

MARTHAN RD & FARROW RD, BLYTHEWOOD, SC

±300,000 SF - ±1,000,000 SF
BUILD-TO-SUIT OPTIONS

FOR LEASE

INDUSTRIAL LAND
FOR DEVELOPMENT



SOUTHEAST
INDUSTRIAL PROPERTIES



MARTHAN ROAD

FARROW ROAD

Blythewood, South Carolina
Carolina Pines Industrial Park

VIEW WEBSITE 

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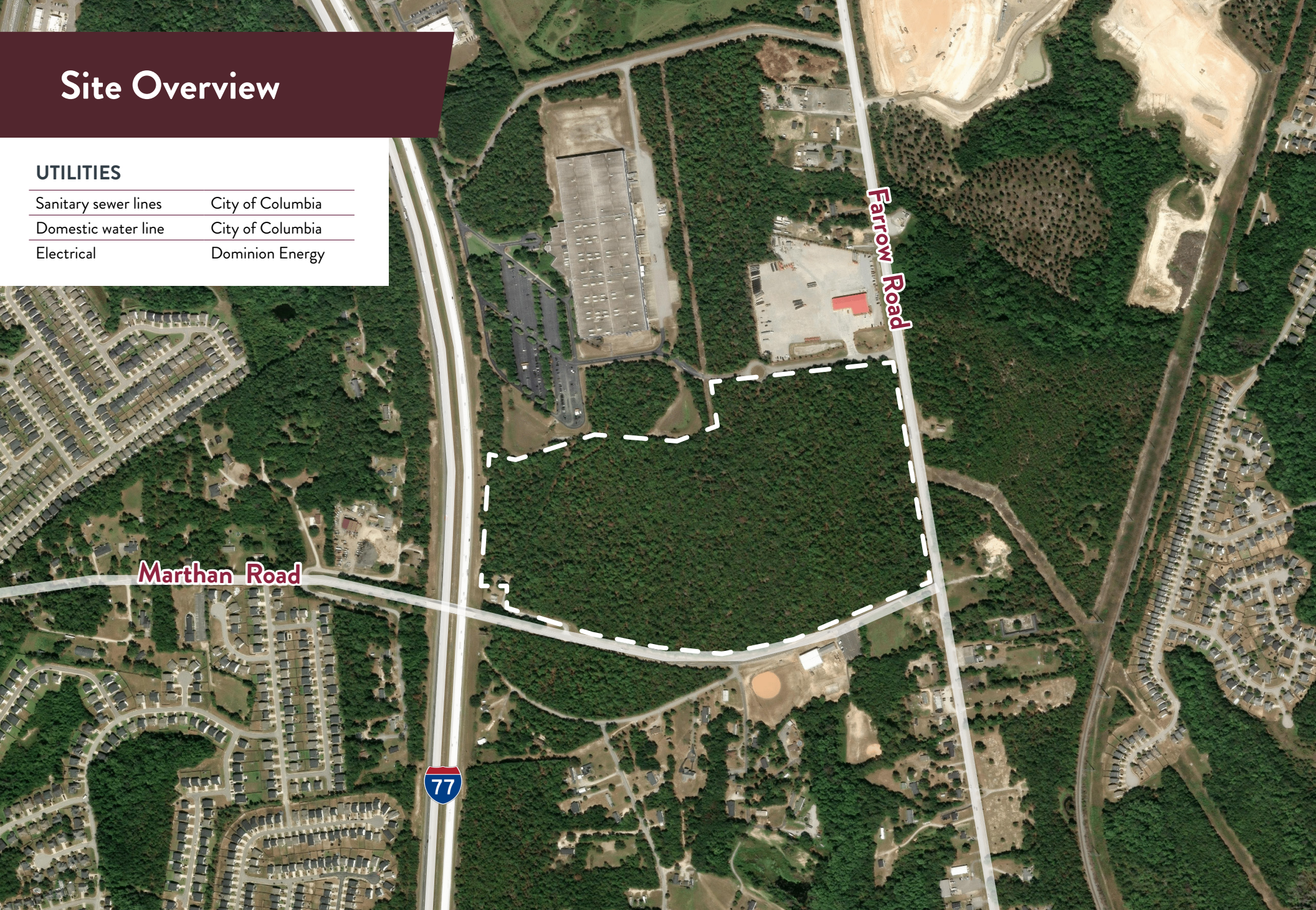
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Site Overview

