

FOR SALE **LEXINGTON COUNTY INDUSTRIAL  
PARK | WEST COLUMBIA, SC**  
±5.53 to ±6.9-Acre Parcels Available

Colliers

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## Parcels

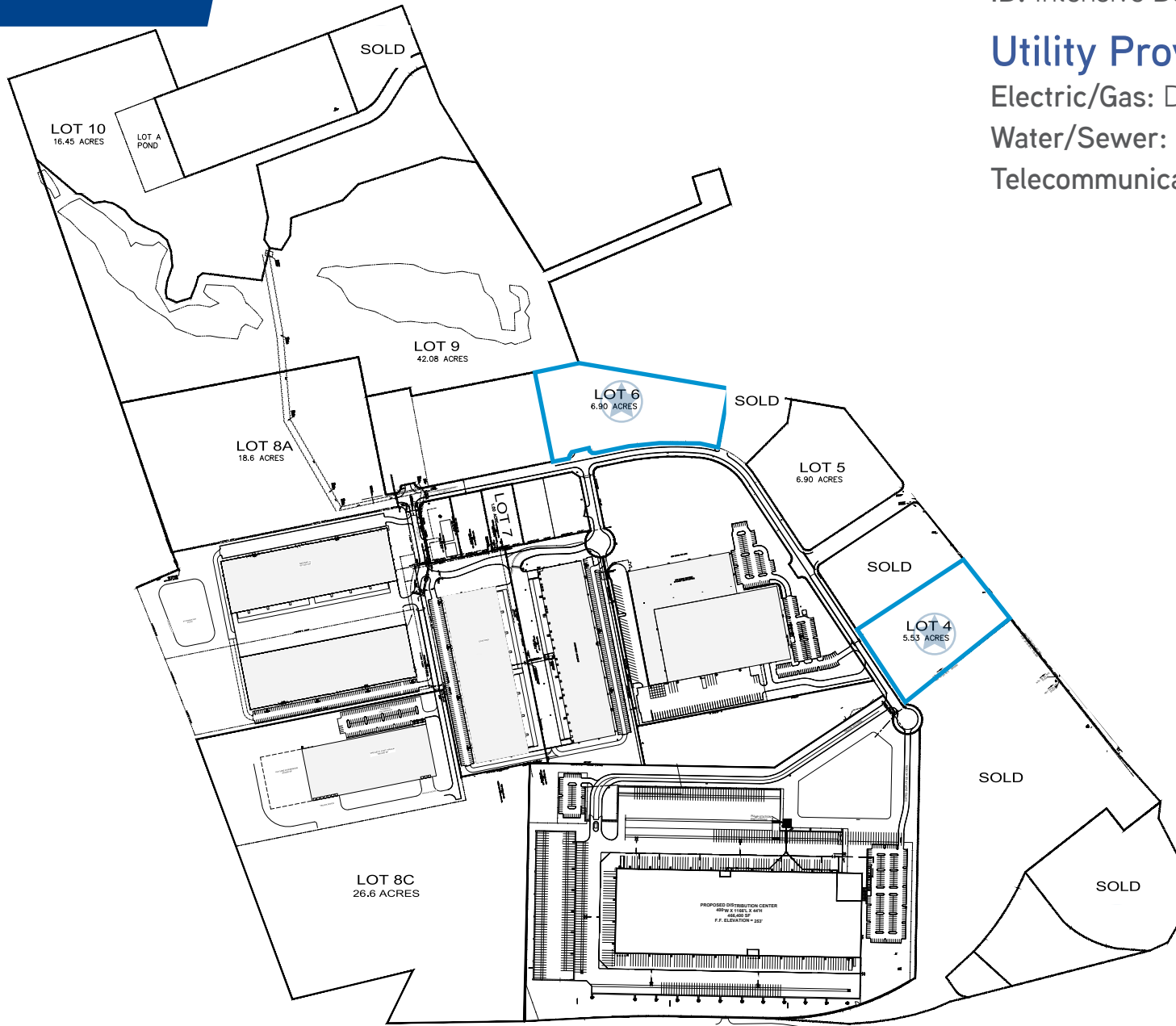
Lot 4:

