

FOR SALE | ±133,348 SF INDUSTRIAL COMPLEX

# 5 Technology Circle

COLUMBIA, SOUTH CAROLINA 29203



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**Offering Memorandum**





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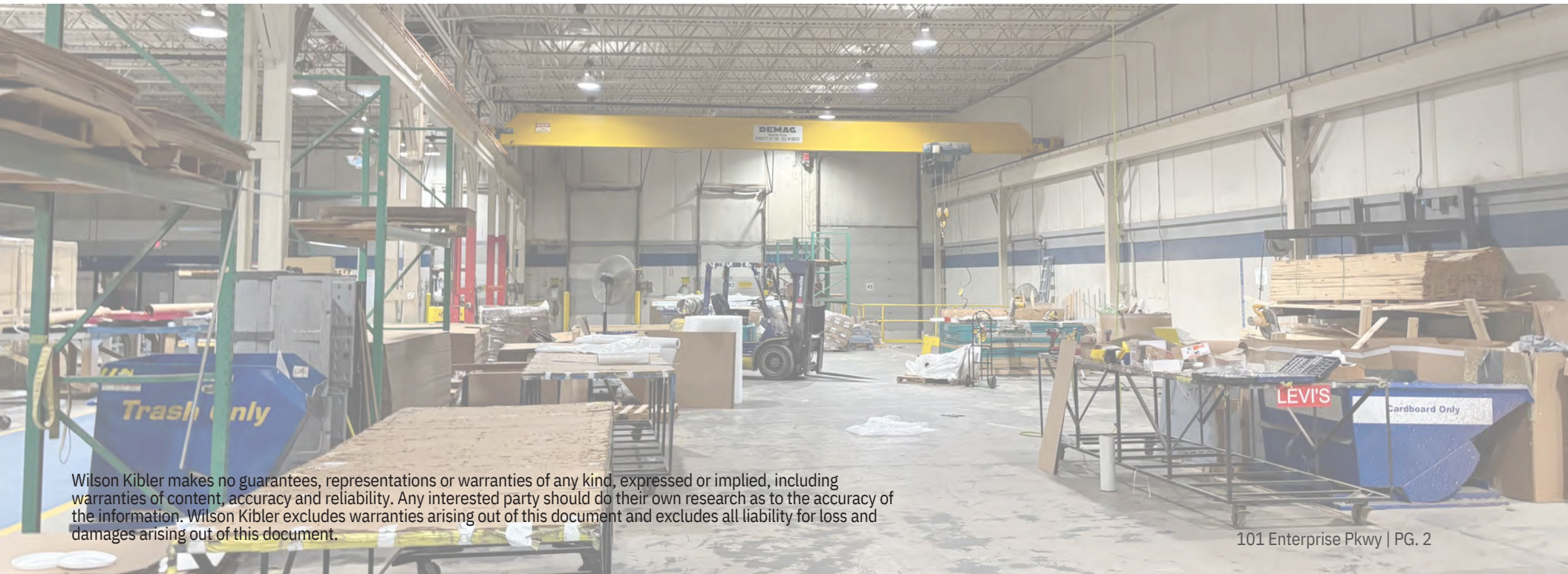
