

FOR SALE > ±400,000 SF AND ±85 ACRES AVAILABLE

CORPORATE CAMPUS

10301 WILSON BLVD., COLUMBIA, SOUTH CAROLINA



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CORPORATE CAMPUS



PROPERTY INFORMATION

The buildings are four-story administrative office buildings. The buildings are considered light commercial in nature and were constructed in phases that started in 1984 and finished in 1989.

- ±400,000 RSF Corporate Campus on roughly 85 acres
- Located on I-77 interchange with Wilson Blvd.
- Great access, just 20 minutes from Downtown Columbia and one hour from Charlotte.
- Floor to floor height is ± 14 feet, which includes suspended ceiling
- Water and sewer provided by City of Columbia
- Electricity provided by Dominion Energy
- Parking: ±1,807 parking spaces
- Redundant power systems

BUILDINGS

- A** ±104,898 square feet, 4 floors plus basement (include 150 seat auditorium)
- B** ±105,493 square feet, 4 floors plus basement (executive areas, board room with video conferencing equipment)
- S** ±49,436 square feet, 4 floors
- L** ±107,391 square feet, 4 floors with basement that includes a ±10,000 sf Executive Briefing Center, and board rooms with video conferencing equipment.
- C** Cafeteria: ±20,674 square feet, single story (executive dining rooms included)
- F** Fitness Center: ±8,528 square feet, single story (with adjacent tennis courts, basketball court and picnic area)

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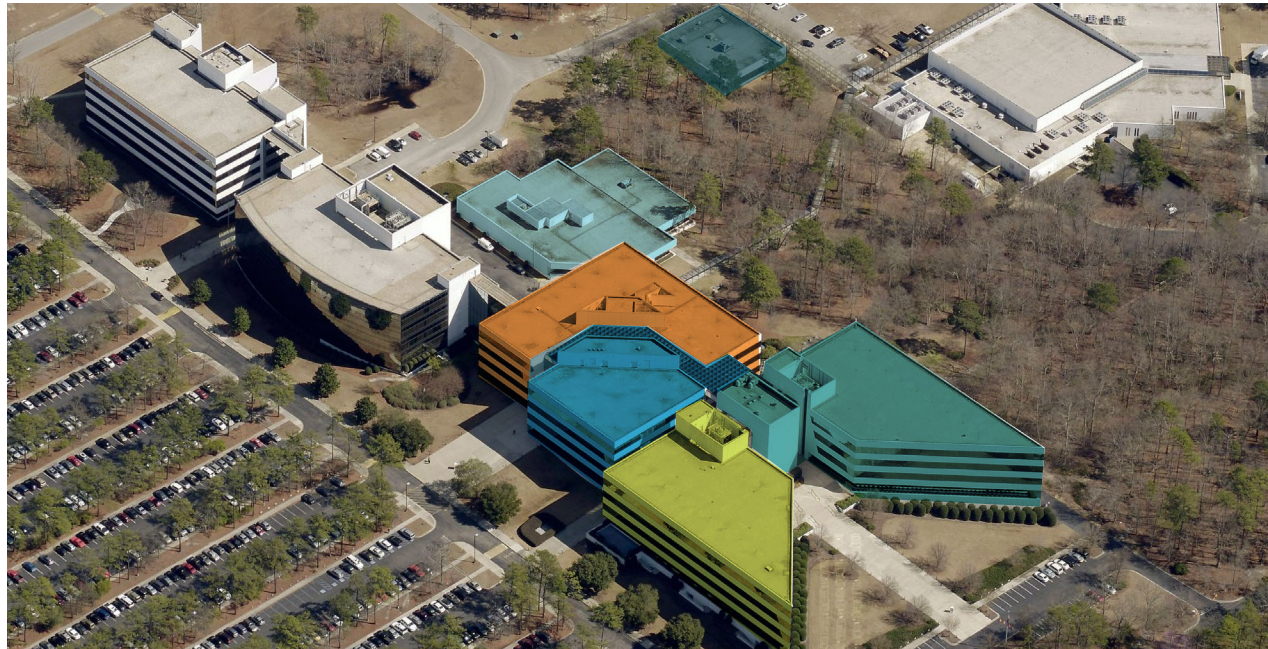
LOCATION/ACCESS



