

VIEW ONLINE ▶

360° AERIAL ▶

# CAROLINA PINES INDUSTRIAL PARK

Distribution / Manufacturing / Warehouse  
Class A Industrial Speculative Building | Blythewood, SC

This new Class A, tilt-up concrete speculative development building in Carolina Pines Industrial Park consists of approximately 210,600 square feet and was delivered in Q1 2023. Carolina Pines Industrial Park is a rail-served Class A industrial park in central South Carolina.

Available  
**Now**

Delivered in Q1 2023

Up to  
**210.6K**  
Square Feet



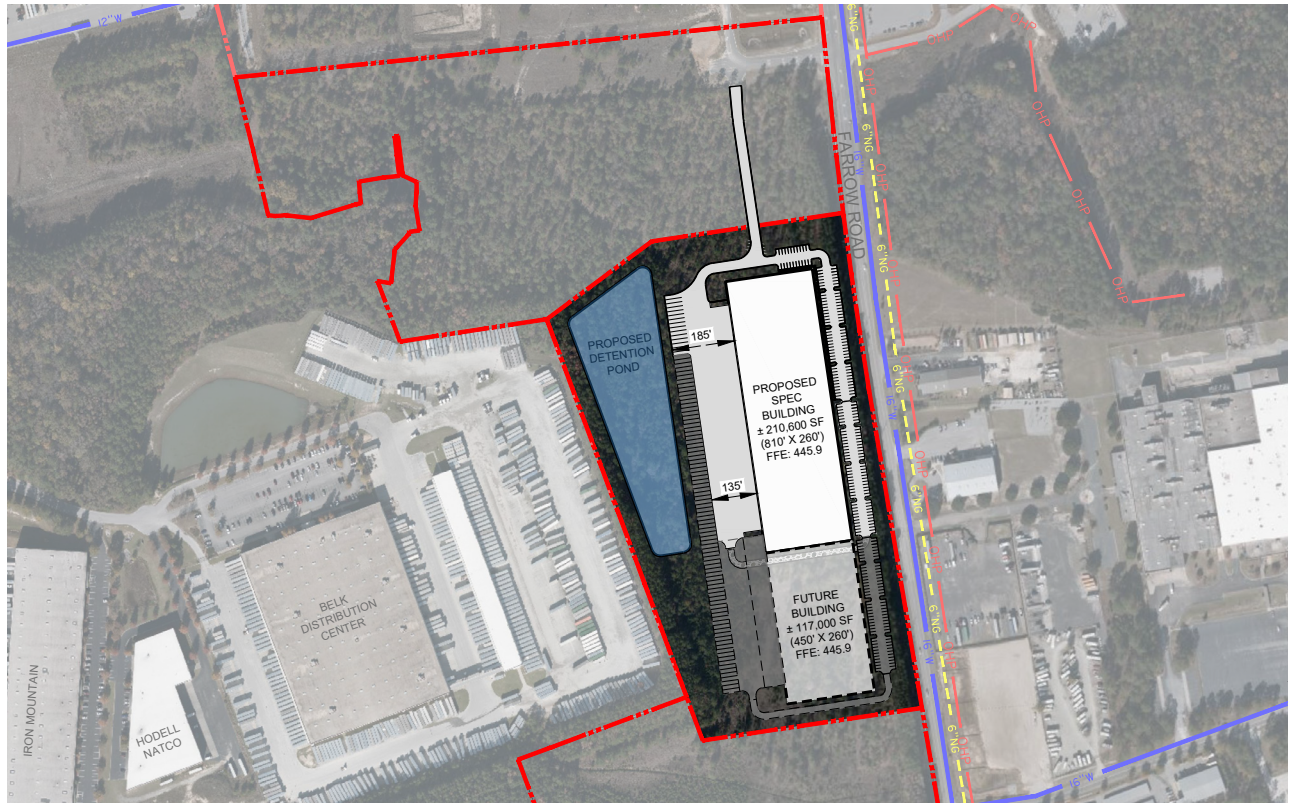
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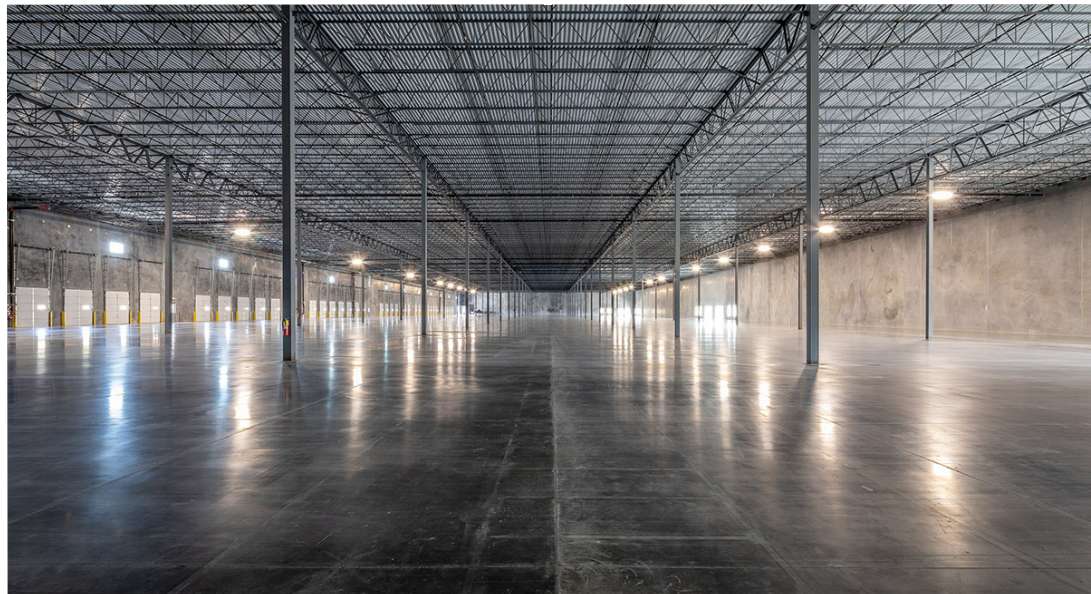
# CAROLINA PINES INDUSTRIAL PARK