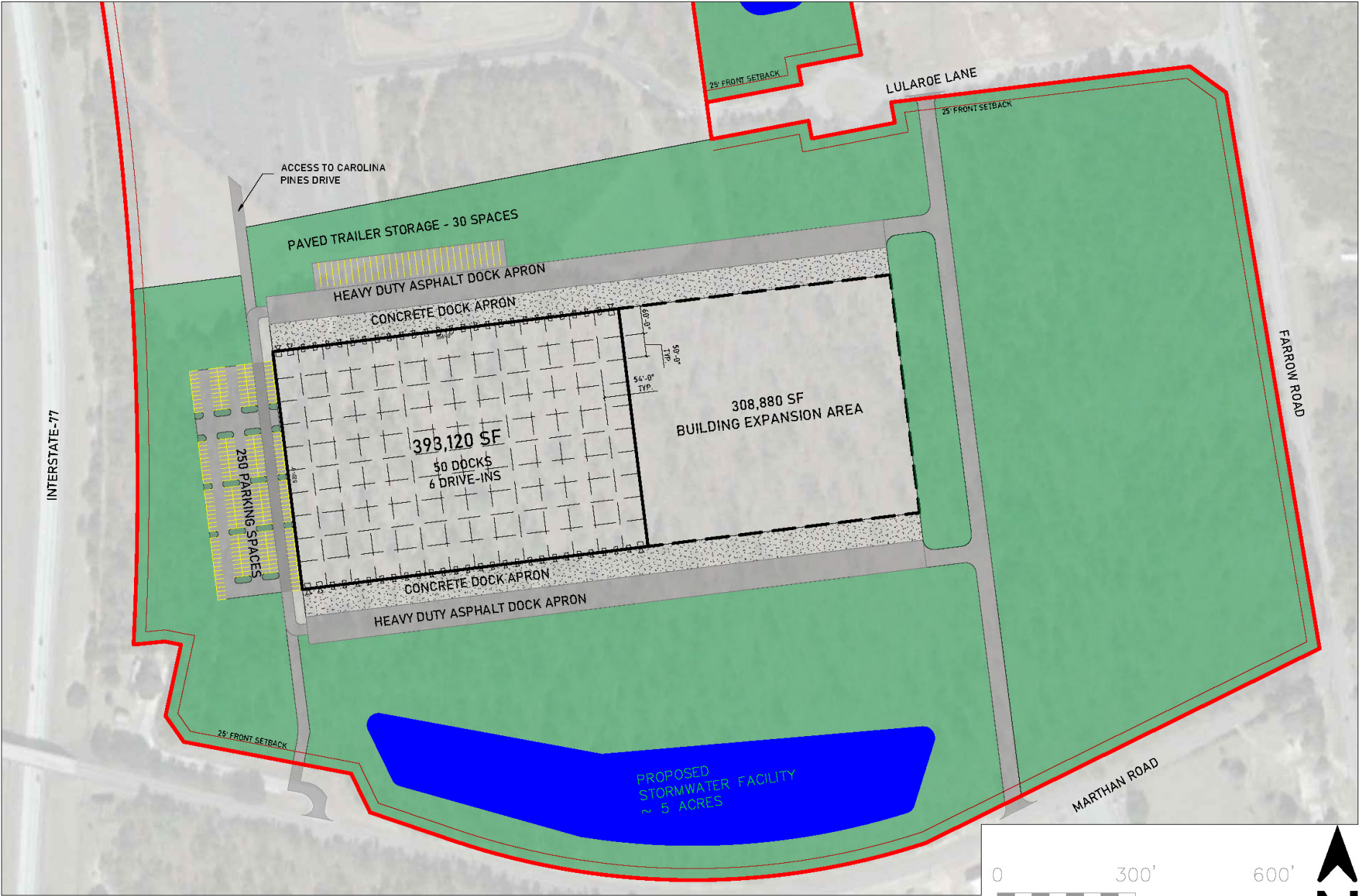
UTILITIES

Sanitary sewer lines	City of Columbia
Domestic water line	City of Columbia
Electrical	Dominion Energy



CONCEPTUAL SITE PLAN | DEVELOPMENT OPTION 1

[VIEW WEBSITE](#)

