

# NAI Columbia

Available: ±42,000 to ±98,648 SF



## Shop Grove Industrial Park

220 Ranger Point Court | Columbia, SC

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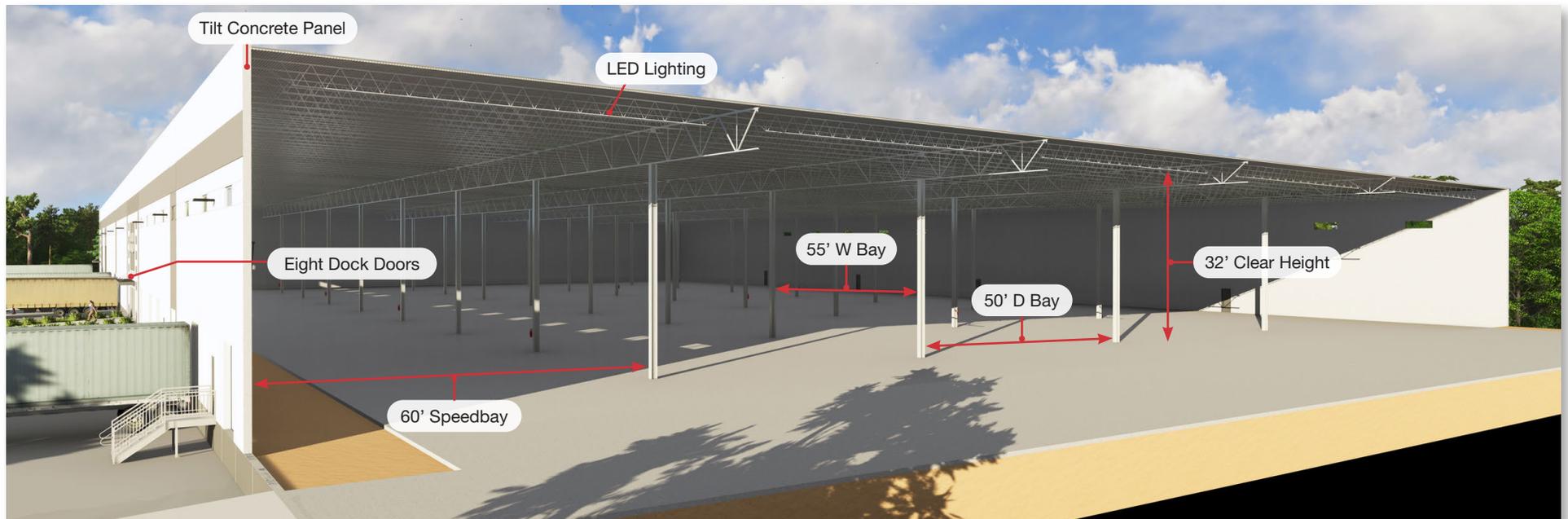
# Building Specifications

The Shop Grove Building 1 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 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, PODS, Mygrant Glass, TMC Transportation, FedEx Ground and Carrier Enterprises.

**Contact Broker for Additional Information** 

<b>Available SF:</b>	±42,000 SF to ±98,648 SF
<b>Building Dimensions:</b>	775' x 280'
<b>Construction:</b>	Tilt concrete panel
<b>Clear Height:</b>	32'
<b>Typical Bay Spacing:</b>	55' x 50'
<b>Speed Bay:</b>	60'
<b>Available Dock Doors</b>	Six (6) 9' x 10' dock high doors & 12 knockout panels
<b>Available Drive-In Doors:</b>	20' x 20' drive-in door, additional available upon tenant request

<b>Truck Court:</b>	140' deep (60' heavy-duty concrete, 80' heavy-duty asphalt)
<b>Utilities Available:</b>	Water, sewer, electricity, and gas
<b>Electrical:</b>	1,500 kVA transformer onsite
<b>Lighting:</b>	Motion activated LED high-bay lights 30 foot-candles
<b>Fire Protection:</b>	ESFR System
<b>Heating:</b>	Gas unit heaters in warehouse
<b>Ventilation:</b>	Roof exhaust fans with outside air intake louvers mounted in perimeter wall panels

