINT INDUSTRIAL PARK
BLYTHEWOOD, SOUTH CAROLINA

112,320 SQUARE FEET | FOR LEASE

1364

EMERGENCY
VEHICLES
ONLY

Colliers



ACCESS 77

This industrial development is located on Northpoint Boulevard in Blythewood, South Carolina. The ESFR sprinkler systems will allow tenants to maximize the cubic feet of storage space and the motion sensor LED lighting will provide unprecedented brightness in the warehouse and utility savings for the tenant.

BASE BUILDING SHELL

Building size	210,600 SF
Available	112,320 SF Subdividable to 56,160 SF
Land area	33.17 acres
Building dimensions	260' x 810'
Construction	Tilt concrete panel
Clear height	32'
Typical bay spacing	50' x 54' with a 60' speed bay
Car parking	180 Spaces

TRUCK COURT

Truck loading dock	130' deep truck court
Truck dolly pad	8" concrete dolly pad at dock positions
Dock doors	(7) 9' x 10' dock-high doors - one per bay (expandable to 42 dock doors)
Drive-in doors	(1) 12' x 14' drive-in door

EQUIPMENT

7' x 8' 30,000 lb. capacity mechanical dock levelers at all truck doors

FLOORS

6" non-reinforced sealed concrete
Rack loading up to 60,000 lb. point loading on 3" x 4" base plate
Sealed with penetrating hardener

WALLS

Tilt-up concrete wall panels

ROOF

45 mil mechanically fastened TPO roof
Gutters and down spouts

FIRE PROTECTION

ESFR fire suppression system

WATER & SEWER

Sanitary sewer lines	30' from the inside face of the front of the building
Domestic water line	From the pump room to the bottom side of the bar joists

ELECTRICAL, LIGHTING, HEATING

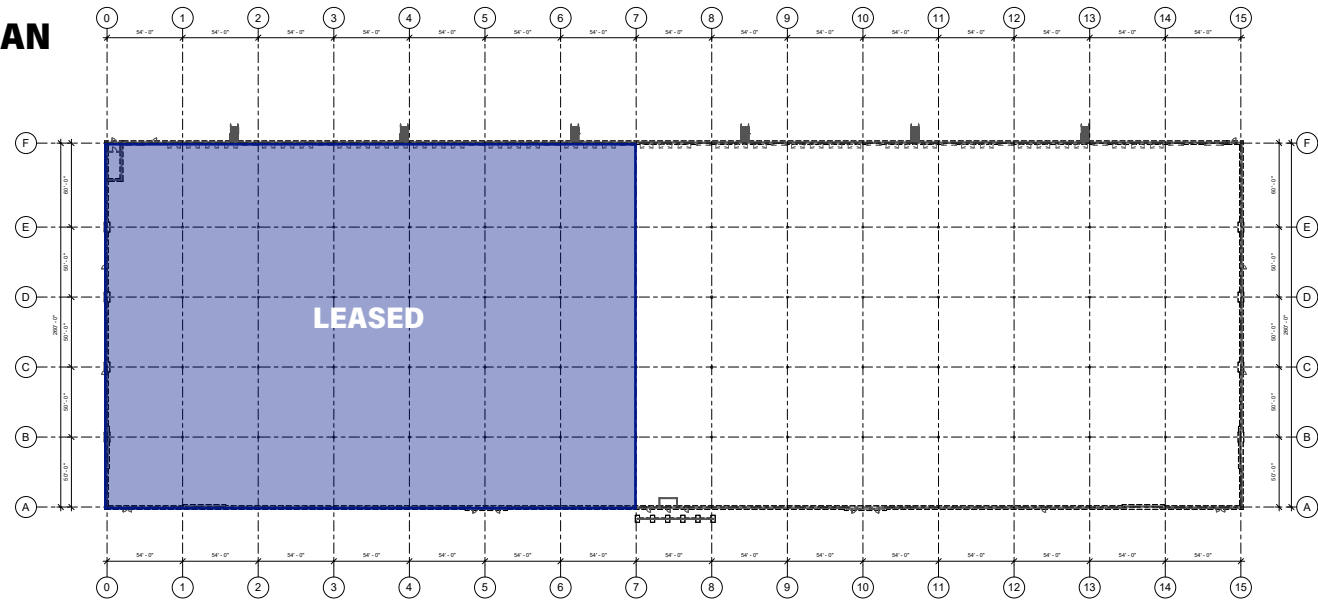
Electrical	Two (2) 200 amp service, 480/277v 3-phase with capability to expand capacity
Lighting	LED motion-sensor
Ventilation	1 air change per hour
Heating	Unit heaters for freeze protection of the ESFR system only

