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**Sandy Run**  
INDUSTRIAL PARK

## Speculative Industrial Building | Lot 3

±519,792 square feet | Expandable up to ±1,161,888 SF | For Lease or Sale

201 Integrity Way, Gaston, SC



# Building Specifications

±519,792 SQUARE FEET

## Building specs

Building size	±519,792 SF (expandable up to ±1,161,888 SF)
Available space	±519,792 SF warehouse/distribution ±1,600 SF office
Building dimensions	546' x 952'
Site	±50 acres
Parking	210 car spaces (expandable to 403 spaces)
Clear height	40' clear first bay in minimum under joist
Column spacing	52' x 56' 65' speed bay
Municipality	Calhoun County

## Truck Court

Truck loading dock	185' deep truck court with 60' concrete pad
Trailer storage	135 spaces
Dock doors	(98) 9'2" x 10' dock-high door positions (26) dock packages with mechanical levelers and seals
Drive-in doors	(4) 12'2" x 14' drive-in doors

## Construction

Roof	45 mil, white, mechanically fastened TPO 15 year NDL warranty
Walls	Tilt-up concrete
Floors	8" thick 4,000 psi unreinforced concrete slab with dowel baskets at the speed bay control joints only over 4" crushed stone
Fire Protection	NFPA 13 code compliant K25.2 @ 45 psi ESFR (2,000 GPM @ 100 HP pressure)
Lighting	LED
HVAC	Heat via (4) gas-fired 7.5 HP make-up air units .25 AC Ventilation is provided via roof mounted exhaust fans and motorized relief louvers

## Utilities

Power	Dominion Energy 4,000A electrical service
Gas	Dominion Energy 6" main 2" service
Water	Calhoun County 10" main 2" water line
Sewer	Calhoun County 8" main 6" full building length with 3 laterals
Telecommunications	AT&T   Tri-Co Link



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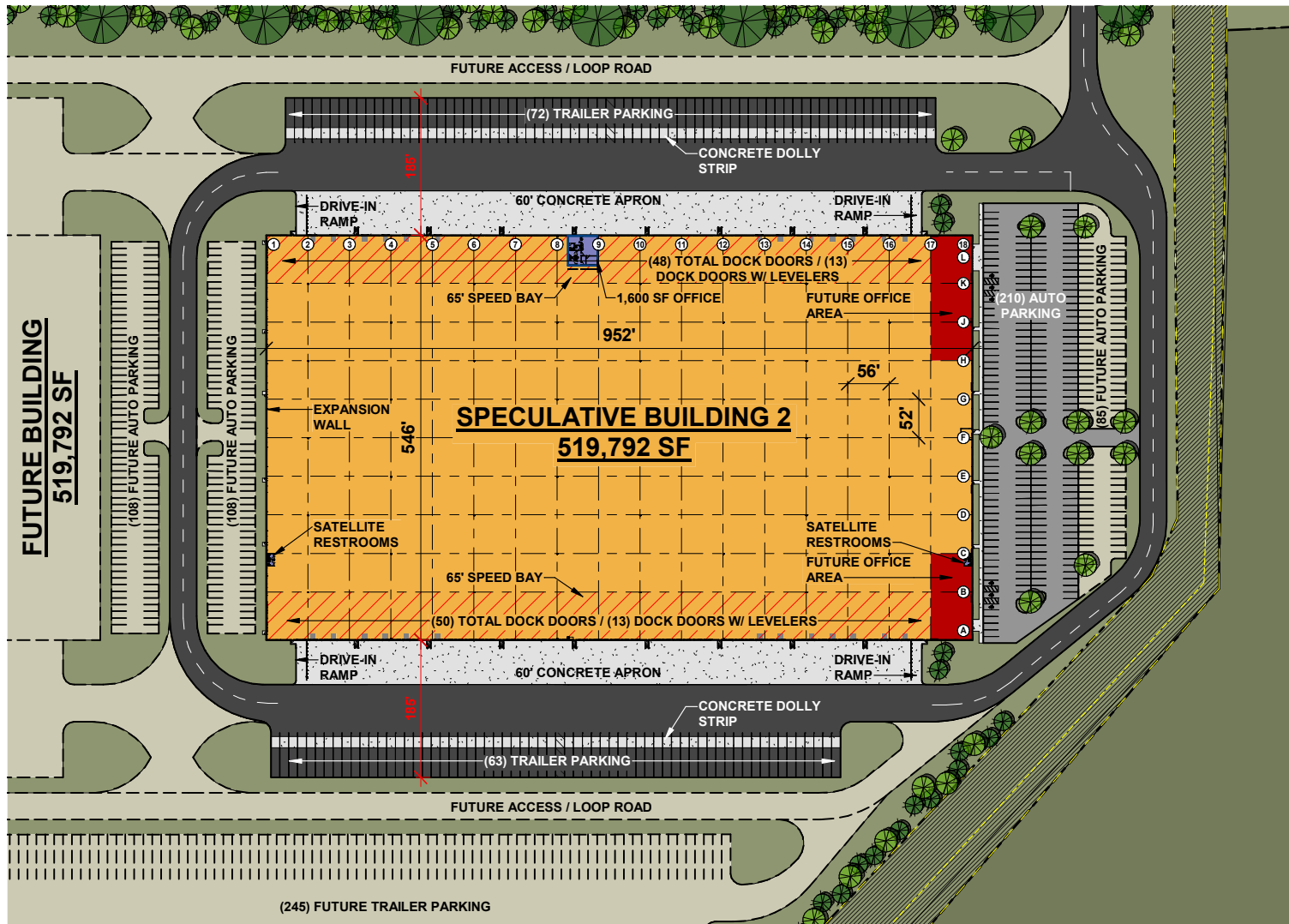
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


