

NAI Columbia

Available: ±42,000 - ±98,648 SF



Shop Grove Industrial Park

Columbia, South Carolina

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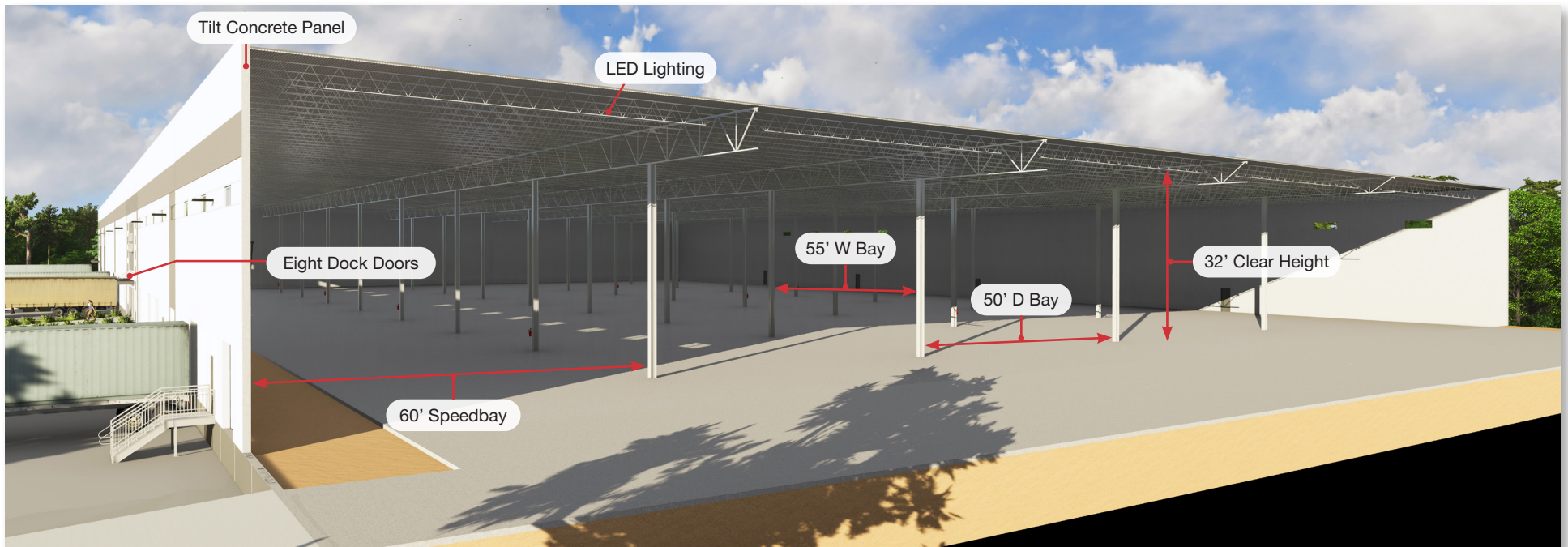
Building Specifications

The Shop Grove spec building is located at 220 Ranger Point Court, Columbia, SC 29209, in the City of Columbia, off of Shop Road & I-77 (Exit 6). The Park is less than 1-mile from Cirba Solutions, Mark Anthony Brewing, China Jushi USA, and from I-77. The Park is located 20± miles from the new Scout Manufacturing facility. Other businesses in close proximity include: 84 Lumber, TMC Transportation, FedEx Ground and Carrier Enterprises.