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LEVEL	Building A	Building B	Building S	Building L	Cafe	Fitness Center
Fourth Floor	22,462	22,024	12,338	22,083	N/A	N/A
Third Floor	22,428	22,042	12,348	22,150	N/A	N/A
Second Floor	22,113	21,994	12,305	22,216	N/A	N/A
First Floor	19,112	17,904	12,445	19,852	23,500	8,700
Lower Level	18,782	21,529	N/A	21,091	N/A	N/A
TOTAL	104,898	105,493	49,436	107,391	23,500	8,700

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BUILDING SPECIFICATIONS

The HVAC system in the buildings is comprised of four (4) pipe heating and cooling distribution systems. The heating system utilizes an electric boiler to generate hot water distribution for winter heating. Cooling is generated by a water cooled centrifugal chiller.

BUILDING A HVAC

- Pumps: Seven (7) water pumps, two 30 HP, two 25 HP, two 10 HP and one 5 HP, all 480 VAC, 3 phase.
- Air Handlers: Eight (8) Carrier air handlers Installed in 1986. Four (4) 22,000 CFM 30 HP, one (1) 30,000 CFM 30 HP, one (1) 18,600 CFM 15 HP, one (1) 8,500 CFM 7.5 HP and one (1) 3,000 CFM 1.5 HP. All 480 VAC 3 PH, Hot and Chilled Water Coils. Controlled by local thermostat.
- Ventilation Fans: Seven (7) Greenheck ventilation fans ranging from 630 CFM to 26,300 CFM and not controlled by the DDC
- Chilled Water System - 450 ton R-11 Chiller controlled by DDC occupied schedule, local chiller panel and outside air lock out.
 - Cooling Tower 450 ton 20 hp 480 VAC 3 ph. Follows the by DDC occupied schedule,
 - Cooling tower bypass valve and actuator. Not controlled by DDC.
 - Chilled water mixing valve and actuator, chilled water loop not controlled by DDC.
- Boiler system - 1986, boiler, Model Precision 28-900, (60) 15 kW elements 480 VAC 3 ph. DDC occupied schedule and outside air lock out. Runs from October 1st through April 31st. Set point is manually adjusted as needed due the weather conditions.
 - Hot water mixing, bypass valves and actuators not controlled by DDC.
 - Four captive air expansion tanks, Bell and Gossett, this is for hot water expansion of the boiler system. Not controlled by DDC.
- Heating only air handlers - Eight (8) Carrier Heating only AHUs; Four 1,500 CFM 1 HP, four 2,200 CFM 1 HP, all 208 VAC 1 ph controlled by the DDC occupied schedule and outside air lock out. Temperature is controlled by local thermostats.
- VAV mixing boxes with hot water coils – Seven (7) Carrier VAV mixing boxes; three 400 CFM, three 1,800 CFM and one 1,000 CFM. None controlled by DDC
- Unit heaters – Four (4) heaters; two wall heaters 3kW 277 VAC, and two electric unit heaters 350 CFM, 5 KW 480 VAC 1/100 HP. None controlled by DDC
- Electric mixing boxes - 1electric powered mixing box. Not controlled by DDC
- Split system - Six (6) split unit systems; one Trane air cooled chiller/condenser 25 Ton R-22, one Carrier split system (a/c only), two APC indoor units and two Liebert indoor units. None of the systems controlled by DDC.
- Fan coil units – 1 Fan Coil Unit, Carrier Model 42CE5 600 CFM 120VAC 360 Watt Fan Motor, Hot and Chilled Water Coils Not controlled by DDC

LIGHTING

- Generally T-8, T-12 and T-12 U-Tubes fluorescent fixtures with electronic ballast. General spaces and the individual offices controlled by manual light switches. Restrooms have occupancy sensors.