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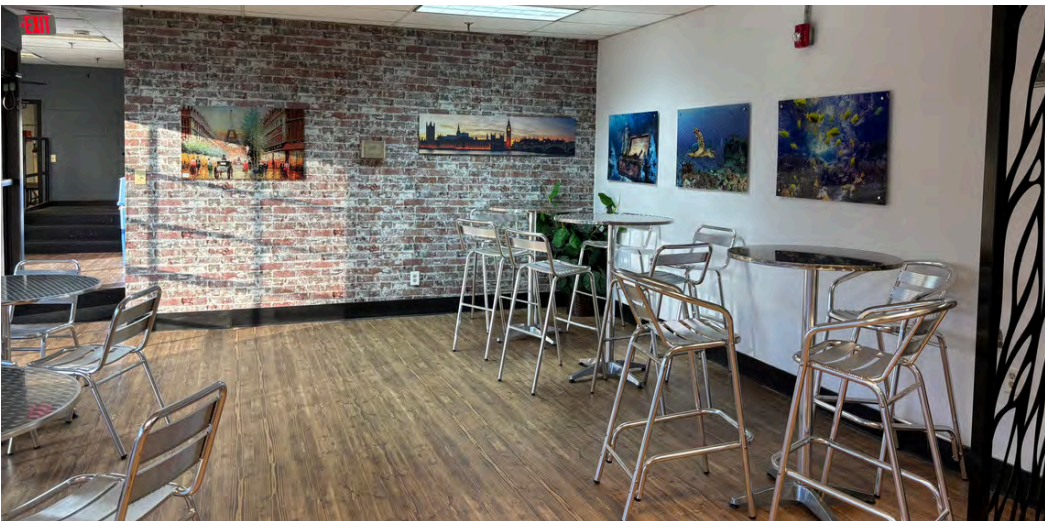
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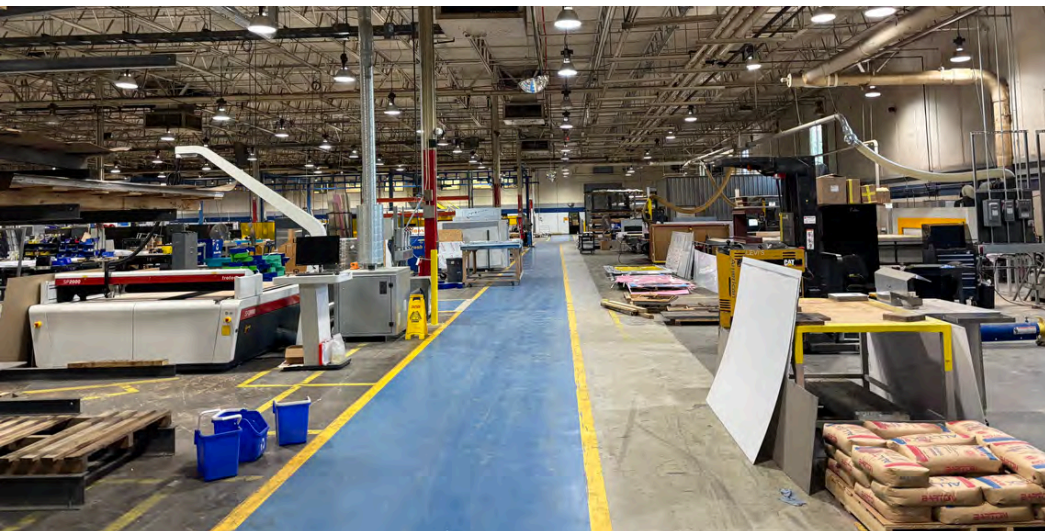
# OFFERING SUMMARY