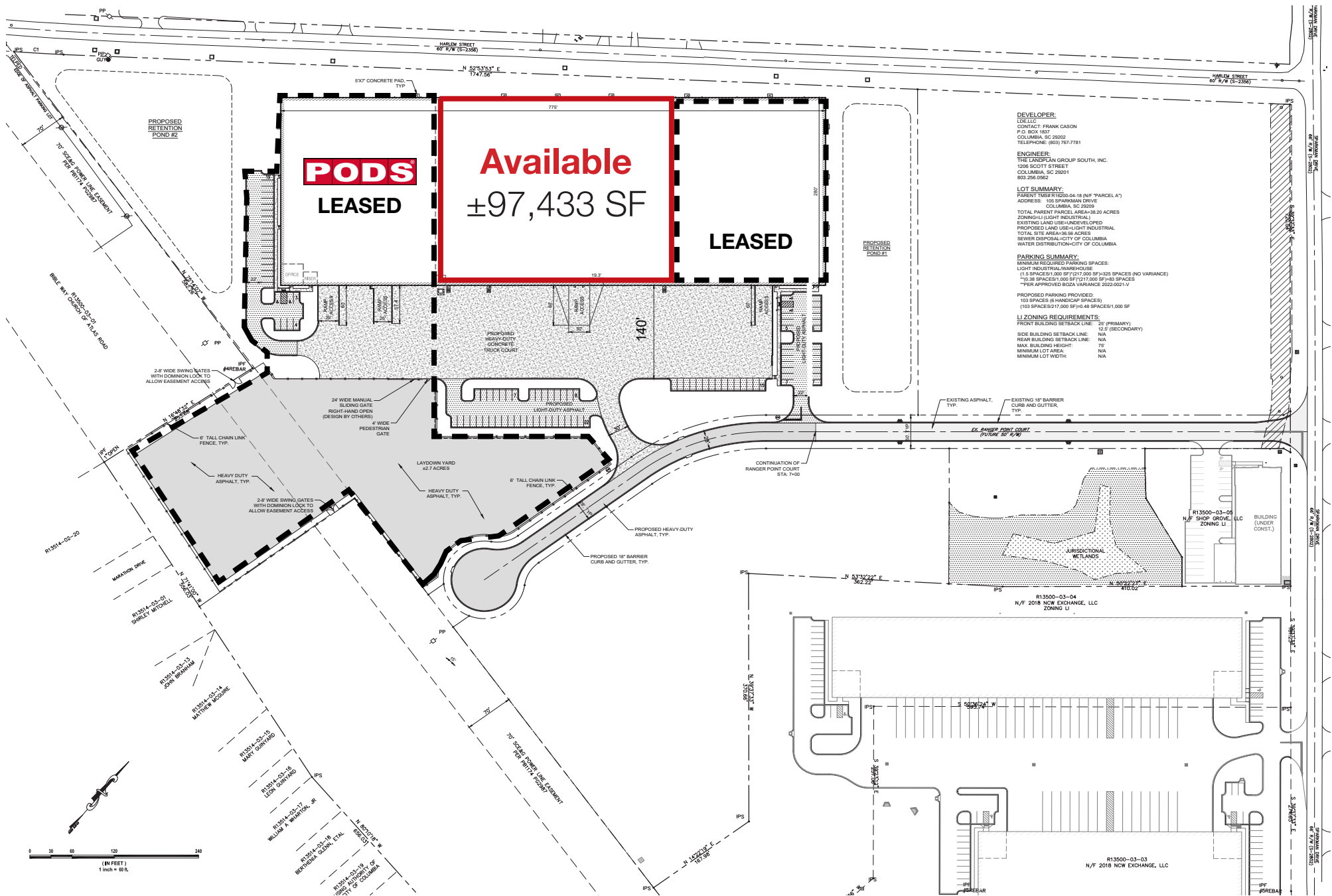
Available SF:	±42,000 - ±98,648 SF
Spec Office:	2,000 SF
Building Dimensions:	775 x 280
Construction:	Tilt concrete panel
Clear Height:	32' clear height
Typical Bay Spacing:	55' x 50'
Speed Bay:	60' deep
Car Parking Spaces:	54 available
Truck Court:	140' deep (60' heavy-duty concrete, 80' heavy-duty asphalt)
Available Dock Doors	Six (6) 9' x 10' dock high doors; (4) 35,000 LB mechanical levelers (13 future dock knockout panels)

Available Drive-In Doors:	20' x 20' drive-in door, additional available upon tenant request
Fire Protection:	ESFR System
Sanitary Sewer Lines:	City of Columbia: 6" diameter, 30' from the inside face of the front of the building
Domestic Water Line:	City of Columbia: Installed overhead from the inside face of the front of the building
Electrical:	1,500 kVA transformer onsite
Lighting:	Motion activated LED high-bay lights 30 foot-candles
Ventilation:	Roof exhaust fans with outside air intake louvers mounted in perimeter wall panels
Heating:	Gas unit heaters in warehouse