## SITE & BUILDING FEATURES

<b>Size</b>	210,600 SF	<b>Truck Loading Dock</b>	135' deep heavy-duty asphalt
<b>Dimensions</b>	810' x 260'	<b>Truck Loading Pad</b>	60' concrete apron along dock wall
<b>Expansion</b>	±117,000 SF capability	<b>Dock-High Doors</b>	46 dock-high (9' x 10')
<b>Construction</b>	Tilt-up concrete	<b>Drive-In Doors</b>	2 drive-in (12' x 14')
<b>Floors</b>	6" concrete slab   4,000 psi	<b>Parking</b>	182 Auto; 65 Trailer (50')
<b>Office Space</b>	To suit	<b>Equipment</b>	30,000 lb. mechanical edge of dock levelers at one per bay
<b>Building Class</b>	Class A	<b>Electrical</b>	2,000 amp 3-phase service available
<b>Clear Height</b>	32'	<b>Lighting</b>	LED light fixtures with motion sensors
<b>Bay Spacing</b>	54' x 50'   60' speed bay	<b>Fire Protection</b>	ESFR fire suppression system
<b>Air change</b>	1 air change per hour	<b>Roof</b>	45 mil white TPO   R-20 insulation   Gutters & down spouts

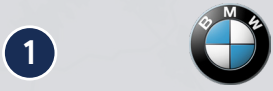
360° AERIAL 



CONTACT BROKERS FOR PRICING

# DRIVE TIME MAP

## LEGEND



107 minutes



70 minutes



33 minutes



75 minutes



114 minutes