Wilson Kibler is pleased to present 5 Technology Circle, in Columbia, South Carolina. This is an opportunity to acquire a ±133,348 square-foot building well located in the Northeast Columbia market. 5 Technology Cir. is located adjacent to I-77 in the SCRA Research Park. The Columbia industrial market is 80mm square feet and low 5.9% vacancy. Scout Motors will begin production nearby in 2026. This industrial park is one of the premier locations in South Carolina and UPS has a hub at the airport locally.



Located on Interstate 77, the property features a favorable combination of access to I-26, I-20, and I-95. Distance to I-26 is 12 miles, to downtown Columbia is 8 miles, and to I-20 is 2 miles.

South Carolina is recognized as one of the strongest economies in the country, and one of the fastest growing states. In fact, according to Uhaul, it was the #1 in-migration destination in the entire U.S.



**\$11,000,000**  
**Sale Price**



# PROPERTY SUMMARY

<b>ADDRESS</b>	5 Technology Cir, Columbia, SC 29203
<b>PARCEL NUMBERS</b>	17200-02-15
<b>ZONING</b>	M-1 Industrial
<b>SPRINKLER</b>	WET
<b>MUNICIPALITY</b>	Richland County
<b>SITE SIZE</b>	±18 Acres
<b>BUILDING SIZES</b>	±133,348 Square Feet
<b>YEAR BUILT</b>	1986
<b>CONSTRUCTION</b>	Reinforced Concrete
<b>CEILING HEIGHT</b>	Warehouse - 21' to 30'
<b>DOCK DOORS</b>	Four
<b>DRIVE-IN DOORS</b>	Three
<b>CAR PARKING</b>	120 Spaces
<b>POWER</b>	18,500 Amps, 3 Phase
<b>LEASE</b>	15 year lease through September 2036

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# PROPERTY SUMMARY

## Aerial View | 133,348 SF Building



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# PROPERTY SUMMARY

Survey | 133,348 SF Building



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An aerial photograph of a suburban landscape. On the left, a large green golf course is visible, with a small pond in the lower-left corner. Several large, modern residential or commercial buildings are scattered throughout the area, some with parking lots. A major multi-lane highway with several overpasses and interchanges runs diagonally from the top right towards the bottom right. The text "MARKET OVERVIEW" is overlaid in the center-right portion of the image.

# MARKET OVERVIEW



# MARKET OVERVIEW

## Columbia, South Carolina

Located in central South Carolina, Columbia is the State capital. Columbia, S.C. is characterized by a rapidly growing population of college students, young professionals, families, and retirees, and is one of the most business-friendly states in the southeast. Additionally, South Carolina has also been recognized as one of the best states to retire by Forbes.

Home to the University of South Carolina, a supply of well-educated graduates provides a foundation for a stable workforce and allows for economic ingenuity and world-class research for the region's businesses. Businesses with a major presence in the region include Dominion Energy, Prisma Health, BlueCross BlueShield of SC, Wells Fargo, TD Bank, Colonial Life, UPS and Amazon.

Columbia is home to Fort Jackson, the Army's largest basic training facility. More than 3,500 active duty soldiers with 12,000 family members are assigned to the base and call the area home. Each weekend these family members fill Columbia's hotels as they visit for basic training graduations. Fort Jackson's total economic impact on South Carolina is estimated at \$2.3 billion a year, according to a study by the University of South Carolina's Darla Moore School of Business. The study said Fort Jackson directly employs 7,620 people and is ultimately responsible for 20,000 jobs. The Columbia Metropolitan Airport estimates that 20 percent of its traffic is related to the military.

Columbia Metropolitan Airport (CAE) has seen steady growth in recent years, with a 17% increase in passengers from 2018 to 2019. Passenger airlines including Delta, American Eagle, US Airways, and United Airlines serve the Columbia metro area out of CAE. Air freight companies operating from CAE include Airborne Express, Federal Express, Mountain Air Cargo, Piedmont, Bankair, and United Parcel Service. UPS selected Columbia as the home of their southeast regional air cargo hub in 1994. Columbia is served by CSX Transportation & Norfolk Southern rail lines. Passenger service in South Carolina is provided by Amtrak. The Port of Charleston, just 112 miles from Columbia, is accessed by both rail lines and is one of the busiest container ports along the Southeast and Gulf coasts. The region is also just 105 miles from Inland Port Greer in the Upstate.

Columbia's central location within the state makes it easily accessible from a large number of major cities in the southeast. With three major interstates converging in Columbia (I-77, I-26, & I-20) and 24-hour ground access to more than 66% of the U.S. market, it is home to a number of logistics companies and distribution centers, including Amazon.



COLUMBIA METRO  
**ONE OF AMERICA'S 50  
HOTTEST CITIES**  
FOR BUSINESS RELOCATIONS  
& EXPANSIONS

BLOOMBERG BUSINESS WEEK

**BEST**  
state for  
business

CHIEF EXECUTIVE  
MAGAZINE



# MARKET OVERVIEW

## Columbia, South Carolina

### BUSINESS CLIMATE

Columbia has been recognized as an exceptional city to start and grow a business. There are over seventy foreign affiliated companies and fourteen Fortune 500 Companies located in the metro area. Columbia has also been recognized in various publications for its attractiveness to both new businesses and job seekers.