REDUNDANT POWER

- Redundant Power: 250 kW, 313 kVA, Caterpillar Diesel generator

SECURITY

- On site 24/7 security personnel
- Access control system for afterhours access – Manufactured by Galaxy and maintained by Blue Ridge Security
- CCTV cameras – There are a total of 34 cameras to monitor the buildings and parking lot

The Automated Logic Building Automation System is the DDC and controls all HVAC. All non DDC controlled equipment have local panel or thermostatic control. No humidification



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BUILDING SPECIFICATIONS

BUILDING B HVAC

- Pumps – Seven (7) water pumps, four 30 HP, two 10 HP and one 5 HP, all 480 VAC, 3 phase.
- Air Handlers – Seven (7) Carrier AHUs; Four 22,000 CFM 30 HP, two 9,000 CFM 7 HP, one 1,400 CFM 1 HP, all 480 VAC, Hot and Chilled Water Coils. Controlled by local thermostat. DDC occupancy schedule.
- Ventilation Fans – Five (5) Greenheck ventilation fans ranging from 565 CFM to 26,300 CFM and not controlled by the DDC
- Chilled Water System - Carrier Chiller 530 Ton R-11 480 VAC 3 PH R-11 This chiller is controlled by DDC occupied schedule, local chiller panel and outside air lock out.
 - Cooling Tower, Marley NC521 30 HP 480 VAC 3 PH. Follows the by DDC occupied schedule.
 - Cooling Tower Bypass Valve and Actuator. Not controlled by DDC.
 - Chilled Water Mixing Valve and Actuator, Chilled Water Loop not controlled by DDC.
- Boiler System - Boiler, Model Precision Model 28-900, (60) 15 kW elements 3 PH 480 VAC 3 PH. DDC occupied schedule and outside air lock out. Runs from October 1st through April 31st. Set point is manually adjusted as needed due the weather conditions.
 - Hot water mixing, bypass valves and actuators not controlled by

DDC.

- Four Captive Air Expansion Tanks, Bell and Gossett, This is for hot water expansion of the boiler system. Not controlled by DDC.
- Heating Only Air Handlers - Eight Carrier Model 40-FS-220, 1 HP 208 VAC 1 PH, 1,500 CFM 1 HP 208 VAC 1 PH. These units are controlled by DDC occupied schedule and outside air lock out. Temperature is controlled by local thermostats.
- VAV Mixing Boxes With Hot Water Coils – Eleven Carrier VAV Mixing Boxes; five 400 CFM 1/12 HP, three 1,600 CFM ½ HP, two 800 CFM ¼ HP, and one 1,200 CFM ½ HP. All 120 VAC and not controlled by DDC.
- Electric duct heaters - Two (2) Wall Heaters 3kW 277 VAC 1 Ph, and two (2) Electric Unit Heaters 350 CFM 5 KW 480 VAC 1/100 HP. Heaters not controlled by DDC.
- Electric mixing boxes - Three (3) electric powered mixing box. 5 KW 277 VAC. Not controlled by DDC
- Package units - Three (3) carrier Package Unit
- Split system - Two (2) systems; one Carrier split system AHU, and one Liebert AHU. Neither controlled by DDC
- Fan coil units - One (1) Fan Coil Unit, Carrier Model 42CE5 600 CFM 120VAC 360 Watt Fan Motor, Hot and Chilled Water Coils Not controlled by DDC.

LIGHTING

- Generally T-8 and T-12 Fluorescent fixtures with electronic ballast and 42 watt compact fluorescent. General spaces and the individual offices controlled by manual light switches. Restrooms have occupancy sensors.

REDUNDANT POWER

- 400 kW, 500 kVA, Caterpillar Diesel generator

SECURITY

- On site 24/7 security personnel
- Access control system for afterhours access – Manufactured by Galaxy and maintained by Blue Ridge Security
- CCTV cameras – There are a total of 34 cameras to monitor the buildings and parking lot

The Automated Logic Building Automation System is the DDC and controls all HVAC. All non DDC controlled equipment have local panel or thermostatic control. No humidification.



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BUILDING SPECIFICATIONS

BUILDING S HVAC

- Air Handlers – 4 Carrier; AHUs two 20,000 CFM 25HP, one 24,000 20 HP, one 6,000 CFM 5HP. All 480 VAC 3 PH, Hot and Chilled Water Coils. Controlled by local thermostat. DDC occupancy schedule.
- Ventilation Fans – Sixteen (16) Greenheck ventilation fans; six 480 CFM 1/25 HP, six 340 CFM 1/30 HP, two 20,300 CFM 7HP, one 2,880 CFM 1/3 HP, and one 3,600 CFM 1/2 HP. All not controlled by DDC
- Heating Only Air Handlers – Eight (8) Carrier Model 40-FS-220, 1,595 CFM 1 HP 208 VAC 1 PH This unit is controlled by a DDC occupied schedule and outside air lock out. Temperature is controlled by local thermostat.
- VAV Mixing Boxes With Hot Water Coils - Eight (8) Hot Water Coil Mixing Boxes. Not controlled by DDC.
- Unit heaters - Two MCQUAY HH-80,110 CFM 1/3 HP 120 VAC. Not controlled by DDC. One Electric Unit Heater, Chromalox Model MUH-05, 350 CFM 5 KW 480 VAC 1/100 HP. Not controlled by DDC.
- Electric mixing boxes – Three (3) electric powered mixing box. 5 KW 277 VAC. Not controlled by DDC
- Package units: 4 Package Units. Not controlled by DDC

