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AIRPORT DISTRIBUTION CENTER II

AVAILABLE FOR LEASE

±310,000 SF SUBDIVIDABLE

3965 PLATT SPRINGS ROAD
WEST COLUMBIA, SC 29170



VISIT WEBSITE TO WATCH
PROPERTY VIDEO

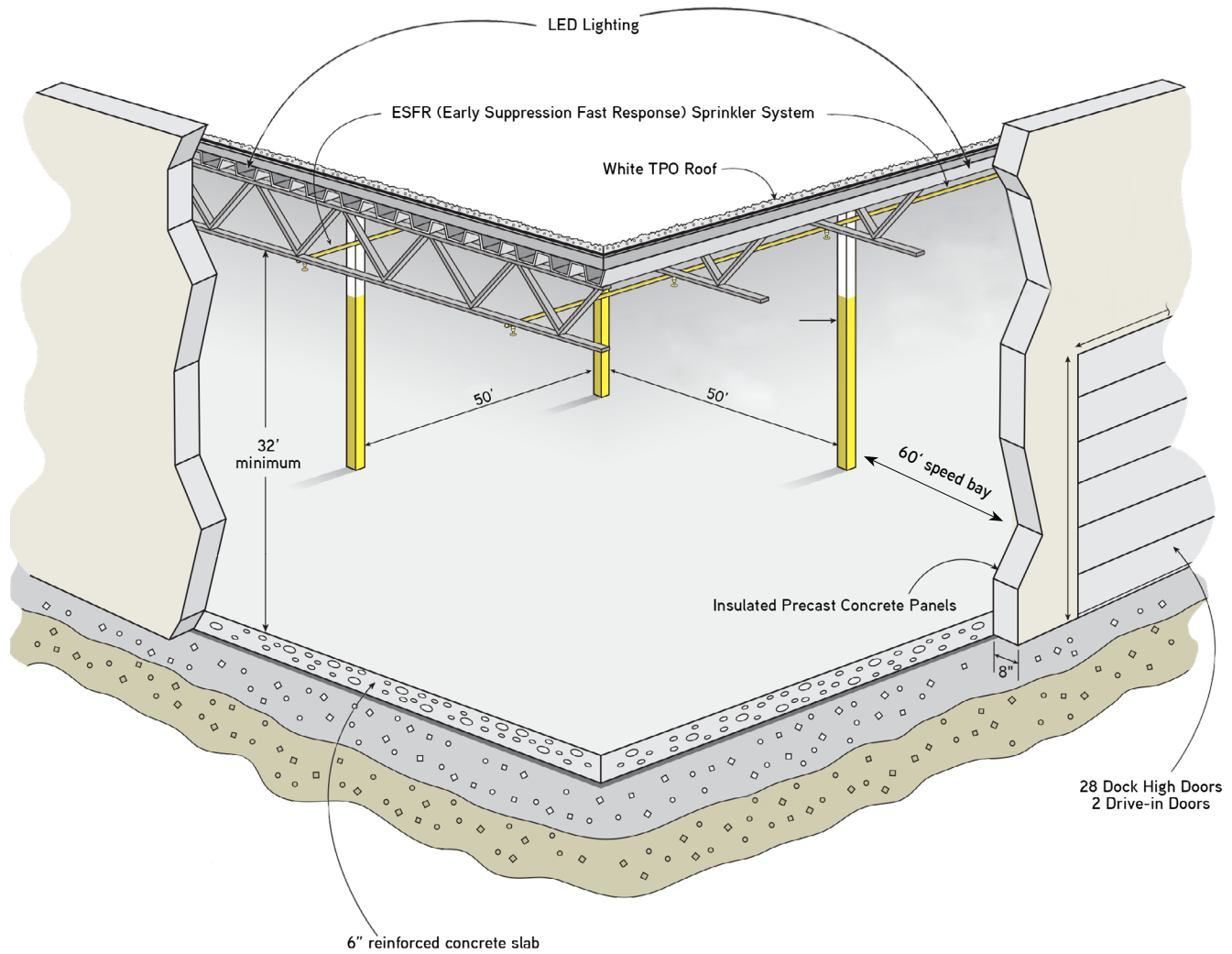


Superior location with great access.

