

2000 CAROLINA PINES DRIVE, BLYTHEWOOD, SC

±146,745 SF

FOR LEASE

**INDUSTRIAL
BUILDING**



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

\$7.50
PSF NNN

VIEW LISTING

southeastindustrialproperties.com

VIRTUAL TOUR

PROPERTY HIGHLIGHTS

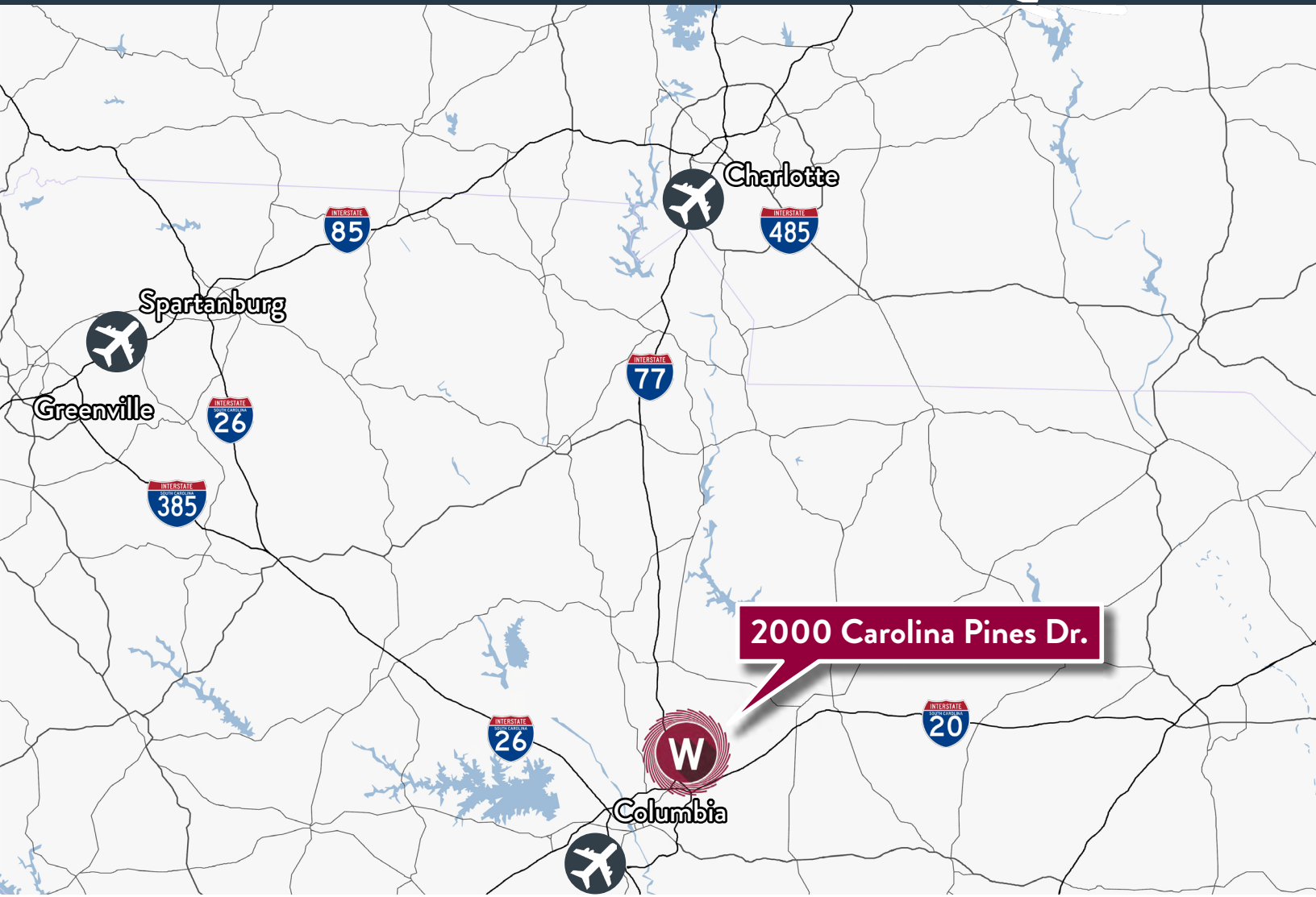
- Building area:
±472,180 SF TOTAL
Office space: 25,000 SF
- Available area: ±146,745 SF
available 3/1/2024
- Site: ±100 acres
- Clear height: 30'
- Column spacing: 50' on center
- Cranes: (2) 10-ton bridge cranes
- Construction:
Roof | Built up on metal deck
Floors | 6" and 4" concrete, carpet, VCT and tile
Walls | Insulated pre-cast concrete, metal siding, channel frame construction
- Utilities:
Natural gas: Dominion Energy
Water/sewer: City of Columbia