LIGHTING

- Generally T-8 and T-12 Fluorescent fixtures with electronic ballast 9 watt compact fluorescent. General spaces and the individual offices controlled by manual light switches. Conference rooms have occupancy sensor.

SECURITY

- On site 24/7 security personnel
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BUILDING SPECIFICATIONS

BUILDING L HVAC

- Pumps - Seven (7) water pumps, four 25 HP, two 40 HP and one 5 HP, all 480 VAC, 3 phase.
- Air Handlers - Six (6) Carrier AHUs; two 20,000 25 HP, two 24,000 20 HP, one 4,500 CFM 3 HP, one 1,600 CFM 1 HP, all 480 VAC 3 PH, Hot and Chilled Water Coils. Controlled by local thermostat. DDC occupancy schedule
- Ventilation Fans – Sixteen (16) Greenheck ventilation fans;
 - 1984 Greenheck 48L422, 23,000 CFM In-Line Exhaust 3 HP. Not controlled by DDC.
 - 1984 Greenheck Model SPL148, Sidewall Exhaust, 21,550 CFM 2 HP 480 VAC. Not controlled by DDC.
 - 1984 Greenheck Model Greenheck Model 5QB-24-10, In-Line Exhaust, 5,050 CFM 1 HP 480 VAC 3 PH. Not controlled by DDC.
 - 1984 Greenheck Model SBP-24-20-4, Sidewall Exhaust, 1,460 CFM 5 HP. Not controlled by DDC
 - 1984 Greenheck Model SPN-30, Sidewall Exhaust, 5,940 CFM 1/3 HP 120 VAC. Not controlled by DDC
 - 1984 two Greenheck Model SP-15, 100 CFM 1/10 HP 120 VAC. Not controlled by DDC
- Chilled Water System – Carrier Chiller 489 Tons 480 VAC 3 PH 1,200 LBS R-11. This chiller is controlled by DDC occupied schedule, local chiller panel and outside air lock out.
- Cooling Tower, Marley NC8814, 500 Ton 25 HP 480 VAC 3 PH. Follows the DDC occupied schedule,
- Cooling Tower Bypass Valve and Actuator. Not controlled by DDC.
- Chilled Water Mixing Valve and Actuator, Chilled Water Loop not controlled by DDC.
- Boiler System - 1984, Boiler, Model Precision Model 28-900, (60) 15 KW ELEMENTS 480 VAC 3 PH. DDC occupied schedule and outside air lock out. Runs from October 1st through April 31st. Set point is manually adjusted as needed due the weather conditions.
- Hot Water Mixing Valve & Actuator, and Hot Water Bypass Valve & Actuator, not controlled by DDC
- Four (4) Captive Air Expansion Tanks, Bell and Gossett, This is for hot water expansion of the boiler system. Not controlled by DDC.
- Heating Only Air Handlers - Sixteen (16) Carrier Heating only AHUs; four 1,595 CFM, four 1,870 CFM, four 1,210 CFM, and four 1,430 CFM. All 1 HP 208 VAC 1 PH and controlled by a DDC occupied schedule and outside air lock out. Temperature is controlled by local thermostats.
- VAV Mixing Boxes With Hot Water Coils - Eight (8) Hot Water Coil Mixing Boxes. Not controlled by DDC.
- Unit heaters - Two (2) Chromalox Heaters; one 350 CFM 3kW 1/100

- HP, the other 650 CFM 7.5 kW 1/20 HP, both 480 VAC, 1,600 RPM and not controlled by DDC
- Electric mixing boxes - Seven (7) electric powered mixing box. 5 KW 277 VAC. Not controlled by DDC
- Split system – One (1) Trane Model BTA048D400A0 208 VAC. Not controlled by DDC.
- Fan coil units - One (1) Fan Coil Unit, Carrier Model 42CE5 600 CFM 120VAC 360 Watt Fan Motor, Hot and Chilled Water Coils Not controlled by DDC.