- > Within two miles of the CAE Airport, UPS Air and Ground Hub and a CSX intermodal rail drop
- > 112 miles to the Port of Charleston

Contact
brokers
for pricing

BUILDING SPECIFICATIONS



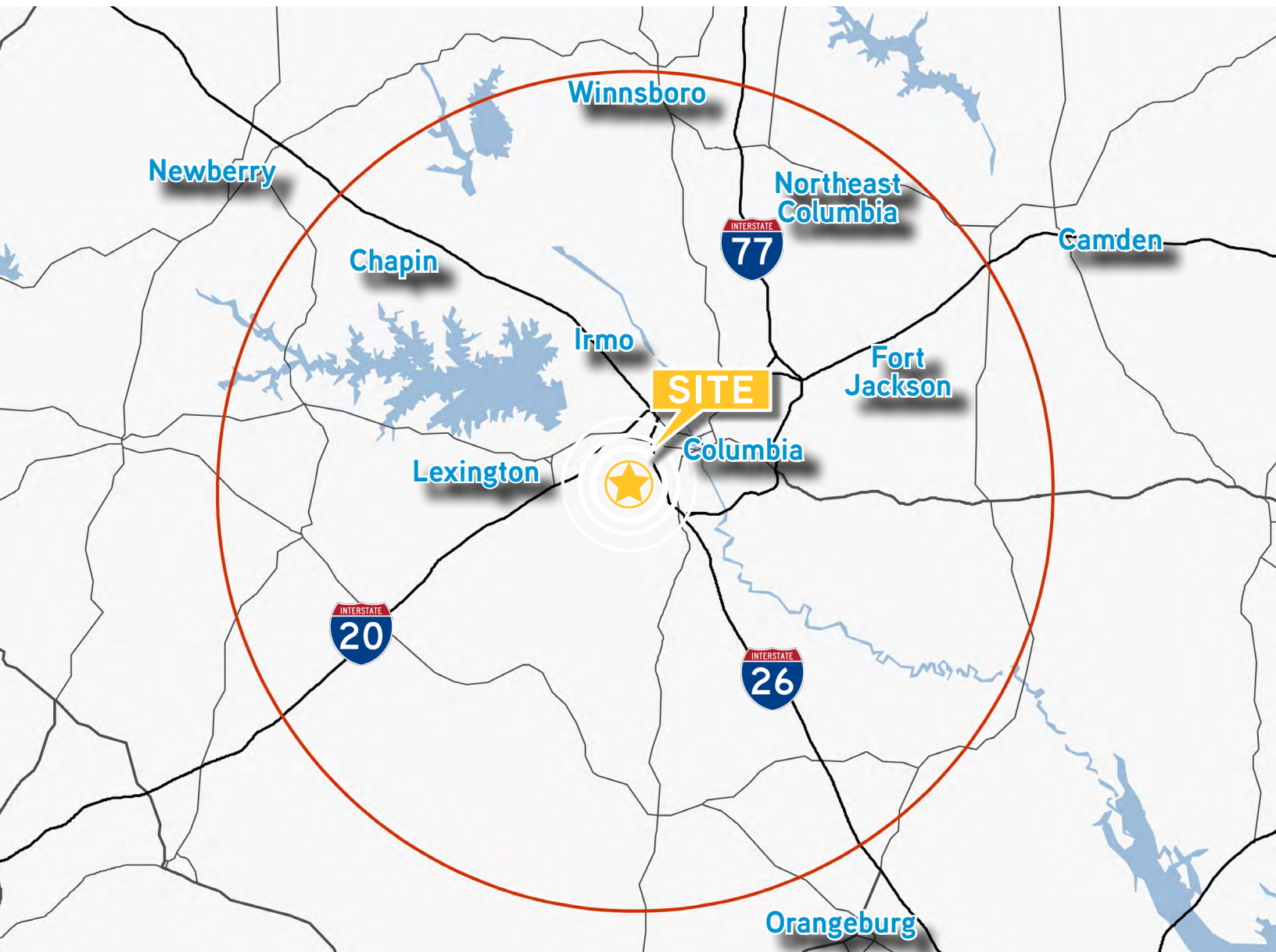
Building Specifications

Building Dimensions:	310' x 1,000'	Auto Parking:	±210 spaces
Building SF:	±310,000	Trailer Parking:	±72 spaces
Lot Size:	±28.92 acres	Fire Protection:	ESFR sprinkler system
Column Spacing:	50' x 50' with a 60' speed bay	Lighting:	LED
Bay Size:	±15,500 SF	Power:	2400 amps / 480 volts / 3 phase power
Clear Height:	32'	Floor:	6" reinforced slab
Dock Doors:	28 (expandable)	Roof:	45 mil TPO
Drive-in Doors:	2 (expandable)		