Colliers

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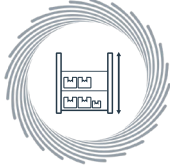



THE AREA

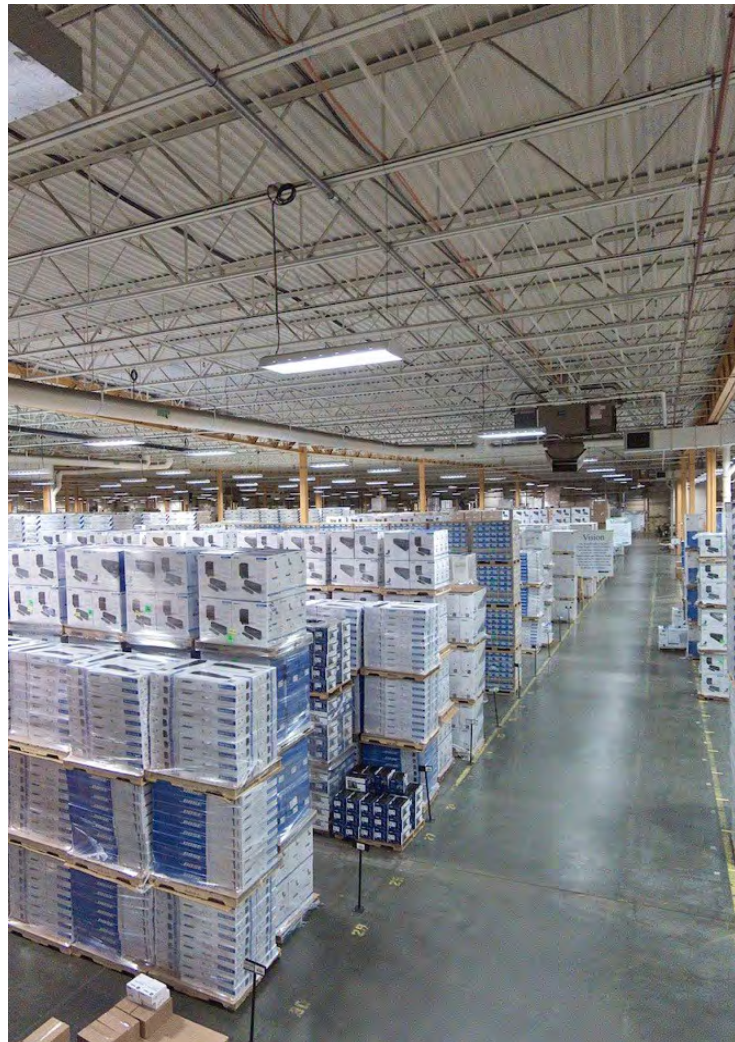
Richland County offers a low cost of living and is one of the fastest growing metropolitan areas in the nation. The space is ideally positioned less than 4 miles from Scout Motors' future ±1,600-acre manufacturing plant in Blythewood, SC. This \$2 billion facility will provide new opportunities for warehouse/distribution and/or manufacturing.

