

±4,500 SF NEW CONSTRUCTION FLEX SPACE AVAILABLE



FOR LEASE

**181 Newland Rd.
Columbia, SC 29229**

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1501 MAIN ST. SUITE 410
COLUMBIA, SC

FOR LEASE

181 Newland Rd. Columbia, SC 29229

± 4,500 - 20,060 SF NEW SPEC DEVELOPMENT ALONG I-20
IN NE COLUMBIA SUBMARKET

WHAT'S AVAILABLE

Suite 100

±4,500 SF Total

600 SF office

Pre-engineered metal building with a split faced block facade

Clear span construction

Ceiling Height: 22' clear & 26' at the center

High bay LED lighting

LOADING

Bay Dimensions: 26.2' x 85'

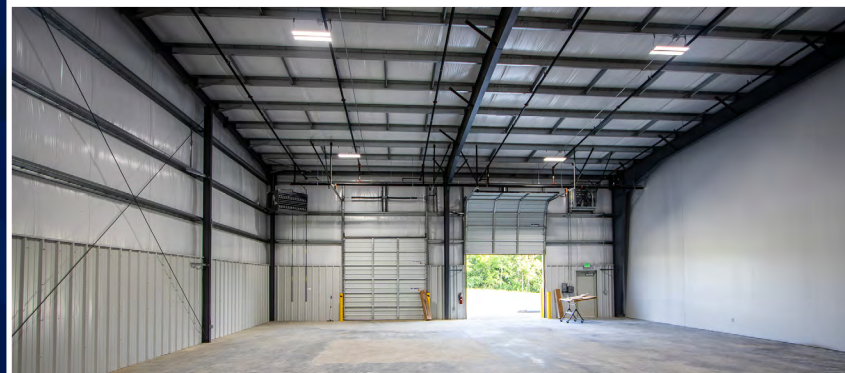
Covered loading dock well

(2) 12' x 12' grade level doors

CONTACT BROKERS FOR LEASE RATE



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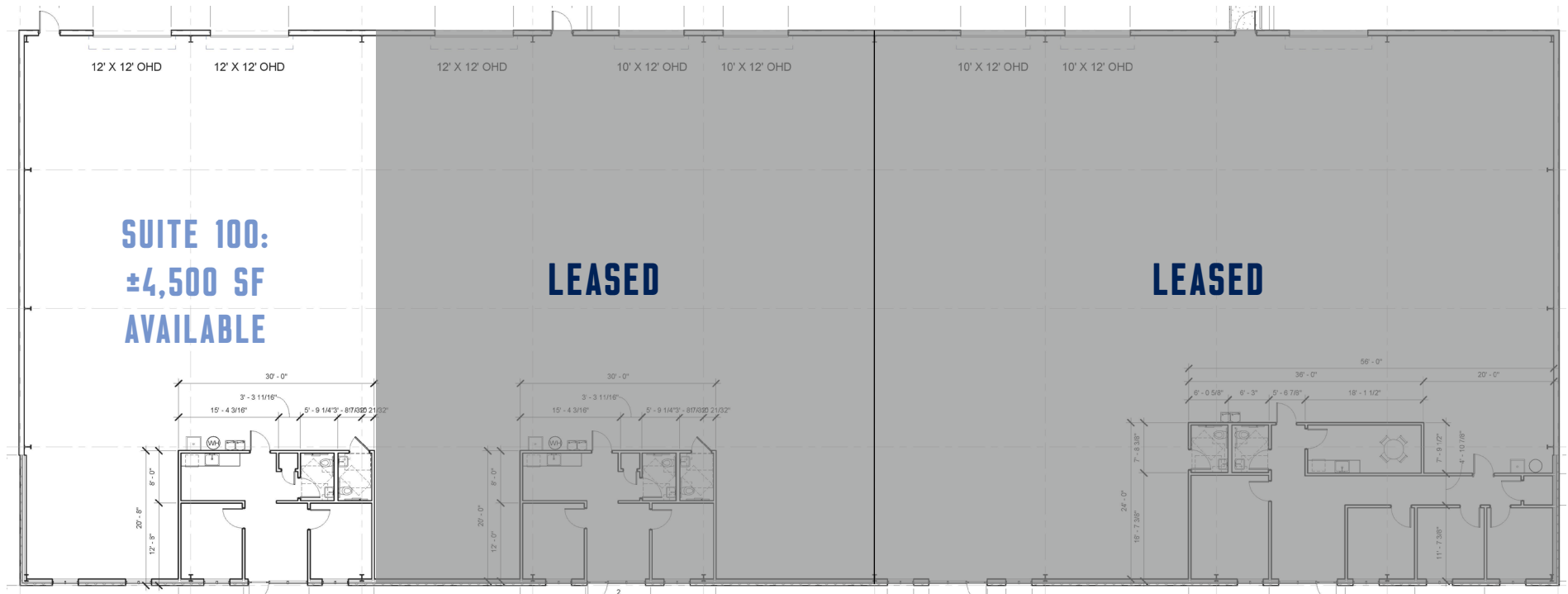