±5.53 Acres | \$304,150  
006898-02-048 (portion)  
& 007997-04-001 (portion)

Lot 6:

±6.9 Acres | \$180,000  
00689-02-048 (portion)

# SITE PLAN



## Zoning

ID: Intensive Development

## Utility Providers

Electric/Gas: Dominion Energy

Water/Sewer: City of Cayce

Telecommunications: AT&T

# DRIVE TIME

1



112 minutes

2



77 minutes

3



26 minutes

4



87 minutes

5



123 minutes

6



41 minutes

7



62 minutes

8

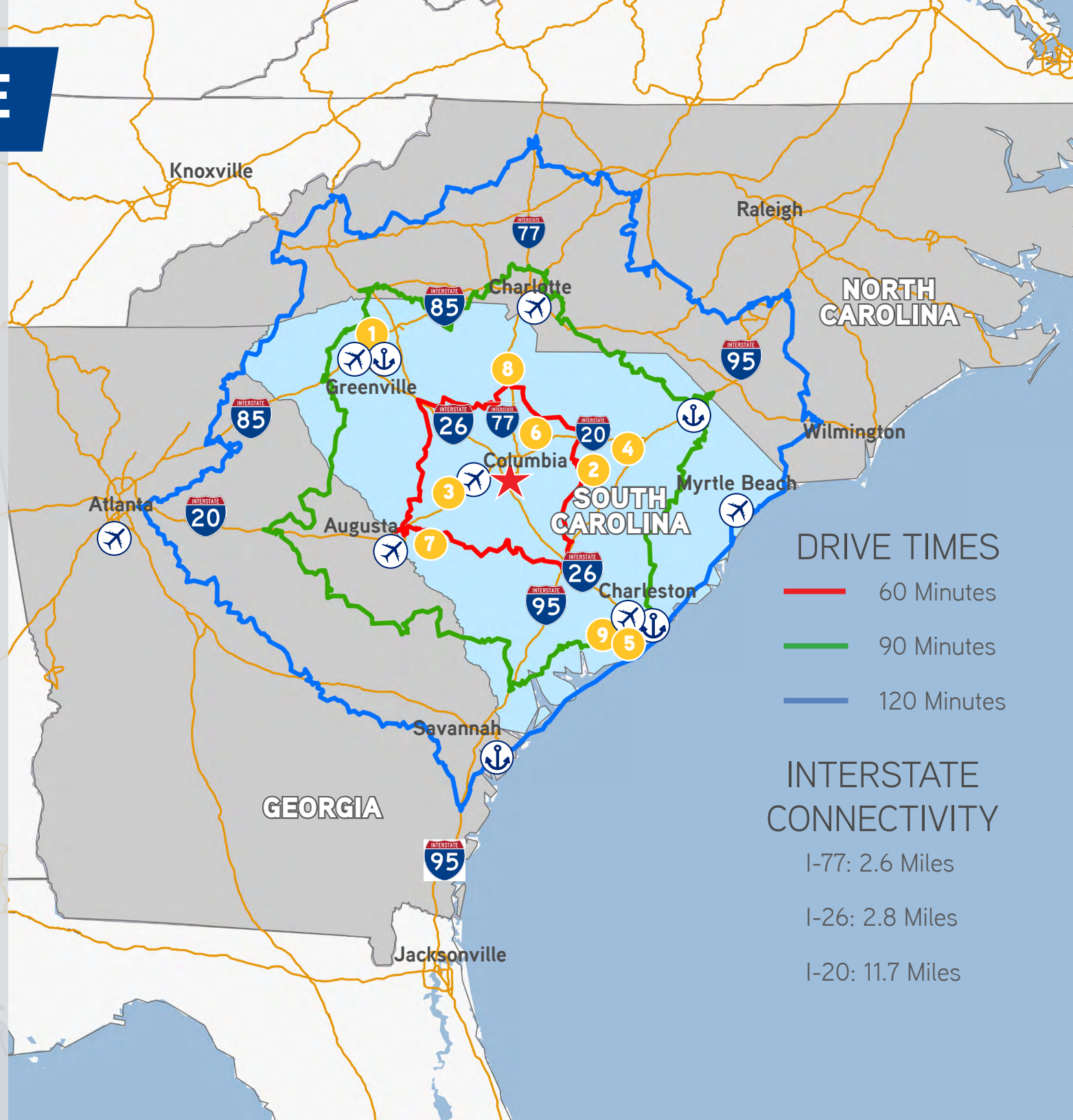


90 minutes

9



112 minutes



## DRIVE TIMES

- 60 Minutes
- 90 Minutes
- 120 Minutes

## INTERSTATE CONNECTIVITY

- I-77: 2.6 Miles
- I-26: 2.8 Miles
- I-20: 11.7 Miles

# MARKET

These outparcels ranging from ±1 acre to ±6.9 acres are located in the Lexington County Industrial Park off of Charleston Highway/US-321/US-21/US-176 in West Columbia, South Carolina. Located in the central part of South Carolina, and midway between Atlanta and Charlotte via I-20 and I-77, Lexington County has unparalleled access to markets and raw materials.



# SOUTH CAROLINA

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.

Lexington County Industrial Park is located less than two hours from the Port of Charleston, which will be the deepest port on the U.S. East Coast by 2021 at 52 feet. The Port of Charleston is currently investing \$2.8 billion in improvements and directly serves over 100 foreign ports.

**#1** BEST STATE FOR  
MANUFACTURING  
wallethub.com (2023)

**#2** STATE FOR BUSINESS  
INCENTIVE PROGRAMS  
area development magazine (2022)

**#3** STATE FOR DOING BUSINESS  
area development magazine (2022)

**STATE OF THE YEAR**  
business facilities (2017)

**#3** STATE FOR WORKFORCE  
TRAINING PROGRAMS  
area development magazine (2022)

**#6** HIGHEST POPULATION  
GROWTH RATE IN U.S.

**94 MILLION CONSUMERS**  
WITHIN A DAY'S DRIVE

**#3** BEST STATE FOR  
DOING BUSINESS  
chief executive magazine (2018)

**TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS  
THROUGH FOREIGN INVESTMENT**

ibm-plant location international

**#1** INTERNATIONAL MBA PROGRAM | TOP 3 FOR FOR 31 CONSECUTIVE YEARS  
UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 22 CONSECUTIVE YEARS  