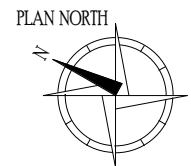
# Site Plan

±519,792 SF



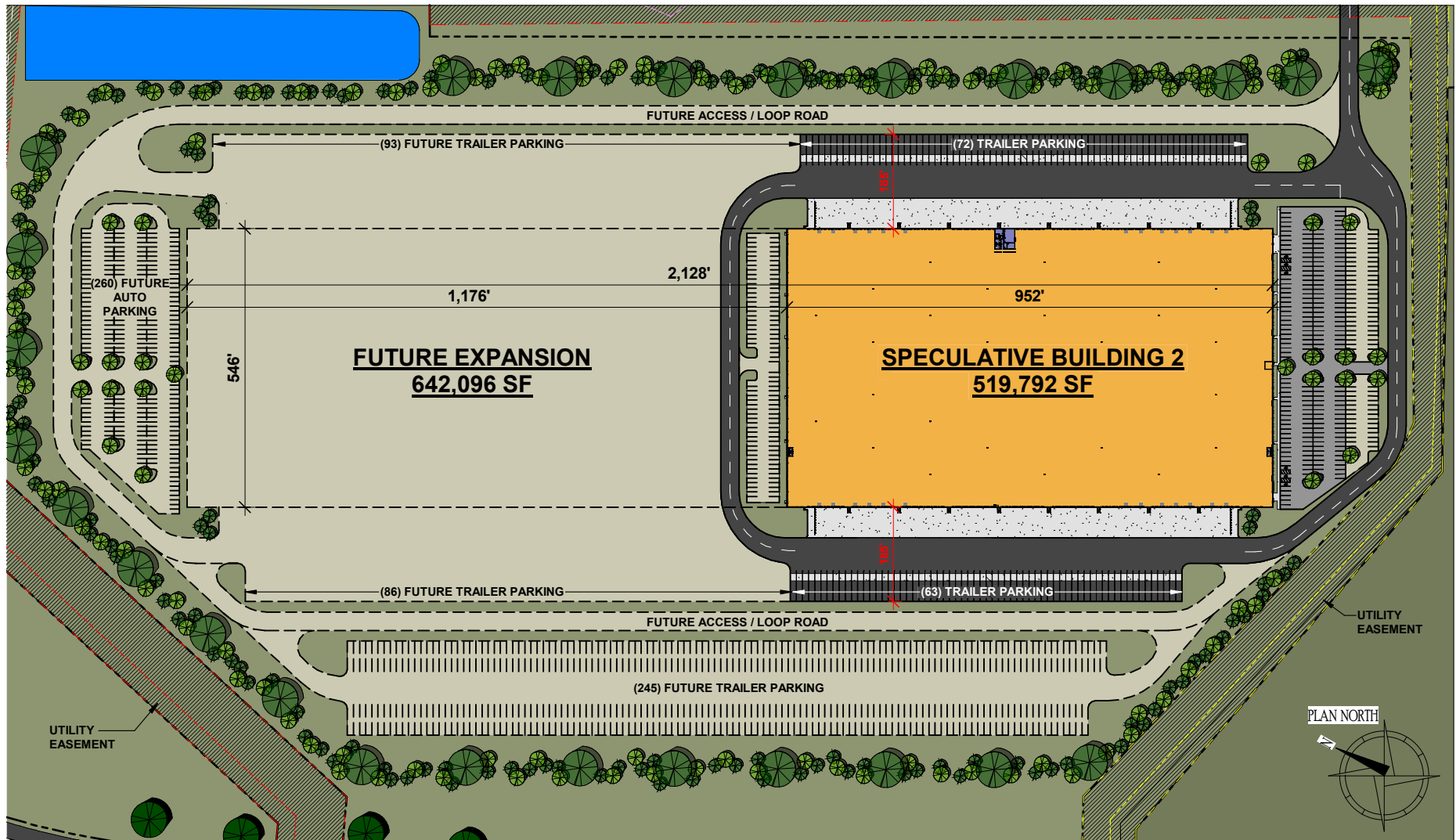
NOTES	
<b>CAR PARKING</b>	
PLAN EAST	210
FUTURE PARKING	193
<b>TOTAL POTENTIAL PARKING</b>	<b>403</b>
<b>TRAILER PARKING</b>	
PLAN NORTH	72
PLAN SOUTH	63
<b>TOTAL</b>	<b>135</b>
*TRAILER PARKING SIZED AT 12' WIDE X 60' DEEP	
<b>DOCK DOORS</b>	
PLAN NORTH W/OUT LEVELERS	35
PLAN NORTH W/ LEVELERS	13
PLAN SOUTH W/OUT LEVELERS	37
PLAN SOUTH W/ LEVELERS	13
<b>TOTAL</b>	<b>98</b>
<b>FUTURE BLDG CAR PARKING</b>	
PLAN WEST	260
FUTURE PARKING	108
<b>TOTAL POTENTIAL PARKING</b>	<b>368</b>
<b>FUTURE TRAILER PARKING</b>	
FUTURE BLDG PLAN N. COURT	71
FUTURE BLDG PLAN S. COURT	65
FUTURE EXPANSION LOT	245
<b>TOTAL FUTURE PARKING</b>	<b>381</b>