BUILDING PICTURES

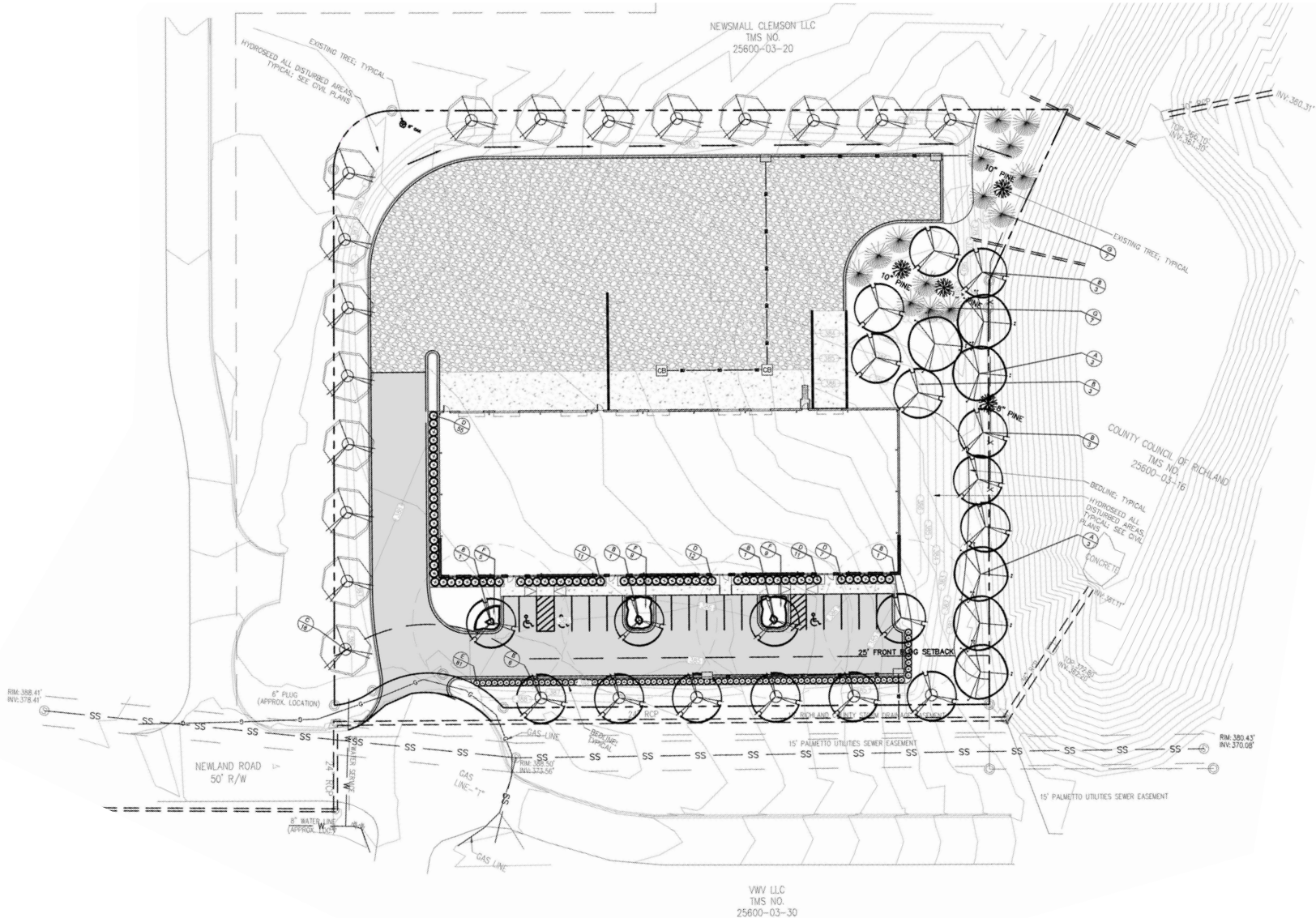
Newly Constructed Office and Warehouse Space