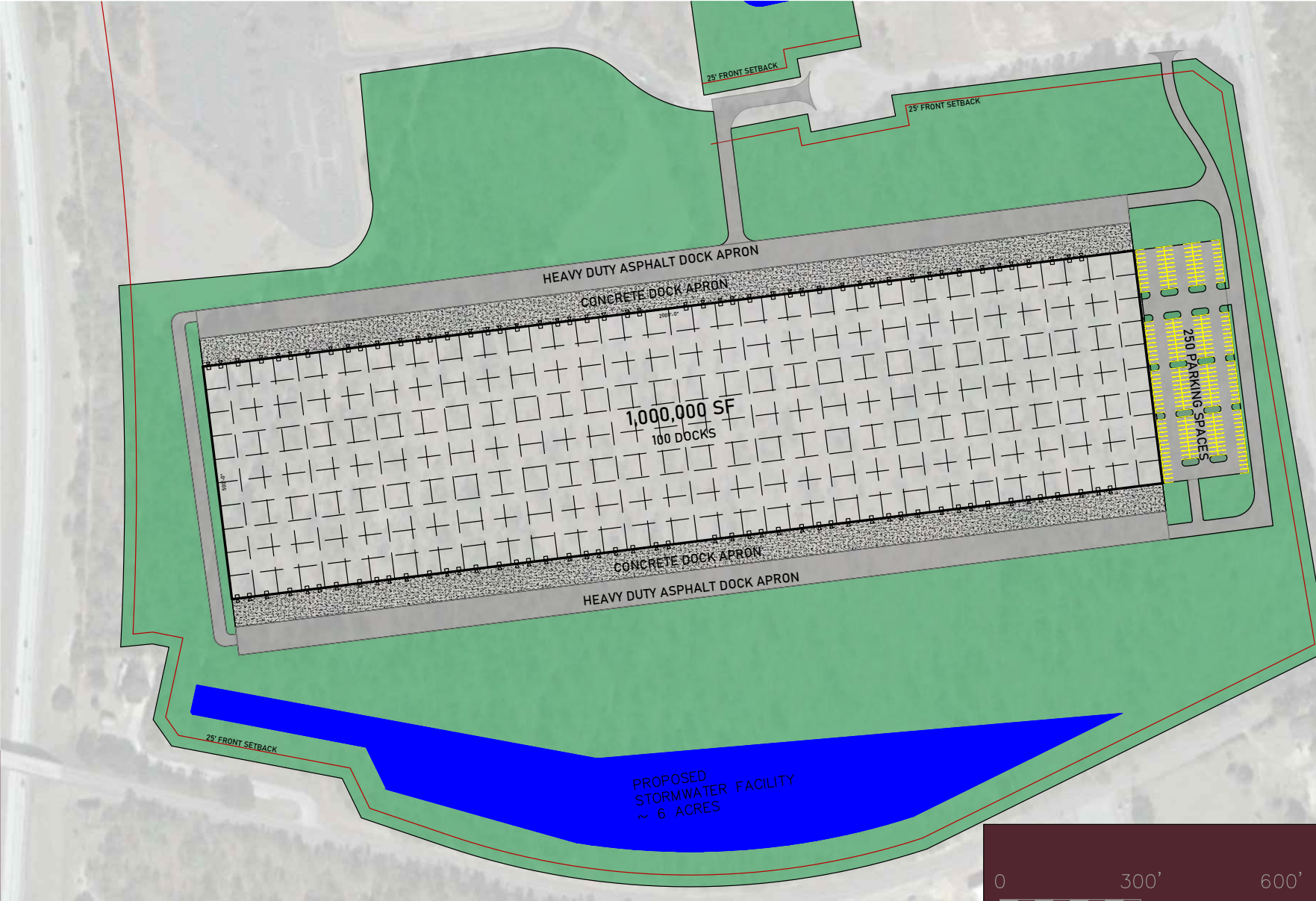


1 Site Plan
A Scale: See Graphic