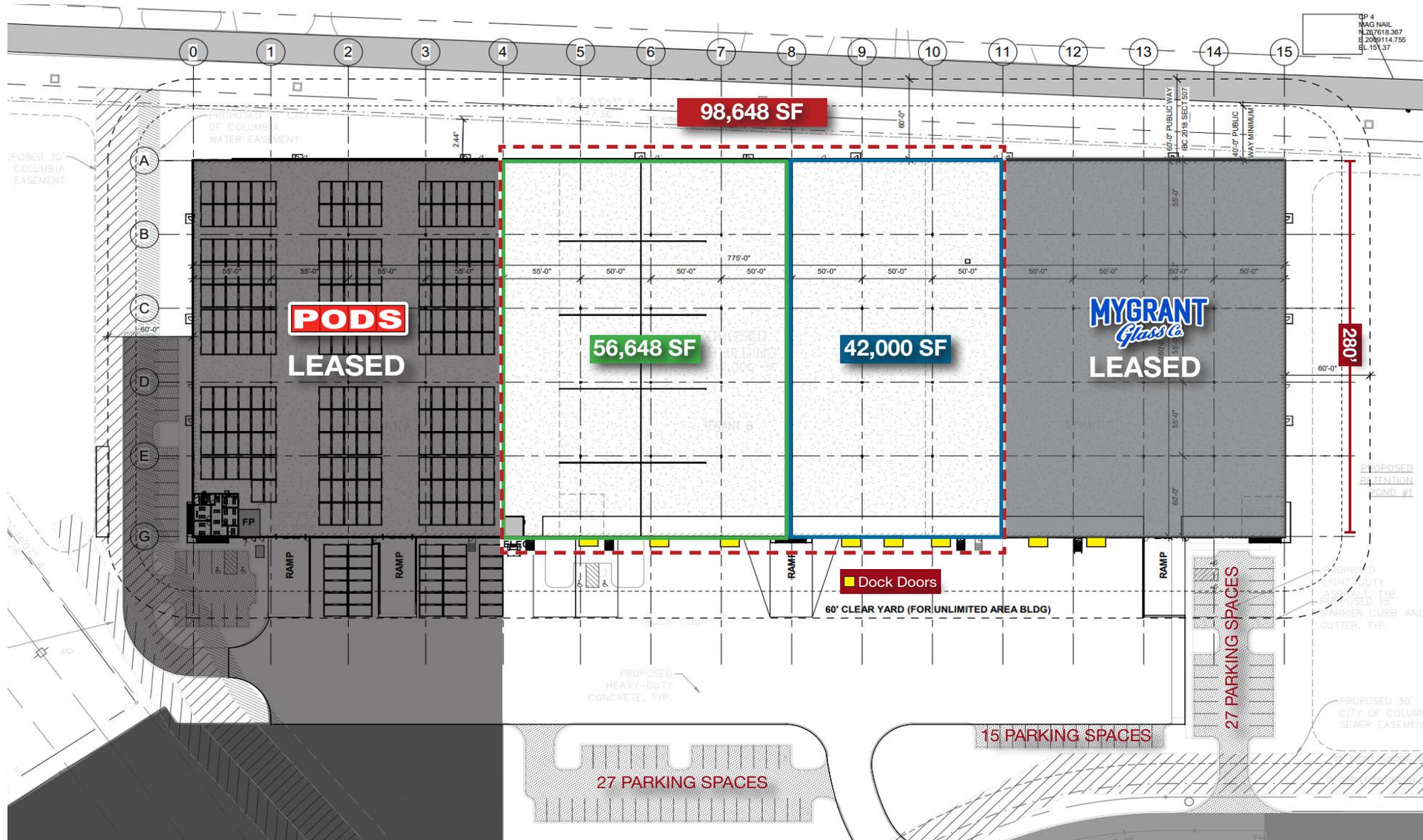


# Master Development Plan | Shop Grove Industrial Park

## 220 Ranger Point Court



# Floor Plan | 220 Ranger Point Court



# Market Map | Shop Grove Industrial Park



# Submarket Map | Shop Grove Industrial Park



# Regional Capital Investment Map



# The Midlands | Economic Growth

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



\$2 BILLION INVESTMENT

±4,000 NEW JOBS

EV AUTO  
MANUFACTURER



MARK ANTHONY  
BREWING INC

\$400 MILLION INVESTMENT

±300 NEW JOBS

4<sup>TH</sup> LARGEST  
U.S. BREWER



\$250 MILLION INVESTMENT

±300 NEW JOBS

HIGH-DENSITY FIBERBOARDS  
MANUFACTURER



\$99.6 MILLION INVESTMENT

±300 NEW JOBS

BEVERAGE  
MANUFACTURER