TRINITY
PARTNERS





(2) 12' x 12' drive-in doors



LOCATION OVERVIEW

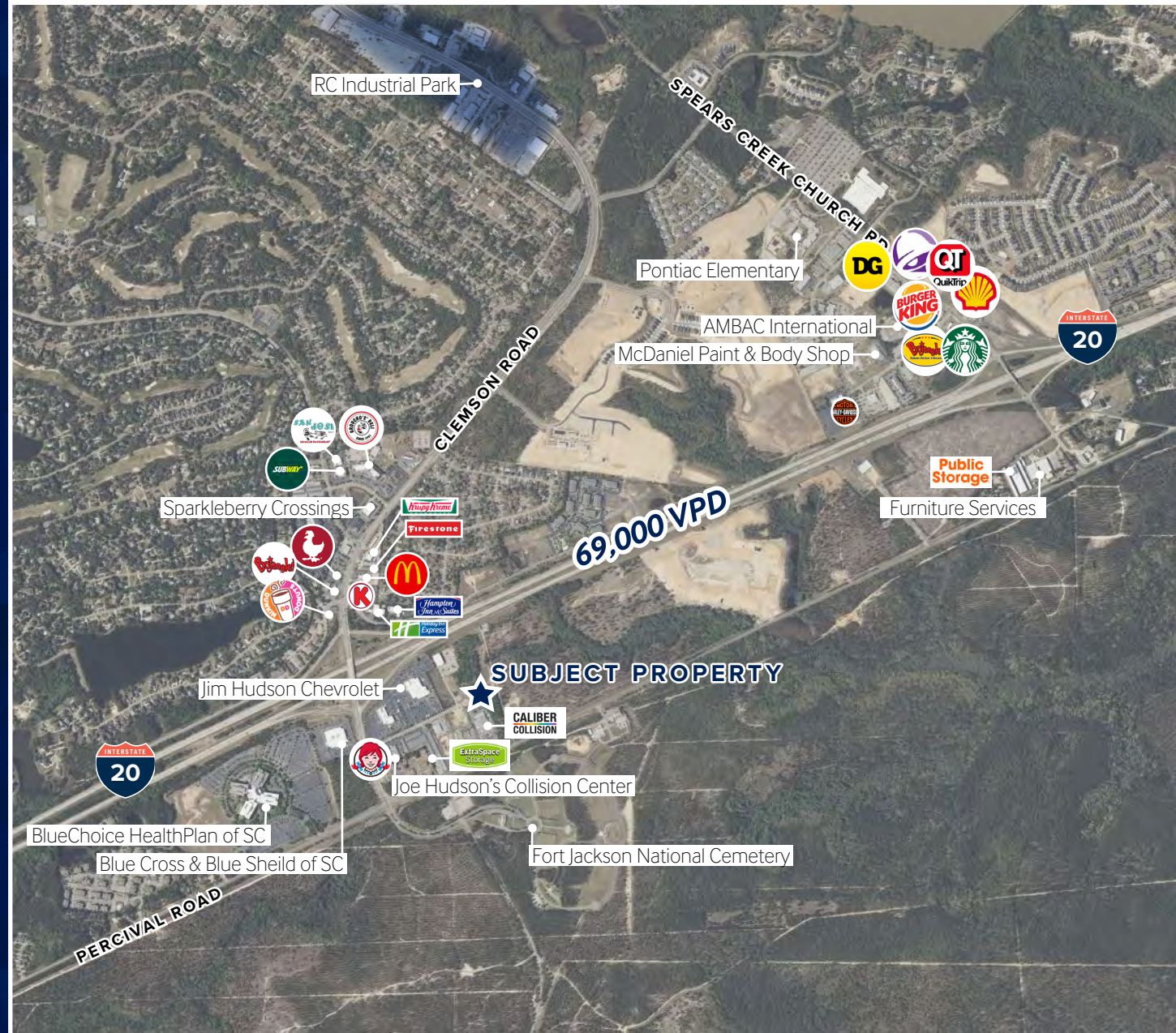
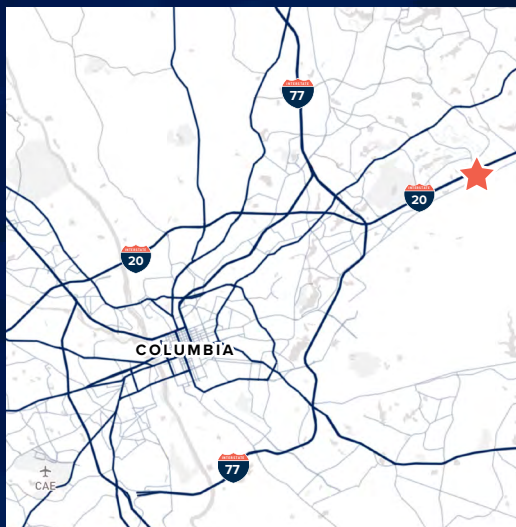
181 Newland Road
Columbia, SC 29229