LIGHTING

- Generally T-8 and T-12 Fluorescent fixtures with electronic ballast 9 watt compact fluorescent. General spaces and the individual offices controlled by manual light switches. Conference rooms have occupancy sensors

REDUNDANT POWER

- 1 Cummins 230 kW, 287 kVA, diesel generator

SECURITY

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BUILDING SPECIFICATIONS

CAFE HVAC

- Air Handlers – One (1) 1985 Carrier Model 39ED39, 23,000 CFM 30 HP 480 VAC 3 PH, Hot and Chilled Water Coils. Operating as a standalone system. Has not been connected to EMS yet.
- Heating Only Air Handlers – Three (3) Carrier units not controlled by EMS. Temperature is controlled by local thermostat.
- DX unit Package units – Two (2) one CARRIER MODEL 50EQ034 HP-1, 55 KW HEAT STRIPS 480 VAC 20 TON. Neither one controlled by DDC.
- Ventilation Fans – Three (3) Greenheck fans; one 540 CFM 1/25 HP, and one 360 CFM 1/30 HP, both 120 VAC 1 PH and not controlled by DDC

FITNESS CENTRE HVAC

- Package units – Units have been replaced. Equipment not controlled by DDC.
- Ventilation Fans – Three (3) Greenheck Ventilation fans; two 540 CFM 1/25 HP, and one 360 CFM 1/30 HP. All 120 VAC 1 PH and not controlled by DDC.
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SECURITY

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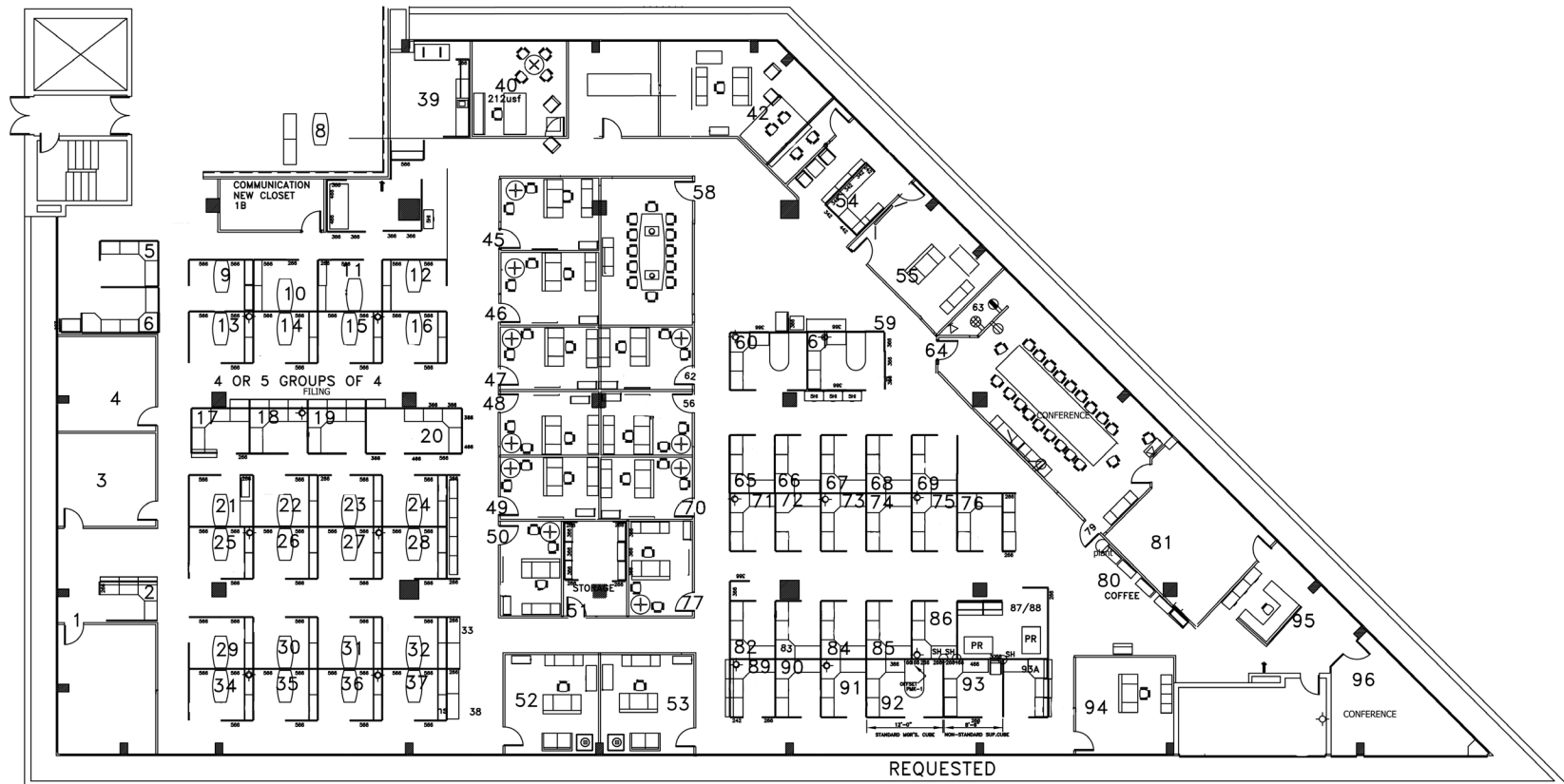
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Fire Extinguisher
ARA = Area of Rescue Assistance
Exit