	H.D. ASPHALT
	L.D. ASPHALT
	CONCRETE



# Site Plan - Expandability

±519,792 SF | EXPANDABLE TO ±1,161,888 SF





# Site Plan - Alternative Option

TWO ±519,792 SF BUILDINGS



## Sandy Run

INDUSTRIAL PARK

### Masterplan



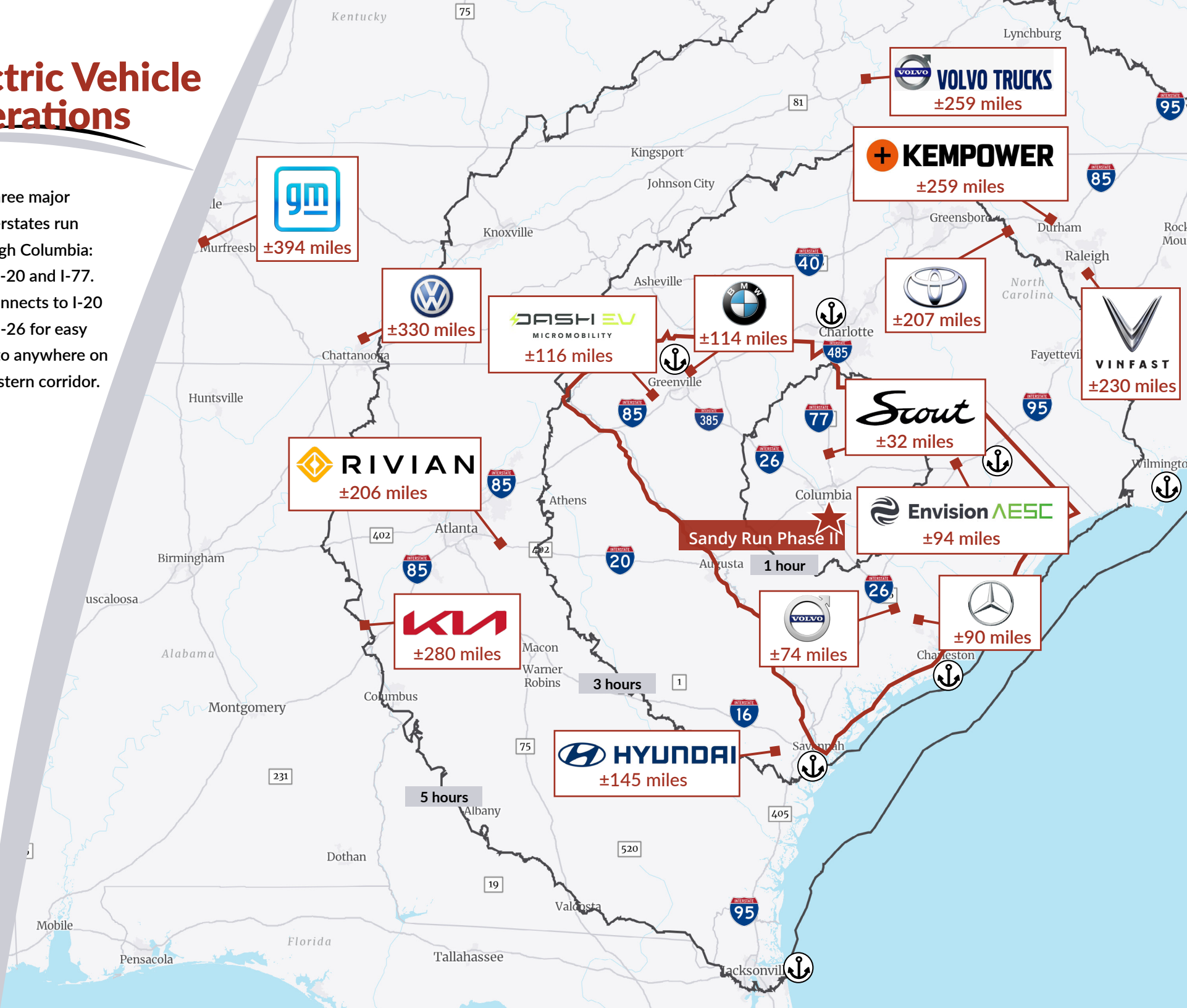
## About the Park

Sandy Run Industrial Park is located in the counties of Lexington and Calhoun, which have seen continuous growth in their industrial markets. Sandy Run is a ±760.9-acre, fully entitled industrial park with access to all utilities.

The park features direct access from Highway 21 on Interstate 26 (Exit 119) and is located near the Amazon Distribution Center, Nephron Pharmaceuticals and the Columbia Metropolitan Airport. The park is strategically positioned close to I-77 and I-20, allowing for a quick and efficient distribution process for a multitude of manufacturing purposes.