Home to a number of businesses that support the community, as well as the state government, Columbia is also host to the US Army's largest, and most active, initial entry training installation at Fort Jackson. In addition to the South Carolina state government, major employers include the Prisma Health hospital system, BlueCross BlueShield of SC, Lexington Medical Center, the University of South Carolina, Dominion Energy, Walmart, and UPS, which operates its Southeastern Regional Hub out of the Columbia Metropolitan Airport (CAE).

Columbia is home to a growing cluster of insurance, technology, and service industries. In 2012, Amazon completed construction of a 1.2 million-square-foot fulfillment center in West Columbia, S.C., approximately 5.6 miles from downtown Columbia. The facility, one of the company's largest on the east coast employs approximately 2,000 people, and represents an overall investment of approximately 4.3 billion in the region, including infrastructure and employee compensation.



Source: Wilson Kibler

### EMPLOYMENT

As the state capital, the largest employer group in Columbia is the State of South Carolina, which employs approximately 77,000 people. The State government provides Columbia with stable employment levels and steady employment growth, which helps to insulate the city in economic downturns. It also has helped to insure the strength and stability of Columbia's middle class. In addition to the state government, major employment groups include health care providers, educational institutions like the University of South Carolina, as well as insurance and banking firms.

Within the state of South Carolina there are over 1,200 active internationally-owned facilities. Businesses from Australia, Belgium, Canada, China, Denmark, Finland, France, Germany, Italy, Japan, Luxembourg, the Netherlands, and the United Kingdom all take advantage of the strong transportation network and wonderful quality of life. Since 2011, these companies have invested over \$45.9 billion in South Carolina, bringing 167,000 new jobs to the state.



## BEST PLACES TO LIVE & WORK

Columbia rated a five-star community

*Expansion Management*

**NO. 5**  
workforce in  
the nation

*CNBC*

**NO. 2**  
state for  
workforce  
development

*AREA DEVELOPMENT MAGAZINE | 2019*

**NO. 1**  
state in the U.S.  
for incentive  
programs



# INDUSTRIAL MARKET OVERVIEW

## Columbia, South Carolina

### Q4 2024 HIGHLIGHTS & TRENDS

- Demand for warehouse space on the rise due to the growth in e-commerce and manufacturing. 422K SF positive absorption
- Vacancy at a good 6.0%.
- Scout Motors announced plans to build a \$2 billion auto plant in Blythewood. The company's planned investment has the potential to create around 4,000 permanent jobs, which would set new all-time records for a Richland County economic development project..
- Mark Anthony Brewing recently completed another new 450,000 square foot facility in Southeast Columbia for its White Claw Brand
- Demand for warehouse space is increasing in metros like Columbia due to its central location, access to three major interstates (I-20, I-26, and I-77), and the fact that it is less than a four-hour drive to the Port of Charleston, inland Port Greer, Charlotte, and Atlanta.

Source: Wilson Kibler

	Current Quarter	Prior Quarter	Year Ago Period	Forecast
Total Inventory	80.0 MSF	78.5 MSF	77.4 MSF	↑
Vacancy Rate	6.0%	4.7%	4.4%	→
Quarterly Net Absorption	422,137 SF	196,381 SF	-73,473 SF	↑
Average Asking Rent	\$6.54	\$6.37	\$5.31	↑

Net Absorption include Outlying Richland, Lexington, and Calhoun County data  
Asking Rents are NNN





# INDUSTRIAL MARKET OVERVIEW

## Columbia, South Carolina

### Q4 2024 SUBMARKET SUMMARY

	Inventory (SF)	Vacancy Rate	Availability Rate	Qtr Absorption (SF)	INDUSTRIAL Asking Rent(Price/SF)	FLEX Asking Rent (Price/SF)	Total Asking Rent (Price/SF)
Cayce/W Columbia	22,199,251	7.7%	8.7%	51,003	\$7.08	\$11.77	\$7.58
Downtown (CBD)	710,789	1.7%	7.4%	-	\$5.61	-	\$5.61
Dutch Fork / Irmo	1,824,314	5.8%	5.8%	76,747	\$16.21	\$9.67	\$9.80
Fairfield County	3,134,773	0.3%	0.3%	-	-	-	-
Kershaw County	7,544,279	15.7%	15.9%	9,505	\$4.12	-	\$4.12
Lexington	8,078,374	0.5%	0.6%	-28,791	\$11.27	\$13.02	\$11.50
North Columbia	4,293,477	7.0%	5.8%	-	\$5.82	\$16.00	\$6.40
Northeast Columbia	9,884,969	5.1%	8.4%	-7,946	\$5.95	\$7.61	\$6.03
Southeast Columbia	17,132,640	4.8%	6.0%	283,209	\$6.20	\$9.01	\$6.14
Saint Andrews	1,786,257	2.9%	3.6%	-6,590	\$8.99	\$9.00	\$8.99