Contact brokers for lease rate



Site Plan - Spec Building



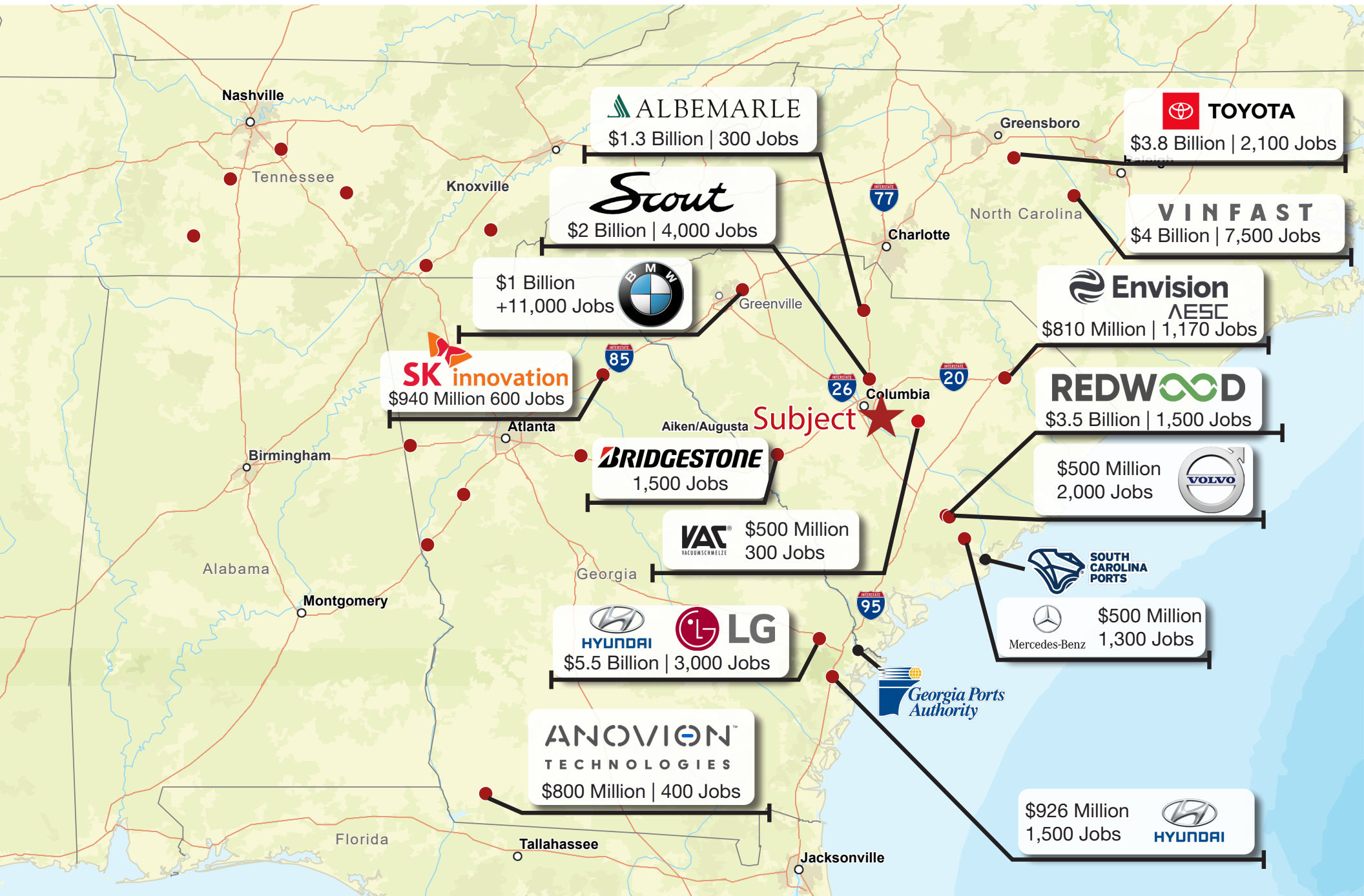
Aerial - Columbia MSA



Aerial - Southeast Submarket



Regional Investment Map



The Midlands

LEXINGTON & RICHLAND
COUNTY ECONOMIC GROWTH
SINCE 2022

\$2.9 BILLION

MORE THAN 5,000 NEW JOBS



LARGEST EMPLOYERS | EMPLOYEES

STATE OF SOUTH CAROLINA | 32,085

PRISMA HEALTH | 15,000

UNIVERSITY OF SOUTH CAROLINA | 6,456

SOUTH CAROLINA RANKS AS ONE OF THE TOP FIVE STATES
TO DO BUSINESS IN THE NATION ACCORDING TO AREA
DEVELOPMENT MAGAZINE

AGGRESSIVE INCENTIVES POSITION INDUSTRIES FOR GROWTH
AND CREATE AN EXCEPTIONAL ECONOMIC CLIMATE THAT
MAXIMIZES RETURN ON INVESTMENT.

CAPITAL INVESTMENT IN EV
SINCE 2017 (SC)

\$9.6 BILLION



SC RANKS **#1** IN
PASSENGER VEHICLE EXPORTS
IN THE US

The Newcomers

Scout

\$2 BILLION INVESTMENT | ±4,000 NEW JOBS | EV MANUFACTURER



MARK ANTHONY BREWING

\$400 MILLION INVESTMENT | ±300 NEW JOBS | 4TH LARGEST BREWER IN THE US

**Cirba
Solutions**

\$323 MILLION | ±300 NEW JOBS | EV BATTERY MATERIALS MANUFACTURER

Source: South Carolina Department of Commerce