# Electric Vehicle Operations

Three major interstates run through Columbia: I-26, I-20 and I-77. I-95 connects to I-20 and I-26 for easy access to anywhere on the Eastern corridor.





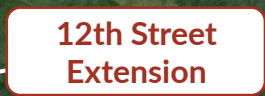


## Nearby Users

The 12th Street Extension project is underway and will connect Saxe Gotha Industrial Park to Sandy Run Industrial Park, allowing direct access to I-77 from Sandy Run.



602



Fish Hatchery Rd

Meadowfield Rd

Mack St



Old Sandy Run Rd

Blackville Rd

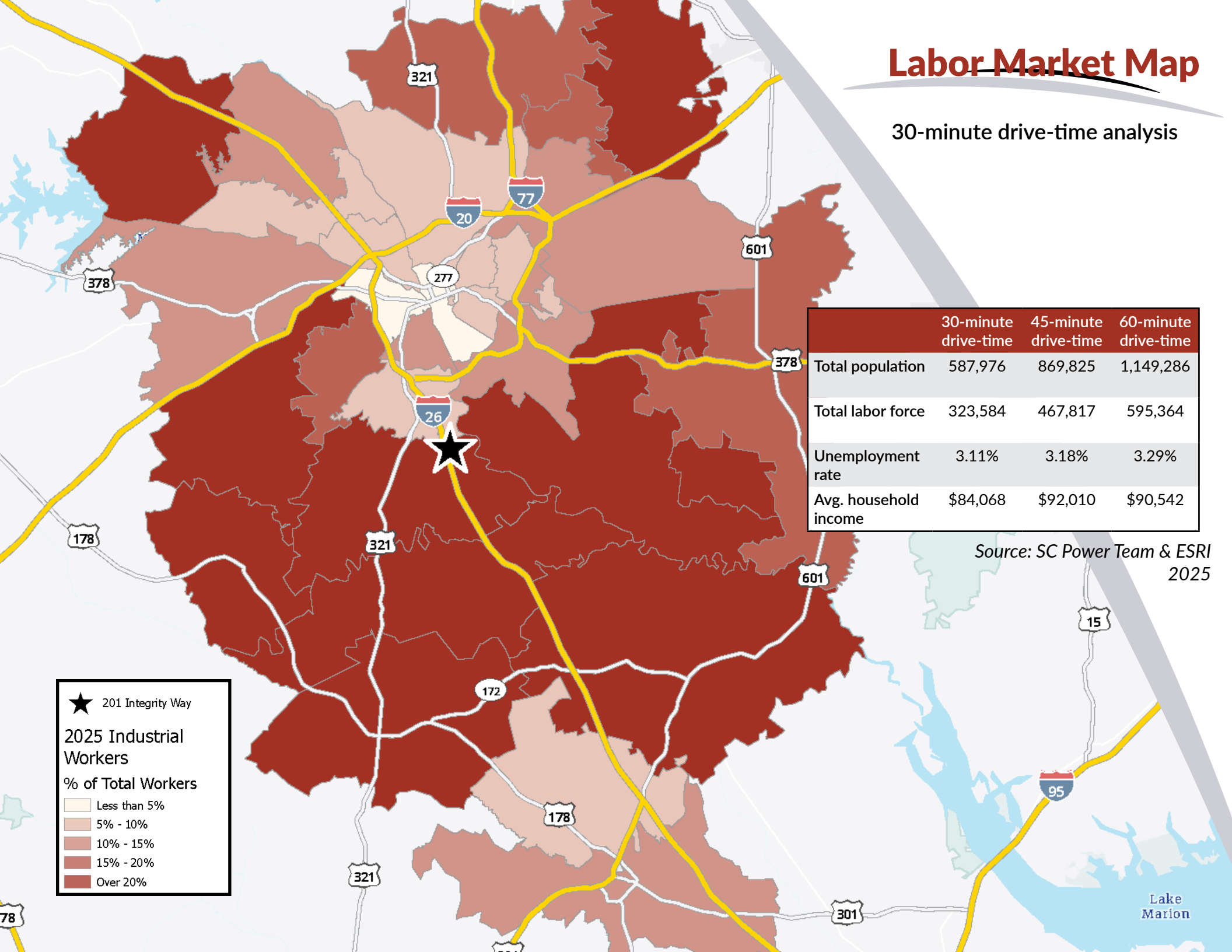