Market 76,589,123 6.2% 5.8% 377,137 \$6.21 \$10.20 \$6.54

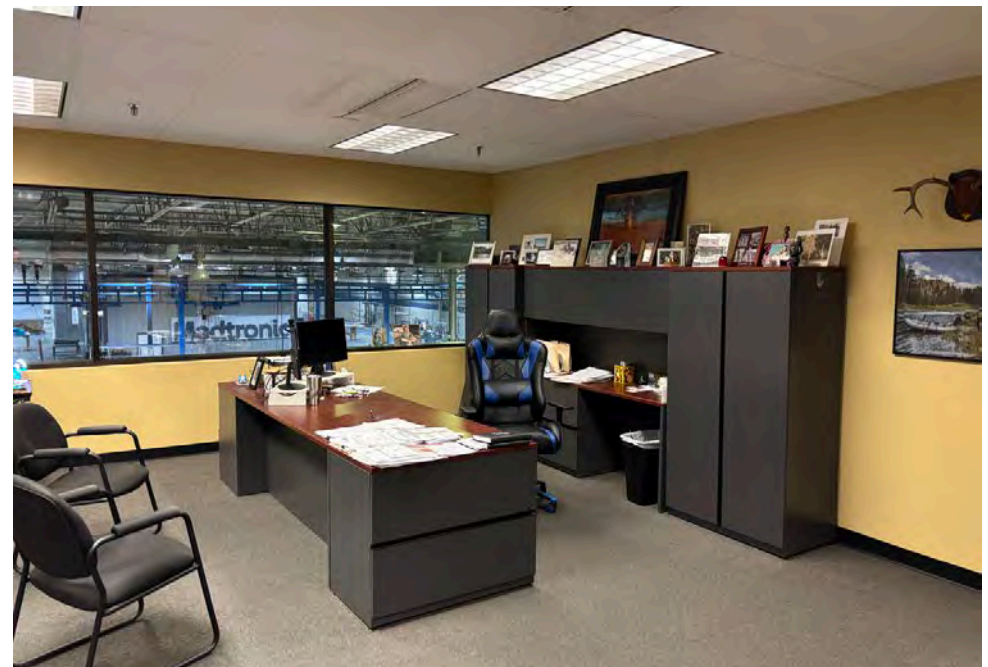
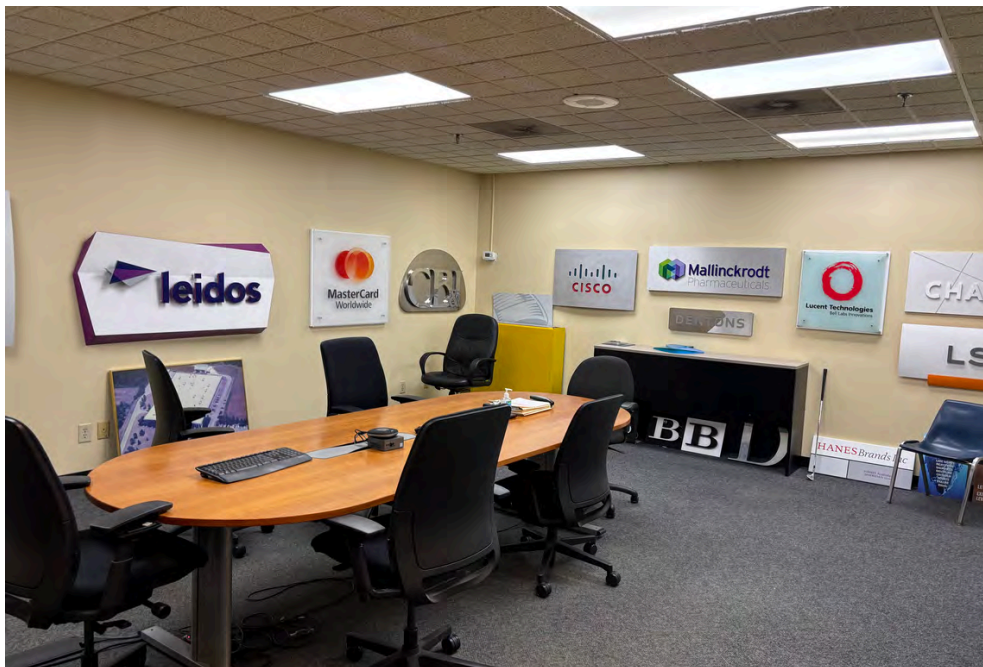