LEASE RATE:
Contact brokers

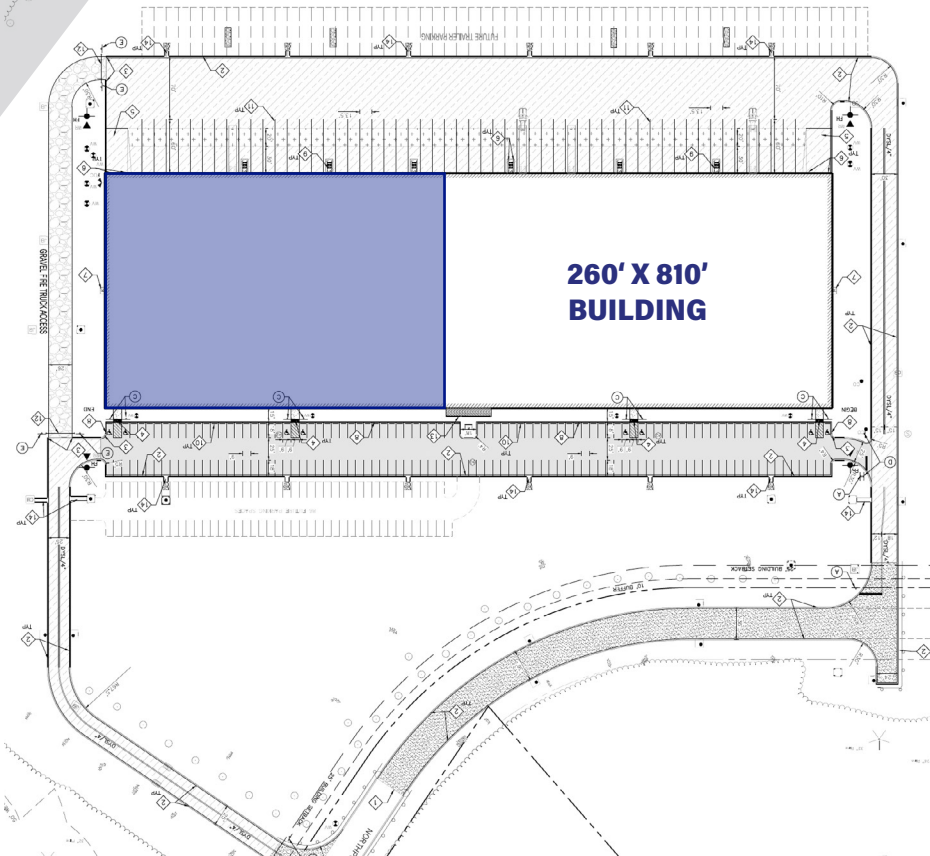




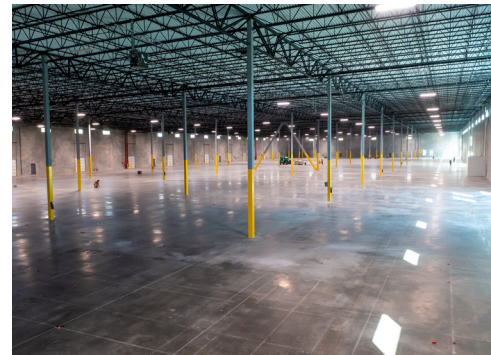
FLOOR PLAN



SITE PLAN



PHOTOS



NORTHPOINT INDUSTRIAL PARK & CAROLINA PINES INDUSTRIAL PARK



ELECTRIC VEHICLE OPERATIONS

Scout
0.5 miles

Envision AESC
84.9 miles

VOLVO
102 miles

BMW
109 miles

Mercedes
115 miles

Toyota
172 miles

RIVIAN
183 miles

HYUNDAI
189 miles

VINFAST
203 miles

DASH EV MICROMOBILITY
212 miles

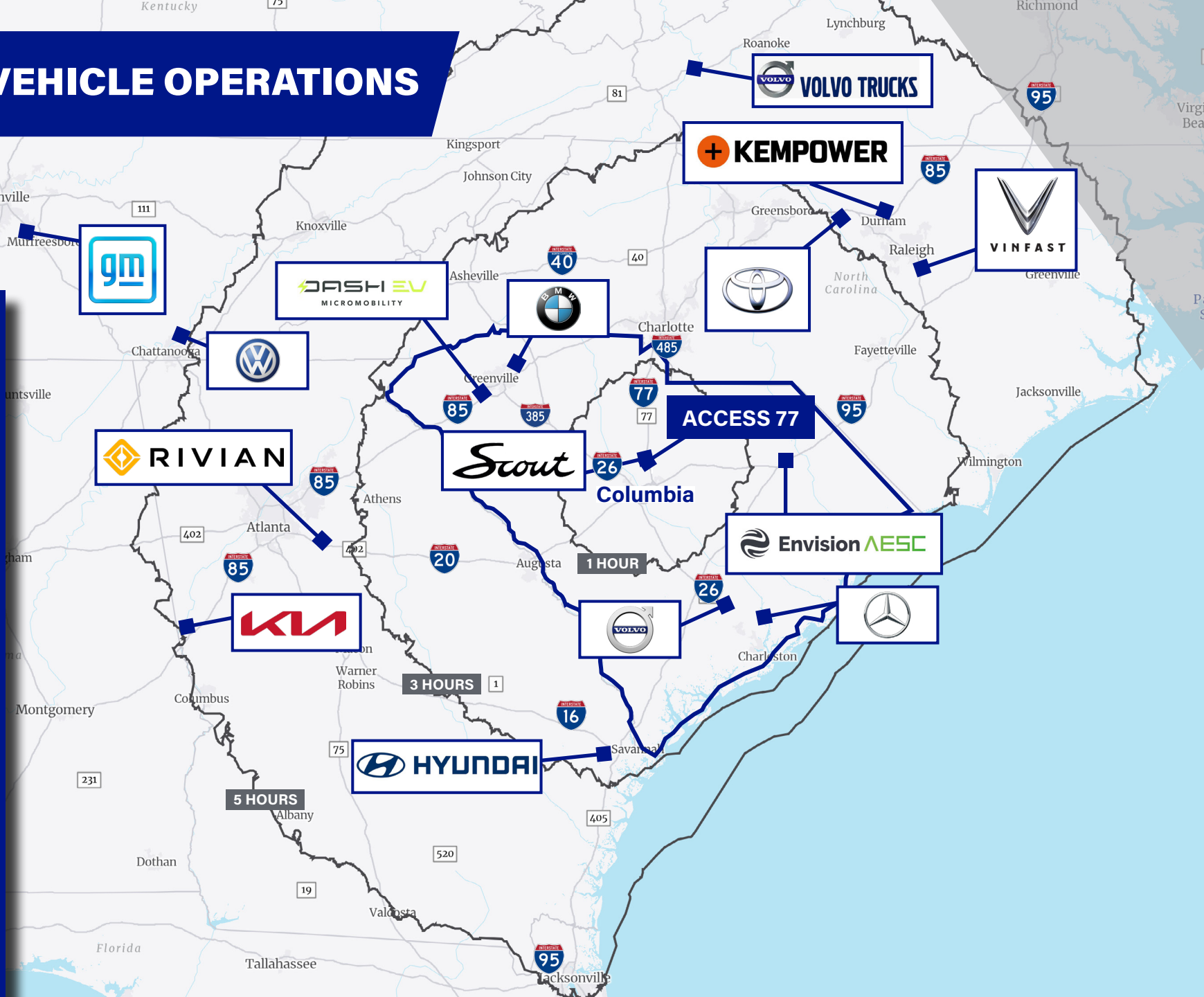
+ KEMPOWER
217 miles