Old State Rd



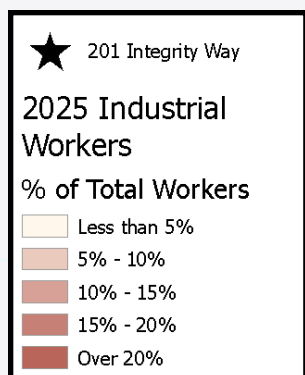
# Labor Market Map

30-minute drive-time analysis



	30-minute drive-time	45-minute drive-time	60-minute drive-time
Total population	587,976	869,825	1,149,286
Total labor force	323,584	467,817	595,364
Unemployment rate	3.11%	3.18%	3.29%
Avg. household income	\$84,068	\$92,010	\$90,542

Source: SC Power Team & ESRI  
2025



# Trucking Time

## Interstates

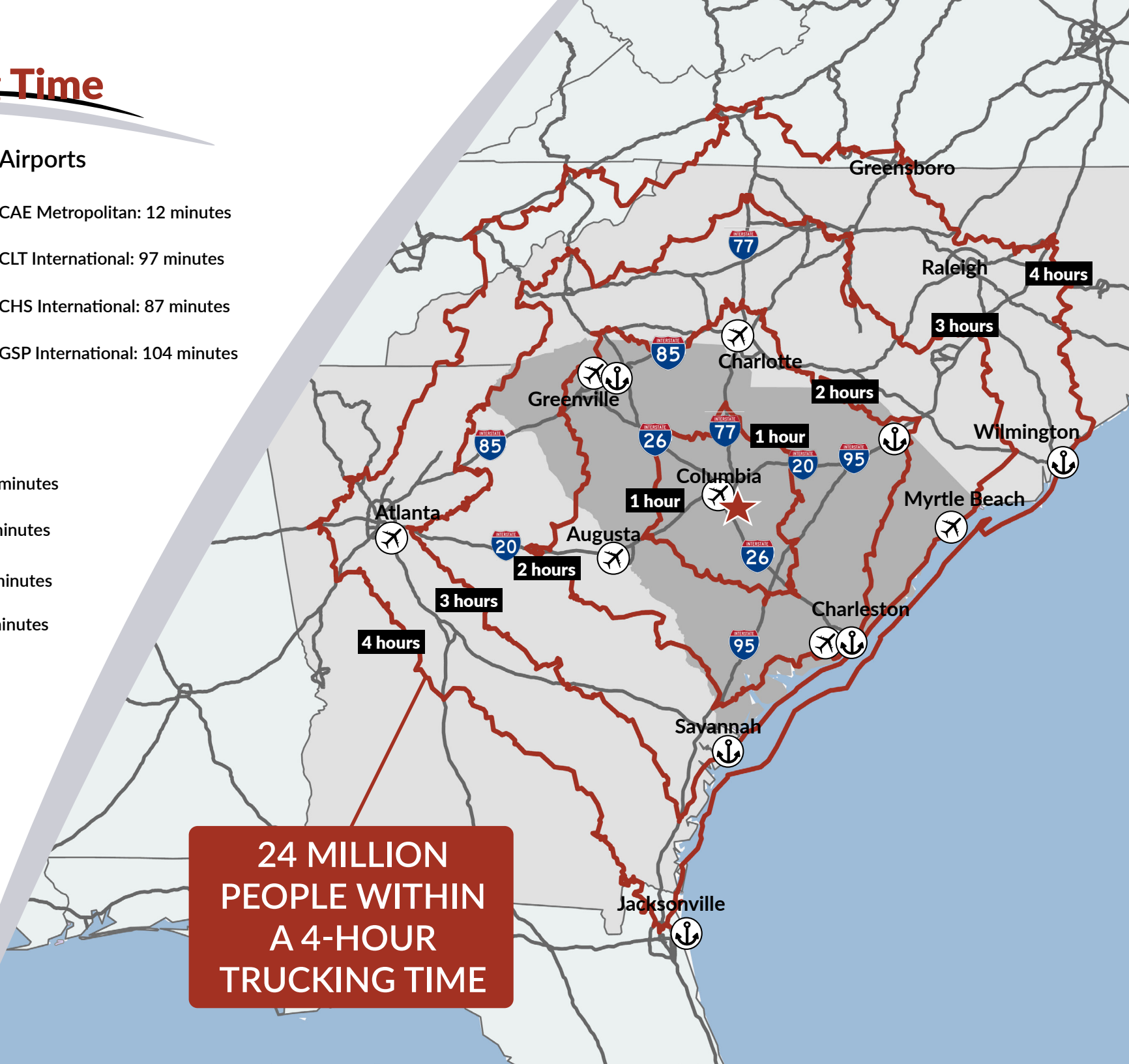
	1 minute
	4 minutes
	14 minutes
	50 minutes