39 minutes



66 minutes



40 minutes



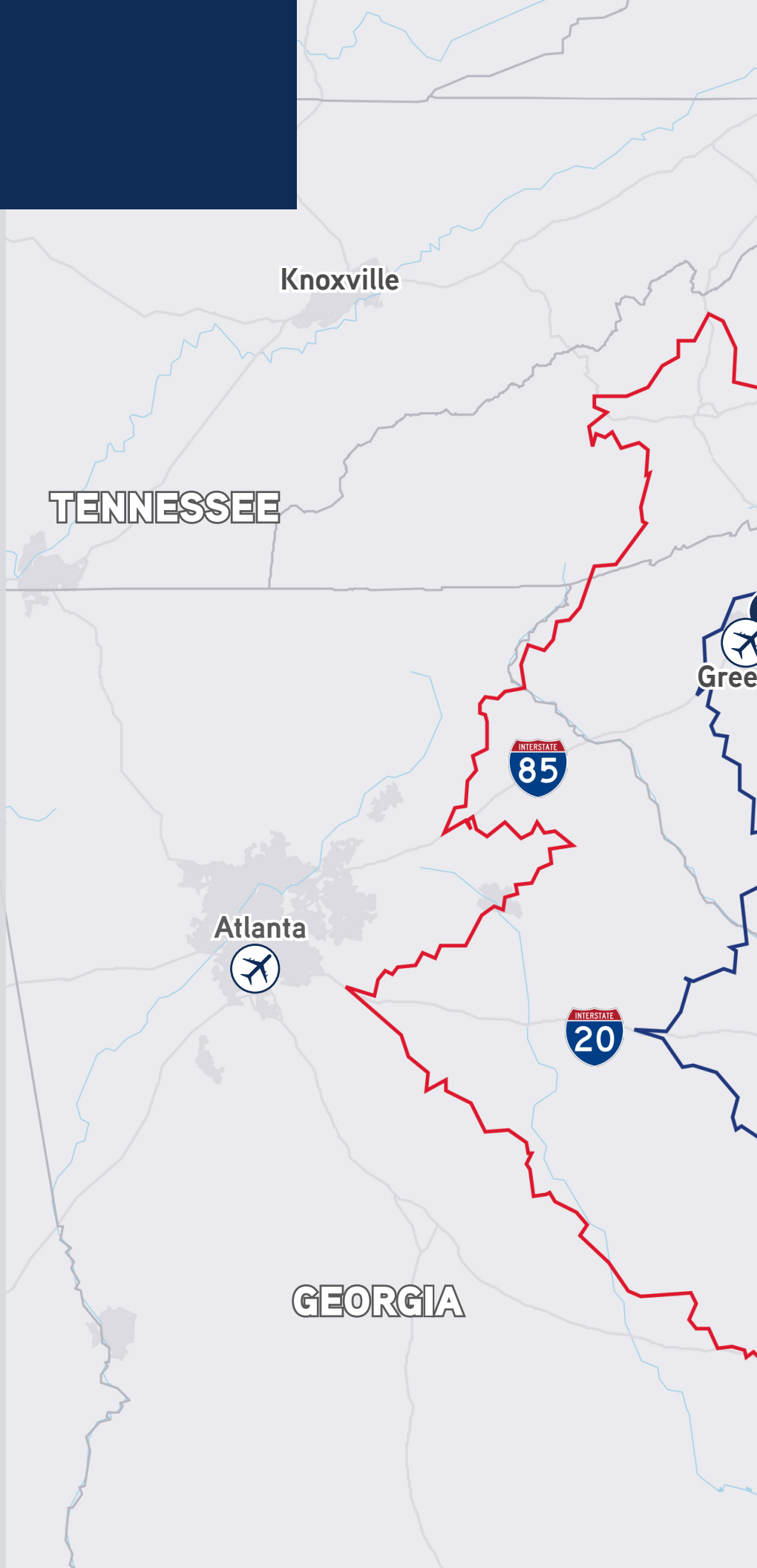
106 minutes

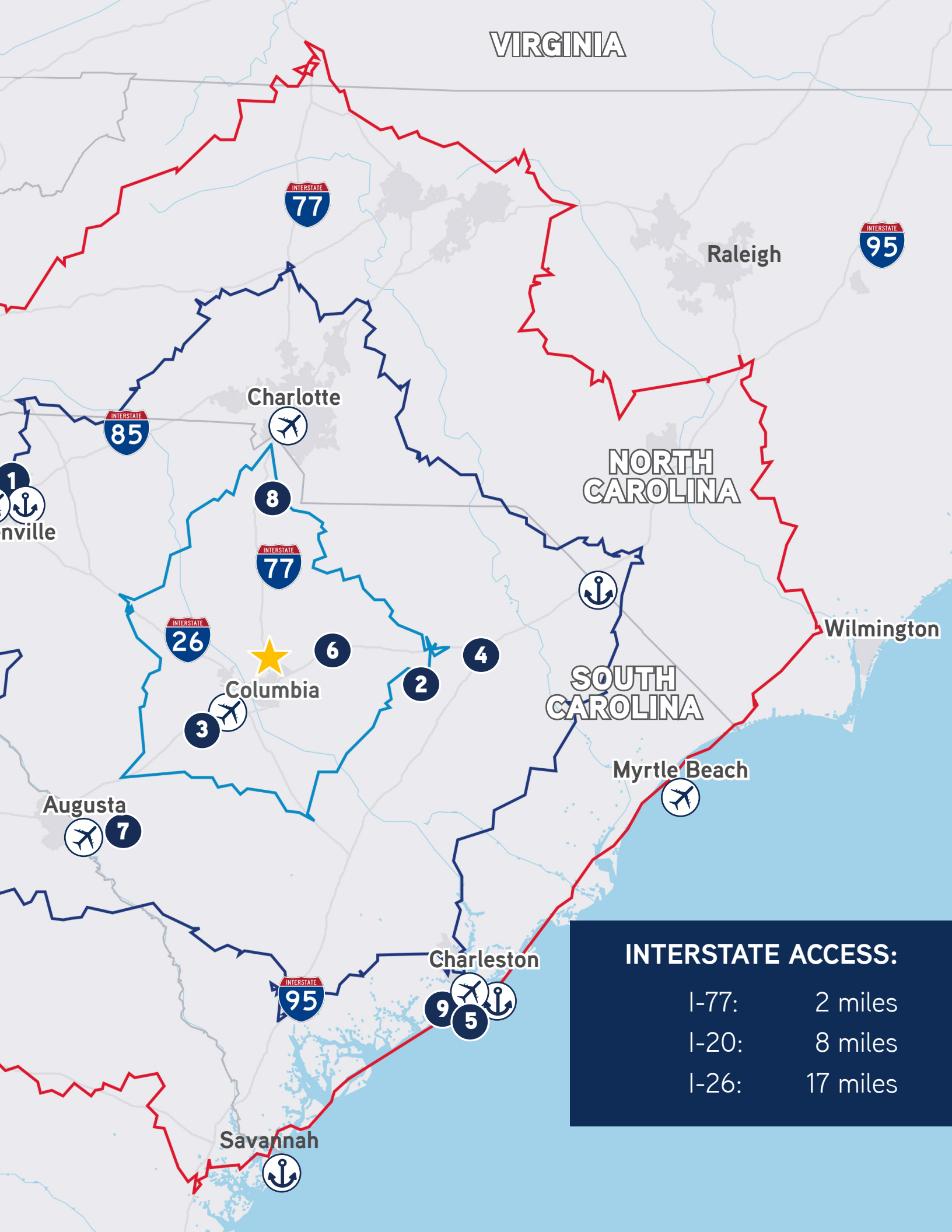
## DRIVE TIMES

 60 Minutes

 120 Minutes

 180 Minutes





VIRGINIA

Raleigh

Charlotte

NORTH CAROLINA

Wilmington

SOUTH CAROLINA

Columbia

Myrtle Beach

Augusta

Charleston

Savannah

**INTERSTATE ACCESS:**

- I-77: 2 miles
- I-20: 8 miles
- I-26: 17 miles

# CAROLINA PINES INDUSTRIAL PARK



## RICHLAND COUNTY, SC

Downtown Columbia, SC

**26**

Miles

CAE Airport

**26**

Miles

UPS & FedEx Hubs

**26**

Miles

Charlotte, NC

**81**

Miles

Charleston, SC

**132**

Miles

### Industrial Snapshot (5 miles)

Scout	4 miles	Belk Distribution	0.5 miles	JTEKT	3.5 miles
LuLaRoe	1.1 miles	Iron Mountain	0.4 miles	Ancor	0.2 miles
Husqvarna	0.6 miles	Intertape Polymer	0.8 miles	Charter Nex	0.1 miles
Trane	4.4 miles	Patterson Logistics	0.7 miles	Pure Power	2.7 miles
Spirax Sarco	3.6 miles				

### Key Infrastructure

CAE Airport	26 miles	Port of Charleston	132 miles	FedEx Shipping	26 miles
Columbia	15 miles	UPS Air	25 miles	UPS Ground	28 miles



# CAROLINA PINES INDUSTRIAL PARK

Collett  
INDUSTRIAL



## Why South Carolina?

### ECONOMIC IMPACT

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.

Carolina Pines Industrial Park is located approximately two hours from the Port of Charleston, which is on track to be the deepest port on the U.S. East Coast in 2022 at 52 feet. The Port of Charleston is currently investing \$2.8 billion in improvements and directly serves over 100 foreign ports.

### Top 3 state in the Nation for attracting jobs through foreign investment

ibm-plant location international

**#6** Highest population growth rate in the U.S.

**#3** State for doing business  
area development magazine (2020)

**#3** State for low labor costs  
area development magazine (2020)

**State of the year**

business facilities (2017)

**#4** State for workforce training programs  
area development magazine (2020)

**#1** International MBA Program | Top 3 for 31 consecutive years  
Undergraduate international business program for 22 years  
**University of South Carolina**

u.s. news and world report (2021)

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