FLOOR PLAN > TYPICAL FLOORPLAN BUILDING B

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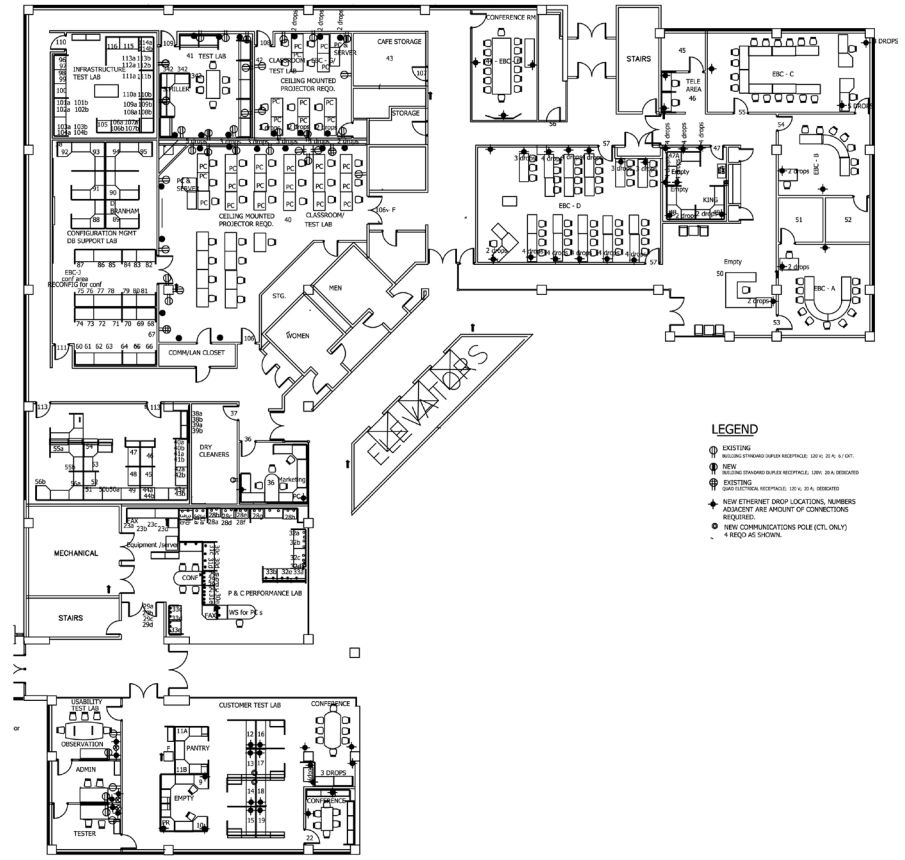
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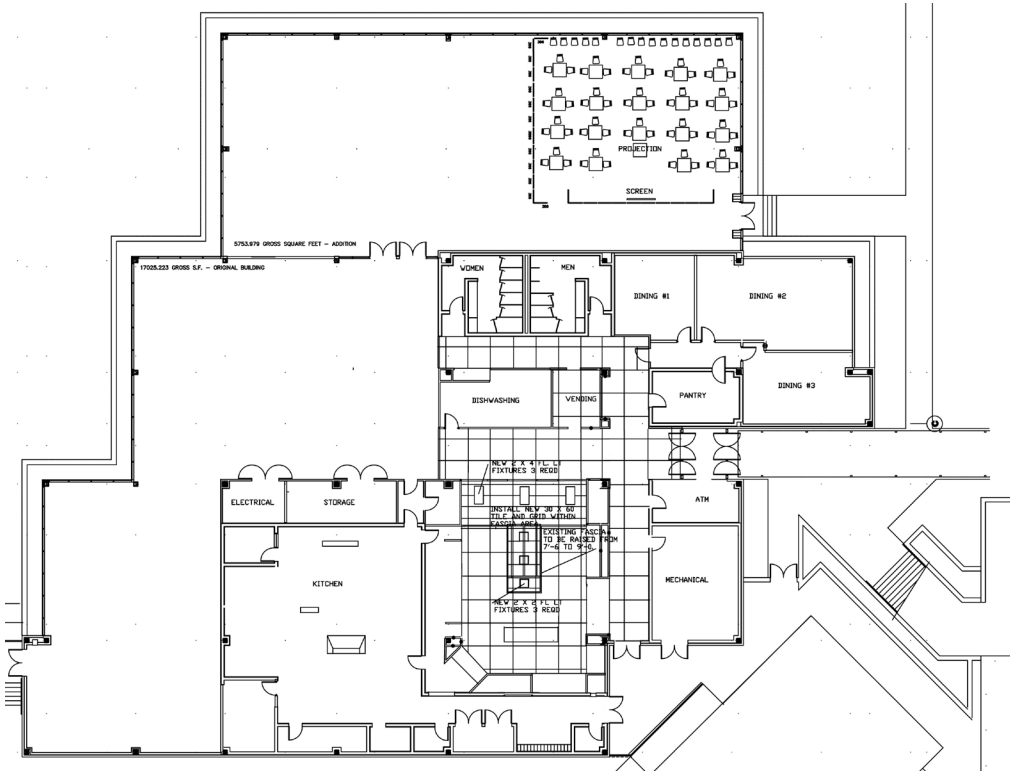