Located Along I-20 In
Northeast Columbia

14 Miles From Downtown
Columbia

In Close Proximity To Fort
Jackson

2 Miles From Spears Creek
Church Road Developments



SCOUT MOTORS COMING



Columbia, South Carolina, is poised for an exciting economic transformation as Scout Motors Inc. makes its mark by establishing a cutting-edge manufacturing plant in nearby Blythewood, less than 20 miles away from Downtown Columbia. This move begins a new chapter in the region's automotive industry, bringing with it a wave of opportunities and advancements.

Scout Motors' strategic decision to set up its operations in Richland County, with a staggering \$2 billion investment, is poised to create a substantial impact on the local economy. The potential to generate 4,000 or more permanent jobs demonstrates the company's commitment to the area's growth. Richland County's economic landscape is set to redefine itself, marking a historic milestone in its development trajectory.

The manufacturing facility is slated to produce all-electric, next-generation trucks and rugged SUVs, reminiscent of the iconic Scout vehicles that gained fame from 1960 to 1980. As construction begins at the 1,160-acre site by the end of 2023, anticipation builds for the commencement of production in 2026.

The forthcoming Scout Motors manufacturing plant in Blythewood stands as a testament to Columbia's potential for sustainable economic expansion. The intersection of automotive history, technological innovation, and job creation propels the region into a new era of prosperity and community development. With a keen eye on the future and a nod to the past, Columbia's landscape is set to evolve, and its economic horizons are expanding.