# EXTERIOR PHOTOGRAPHY



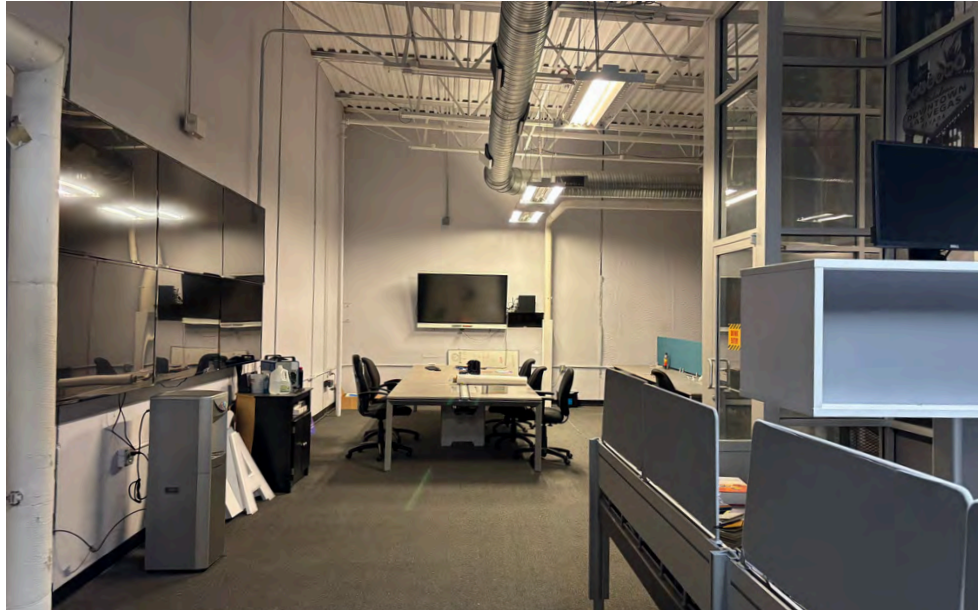


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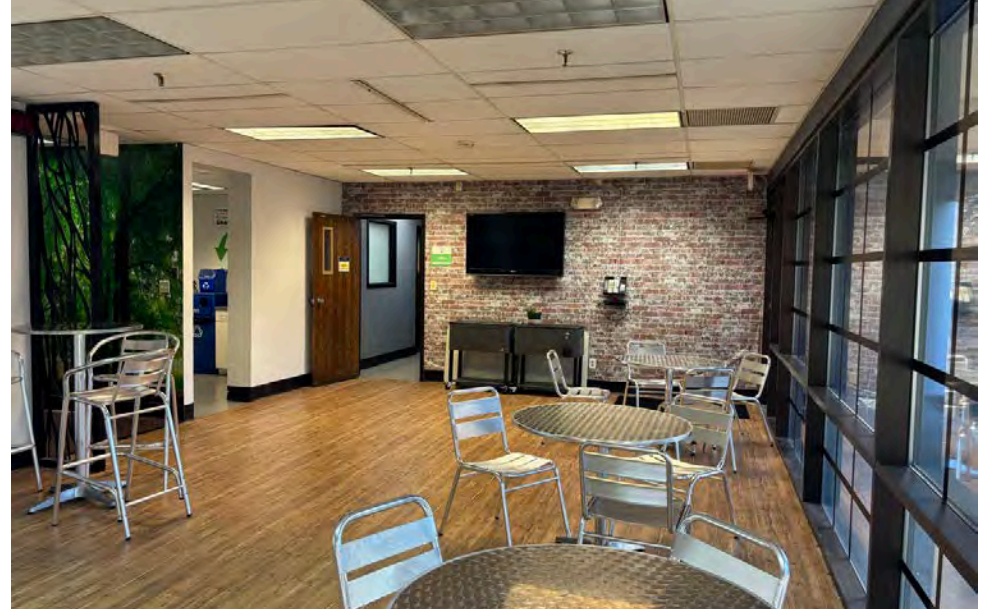