VOLVO TRUCKS
224 miles

KIA
297 miles

BMW
345 miles

gm
474 miles



DRIVE TIME

1



111 minutes

2



68 minutes

3



8 minutes

4



74 minutes

5



118 minutes

6



91 minutes

7



135 minutes

8

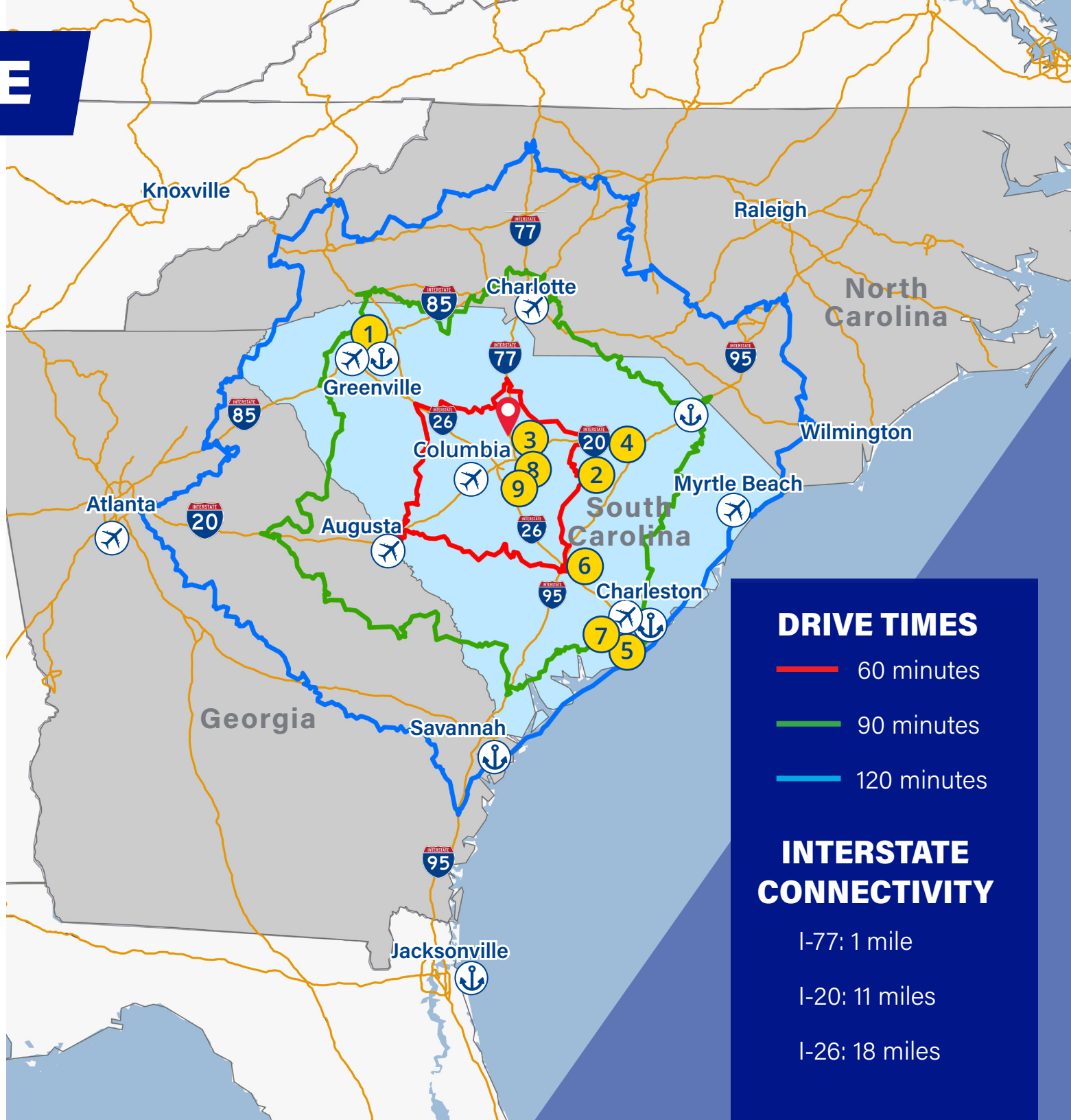


22 minutes

9



23 minutes



DRIVE TIMES

— 60 minutes

— 90 minutes

— 120 minutes

INTERSTATE CONNECTIVITY

I-77: 1 mile

I-20: 11 miles

I-26: 18 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.

Access 77 is located 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.

**#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)



FOR MORE INFORMATION:

CHUCK SALLEY, SIOR
+1 803 401 4266
chuck.salley@colliers.com

THOMAS BEARD, SIOR
+1 803 401 4247
thomas.beard@colliers.com

JOHN PEEBLES, SIOR
+1 803 401 4226
john.peebles@colliers.com

COLLIERS
1301 Gervais Street, Suite 600
Columbia, South Carolina 29201
+1 803 254 2300
www.colliers.com

VIRTUAL TOUR 

DISCLAIMER

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright 2025. All rights reserved.