## Airports

CAE Metropolitan: 12 minutes
CLT International: 97 minutes
CHS International: 87 minutes
GSP International: 104 minutes

## Ports

Port of Charleston: 100 minutes
Inland Port Greer: 110 minutes
Inland Port Dillon: 103 minutes
Port of Savannah: 140 minutes



**24 MILLION  
PEOPLE WITHIN  
A 4-HOUR  
TRUCKING TIME**



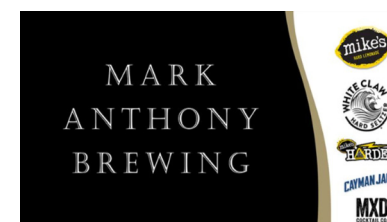
# Central South Carolina

## About

Positioned in the heart of South Carolina and the rapidly growing Southeast, the Central SC region's natural geographic advantage translates into efficient connections to customers and suppliers. Combining a desirable location with smart investments in infrastructure, competitive industrial utility rates and a cost of living well below the national average, Central SC delivers a globally connected, world-class home.

[-CentralSC Alliance](#)

## Major Employers



## Calhoun County Tax Rate

Sandy Run Industrial Park enjoys one of the lowest property tax rates in South Carolina.

# Market Facts



## Industrial Highlights: Columbia, SC

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 500 million pounds of air cargo and is home to a UPS regional air hub with direct access to the UPS Louisville Worldport.

Additionally, several airports are within a two-hour drive time, 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 for success in electric vehicle (EV) production. Scout Motors, coming soon ±30 miles from the site, is leading the charge for EV manufacturers and suppliers in Columbia. Also, South Carolina imports are setting records annually. The Port of Charleston is moving more cargo boxes through the port than ever before with a TEU volume increase of 1.5% over 2021 with nearly 2.8 million units moved in 2022. The Port of Charleston is now the deepest port on the East Coast. The Inland Ports in Greer and Dillon also add to the connectivity of the state by providing a direct route via a Norfolk Southern rail line to the Port of Charleston reporting 167,147 shipments in 2022; this will continue to enable more companies throughout the Southeast to quickly move goods to and from the ports via rail. The ports continue to grow with no signs of slowing down, and Columbia is directly benefiting from the record-breaking successes giving companies direct access to global markets.

## Why South Carolina?

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

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

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

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

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

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

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

**TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS THROUGH FOREIGN INVESTMENT**  
ibm-plant location international





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