AERIAL | RENDERING



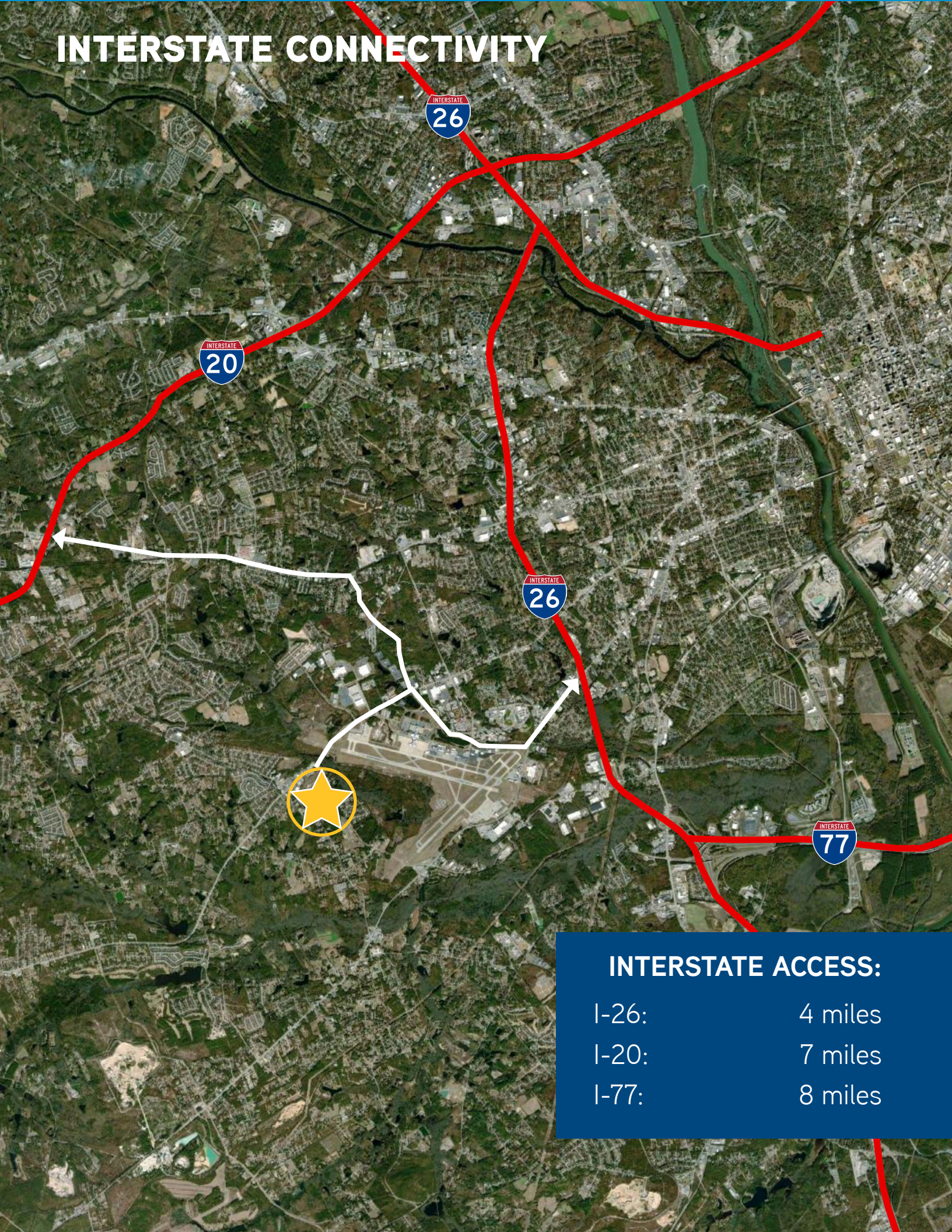
LABOR STUDY (30-MILE RADIUS)



Base Labor Availability		TOTAL	
Population		920,543	
Population (5 year estimate)		968,501	
Labor Force		461,285	
Working Age Population (Age 16-65)		628,159	
Working Age Participation Rate %		73	
Available Industrial Workforce		TOTAL	%
Overall Underemployment		67,318	15.94
Overall Manufacturing Underemployment		5,456	14.13
Production and Distribution Underemployment		11,597	20.23
Wages		Median Hourly Wage	Median Annual Wage
Production Occupations		\$17.17	\$35,720