DISTANCE

Interstate 77	±.7 miles
Scout Motors	±3.5 miles
Interstate 20	±11.3 miles
Interstate 26	±18.3 miles
Columbia Metropolitan Airport	±26.8 miles
Charleston International Airport	±125 miles
Port of Charleston	±136 miles

PROPERTY FEATURES

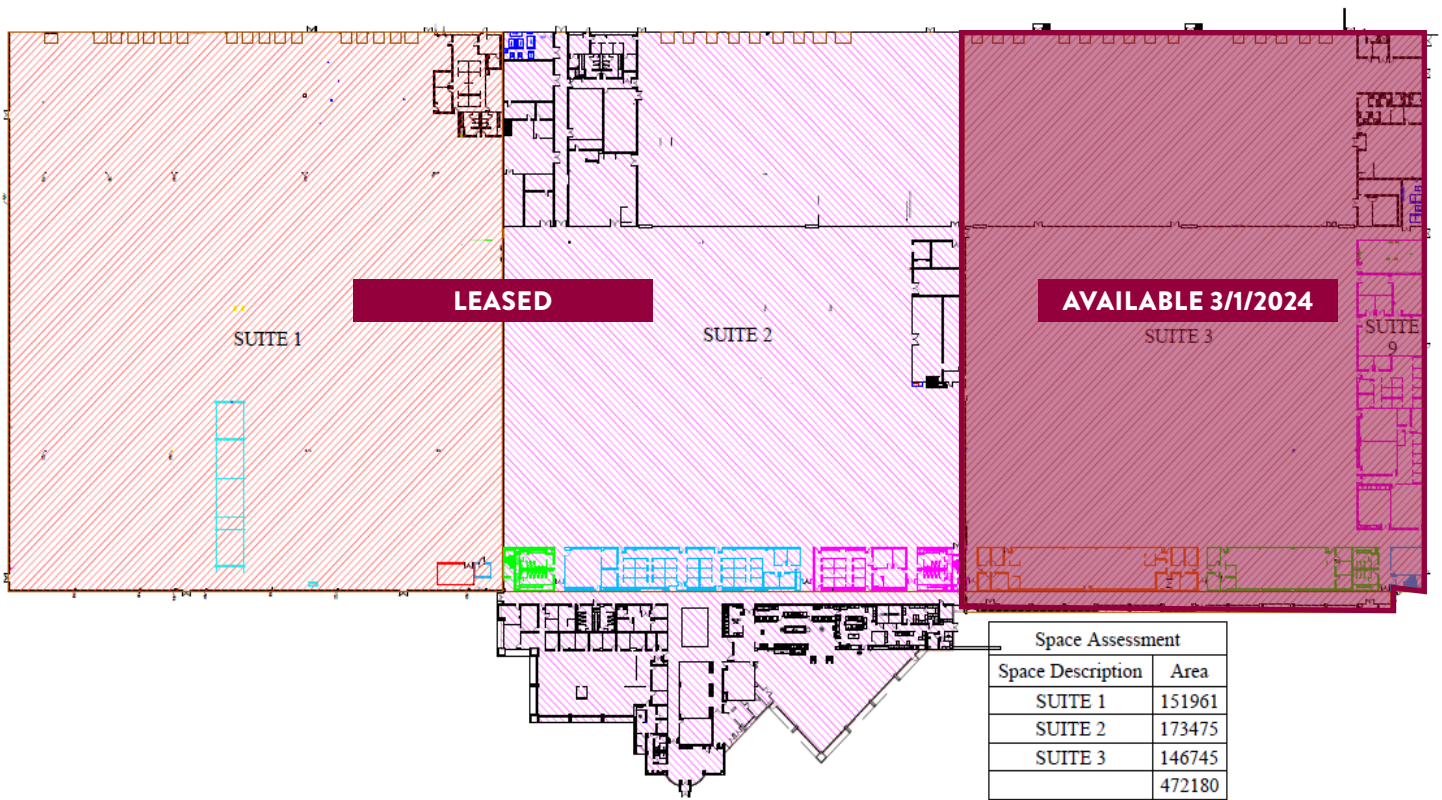
 <p>CLEAR HEIGHT 30'</p>	 <p>SPRINKLERS 100% wet pipe</p>	 <p>HVAC Trane Intellipak and Voyager RTUs</p>
 <p>DOCKS 14 dock-high doors 1 drive-in door</p>	 <p>POWER 480V supply 3,200 amp service Bus duct in place</p>	 <p>LIGHTING T-5 and T-12 fluorescent fixtures</p>



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FLOOR PLAN





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