**UNIVERSITY OF SOUTH CAROLINA**  
u.s. news and world report (2021)



# THE REAL SOUTHERN HOTSPOT

***Be part of the exciting developments in Columbia, South Carolina's thriving capital city with a diverse economy composed of advanced manufacturing, healthcare, insurance services, technology, education and logistics.***

## CENTRAL LOCATION IS KEY

Columbia's ease of accessibility is a primary factor in site selection for both businesses and residents and many are drawn to Columbia due to its convenient location. The Columbia, SC Metropolitan Statistical Area (MSA) is made up of six counties centrally located in South Carolina, halfway between the Port of Charleston and South Carolina Inland Port in the Greenville-Spartanburg market. In addition, major interstates run through the Columbia region, allowing short drive-time access to Charlotte, NC; Atlanta, GA; and Charleston and Greenville, SC, among others.

The region's airport, Columbia Metropolitan Airport (CAE), sees more than 1.3 million passengers per year, processes more than 76,194 tons of air cargo and is home to a UPS regional air hub. Additionally, several airports are within a two-hour drivetime, including Charlotte Douglas International Airport (CLT), Charleston International Airport (CHS), Greenville-Spartanburg International Airport (GSP) and Augusta Regional Airport (AGS).

Columbia is also positively affected by the robust statewide import/export business throughout the state; the region is seeing more new companies land in Columbia who are directly supporting the booming automotive industry. Also, South Carolina imports are setting records annually with the Port of Charleston moving more cargo boxes through the port in 2020 than ever before in its more than 75-year history. The Inland Ports in Greer and Dillon add to the connectivity of the state by providing a direct route via a Norfolk Southern rail line to the Port of Charleston, and also reported a record number of shipments, a 20% increase over the shipments during 2019. The ports continue to grow with no signs of slowing down, and Columbia is directly benefiting from the record-breaking successes throughout the related industries.

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