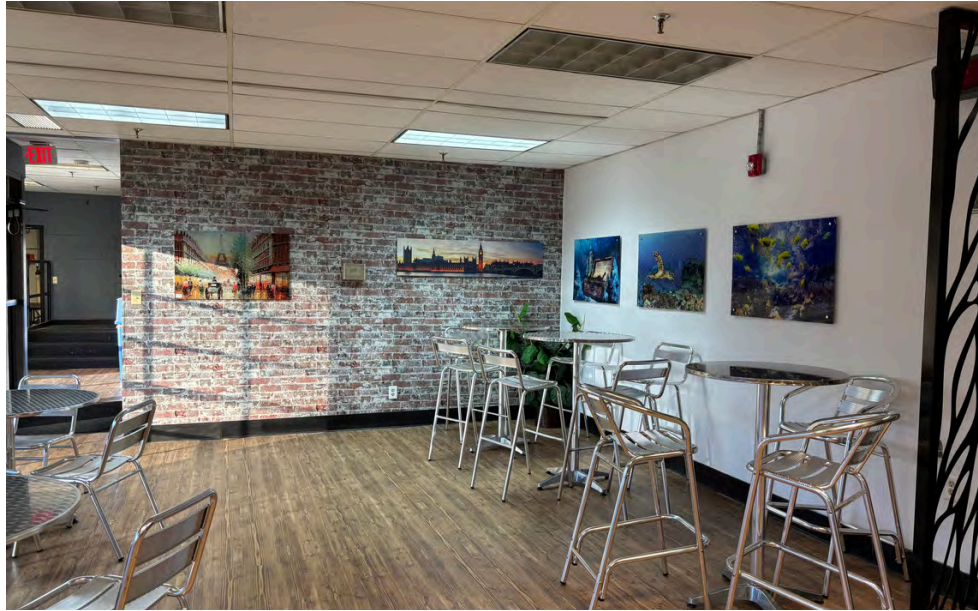


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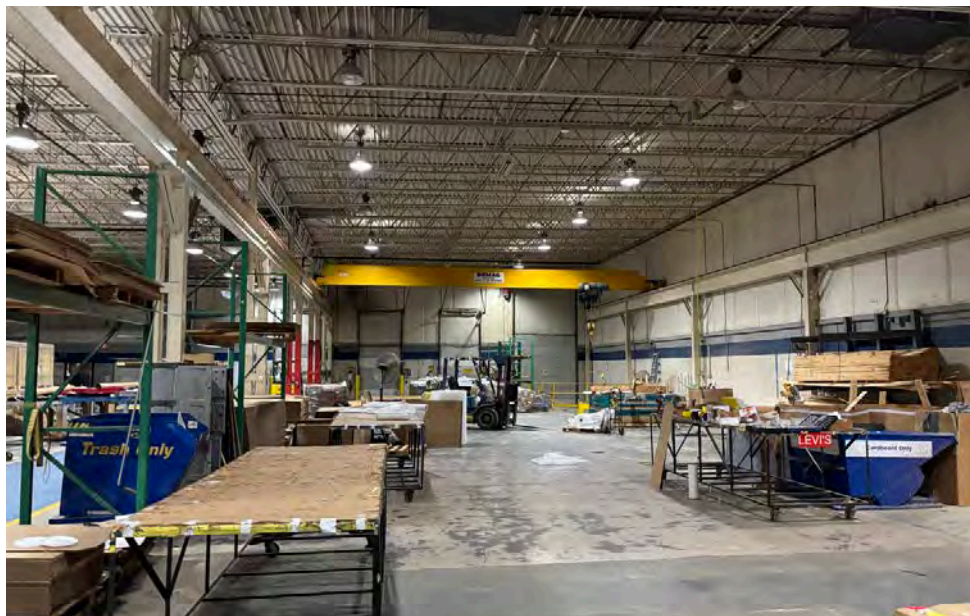