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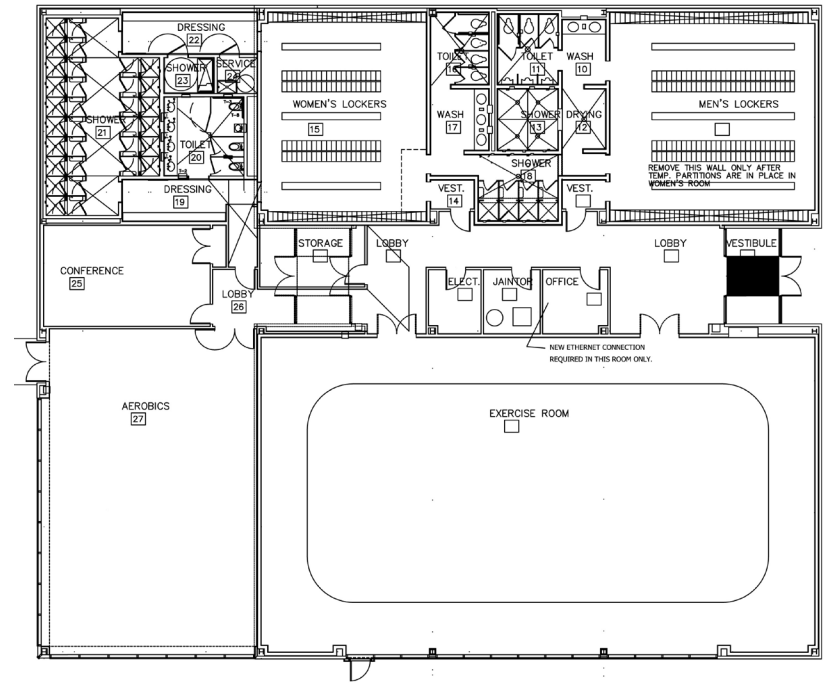
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FLOOR PLAN > CAFE FLOORPLAN



FLOOR PLAN > FITNESS CENTER FLOORPLAN

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