Source: SCPowerTeam.com

INTERSTATE CONNECTIVITY



INTERSTATE ACCESS:

I-26:	4 miles
I-20:	7 miles
I-77:	8 miles

DRIVE TIME MAP

LEGEND

1



92 minutes

2



69 minutes

3



22 minutes

4



HONDA

80 minutes

5



95 minutes

6



45 minutes

7



52 minutes

8



62 minutes

9



Mercedes-Benz

91 minutes

10



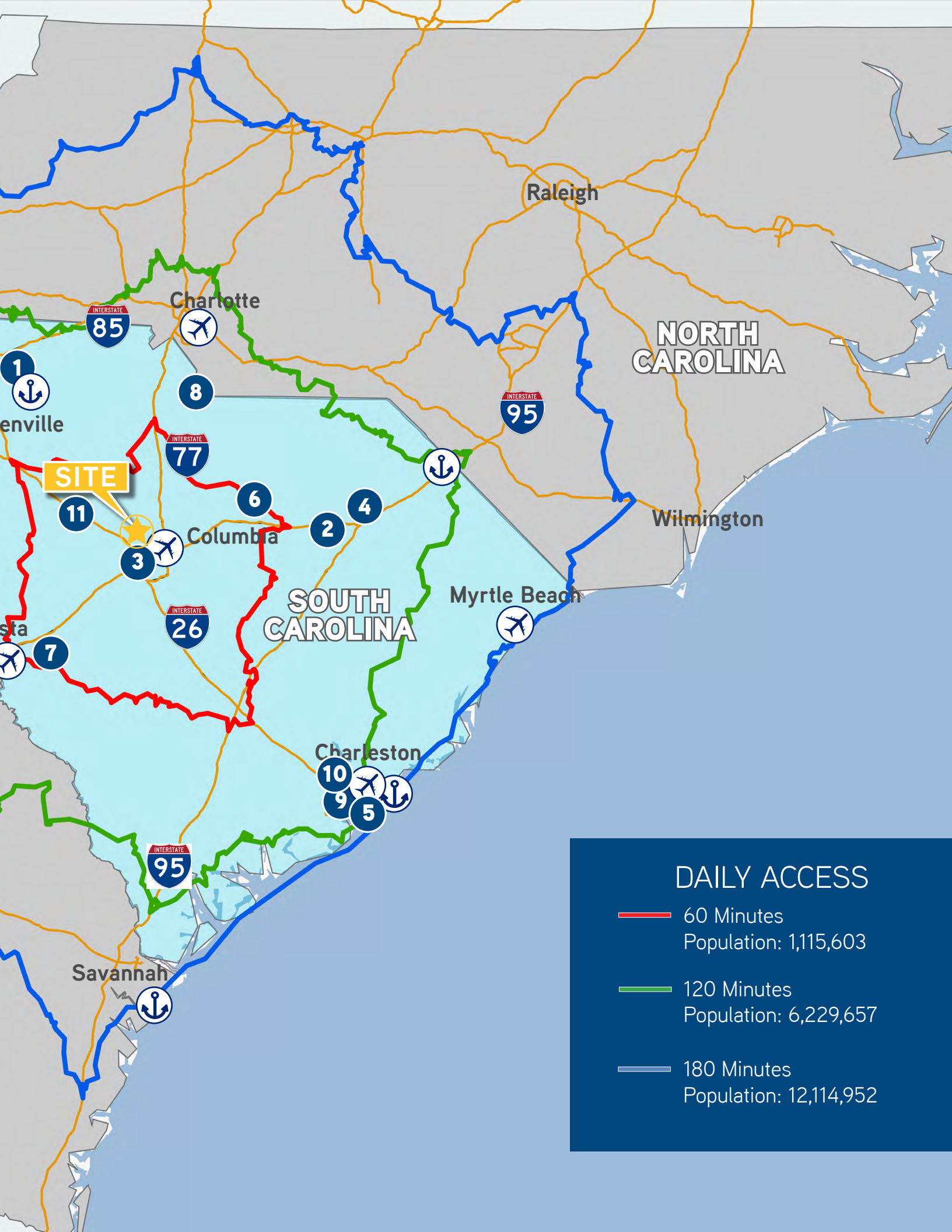
72 minutes

11



42 minutes





SITE

NORTH CAROLINA

SOUTH CAROLINA

DAILY ACCESS

- 60 Minutes
Population: 1,115,603
- 120 Minutes
Population: 6,229,657
- 180 Minutes
Population: 12,114,952

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