# INTERIOR PHOTOGRAPHY





# INTERIOR PHOTOGRAPHY





# INTERIOR PHOTOGRAPHY







## LOCATION OVERVIEW



# LOCATION OVERVIEW

1. TRC (THE RITEDOSE CORP.)
2. UNITRENDS
3. PURE FISHING
4. SOUTH UNIVERSITY
5. PROFFESIONAL PATHOLOGY SERVICES
6. PALMETTO GBA
7. MIDLANDS TECH
8. SC THRIVE
9. PURE POWER TECHNOLOGY
10. SC SCHOOL BOARDS ASSOCIATION
11. BUILDERS FIRSTSOURCE
12. BLUECROSS BLUESHIELD
13. PROVIDENCE HEALTH-NORTHEAST





# George McCutchen III CCIM, SIOR



## Principal

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T 803.255.8603  
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20 Years of Experience

Specialization:

- Industrial
- Land
- Investment Properties

## PROFESSIONAL BACKGROUND

George T. McCutchen III attained membership in the prestigious Society of Industrial and Office Realtors in 2010. SIOR represents today's most knowledgeable, experienced, ethical and successful commercial real estate brokerage specialists. Mr. McCutchen has also been a Certified Commercial Investment Member since 2007.

Mr. McCutchen joined Wilson Kibler in 2004 after a successful career as a Certified Financial Planner. He received many honors and accolades while serving as a senior financial advisor.

## PROFESSIONAL ACHIEVEMENTS

- Top Producer for South Carolina, Wilson Kibler 2015, 2017, 2018, 2020-2022
  - Power Broker Award Winner, CoStar, 2014 and 2017-2023
  - Society of Industrial and Office Realtors (SIOR) since 2010
  - Certified Commercial Investment Member (CCIM) since 2007
    - Certified Financial Planner (CFP)
- Board member, Clemson Masters of Real Estate Development since 2011

## PERSONAL AFFILIATIONS

- Chairman of the board, Oliver Gospel Mission, 2008
  - Leadership Columbia, Class of 2000
- Elder, Eastminster Presbyterian Church, '01-'04, '12-'14, and '23-'25; deacon, '98-'00
  - Graduate of Clemson University, where he earned a Bachelor of Science degree in financial management with a real estate focus areas and a minor in accounting



# James Rogers SIOR



## Principal

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T 803.255.8621  
C 803.603.3151

8 Years of Experience

Specialization:

- Industrial
- Investment Properties

## PROFESSIONAL BACKGROUND

James Rogers joined Wilson Kibler in 2016 as a brokerage associate and currently serves as a Principal in the company's Columbia office. He is a native of Columbia, S.C., where he attended Heathwood Hall Episcopal School and the University of South Carolina. Before his career in brokerage, James served as a Compliance Analyst in the pharmaceutical industry. Mr. Rogers graduated from The University of South Carolina, where he earned a Bachelor of Arts degree in History. Since working at Wilson Kibler, Rogers has been able to obtain his SIOR designation in 2023.

## PERSONAL AFFILIATIONS

- Coastal Conservation Association, Member
  - Shandon Methodist Church, Member
- South Carolina Real Estate Commission, Salesman
- Urban Land Institute, Executive Committee Member
- Trinity Episcopal Church, 8th- & 9th-grade Basketball Coach
- Society of Industrial and Office Realtors (SIOR), Member
  - SIOR/CCIM Forecast Committee, Member





FOR SALE | ±133,348 SF INDUSTRIAL SPACE

# 5 TECHNOLOGY CIRCLE

COLUMBIA, SOUTH CAROLINA

## Contact Information

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