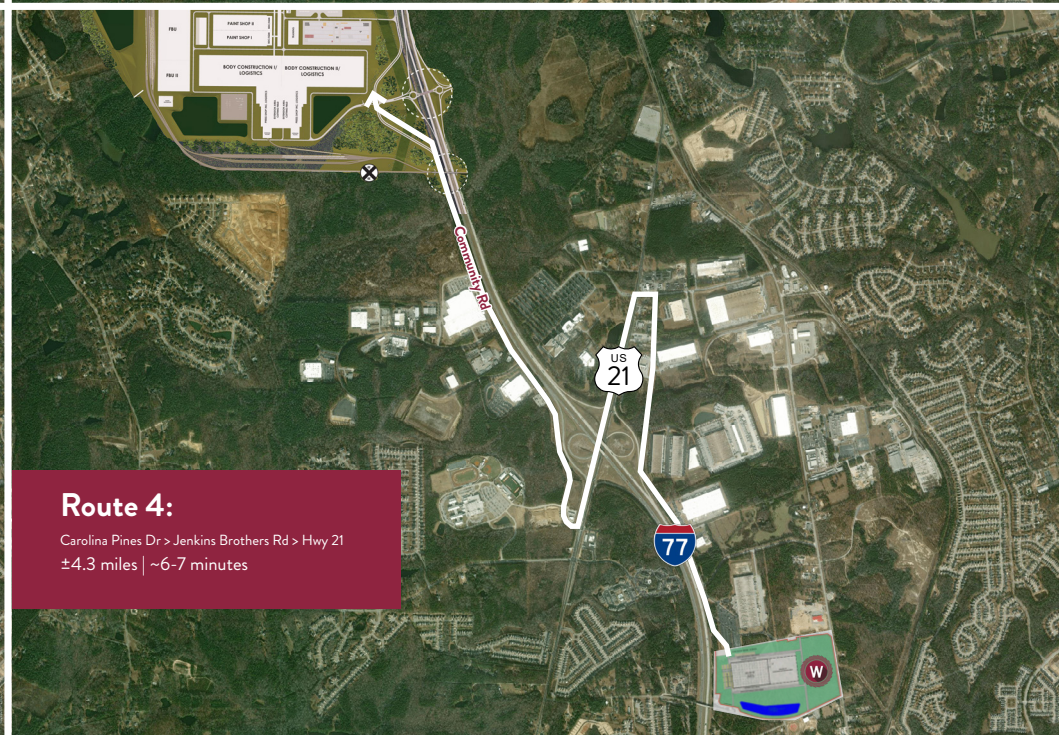
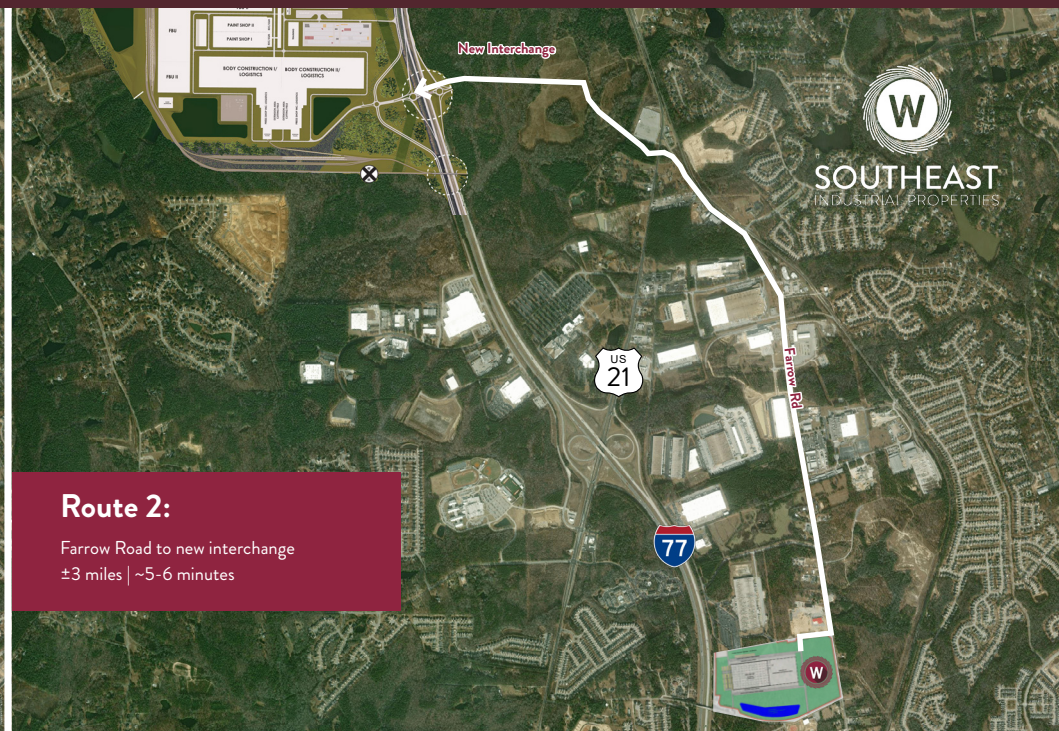
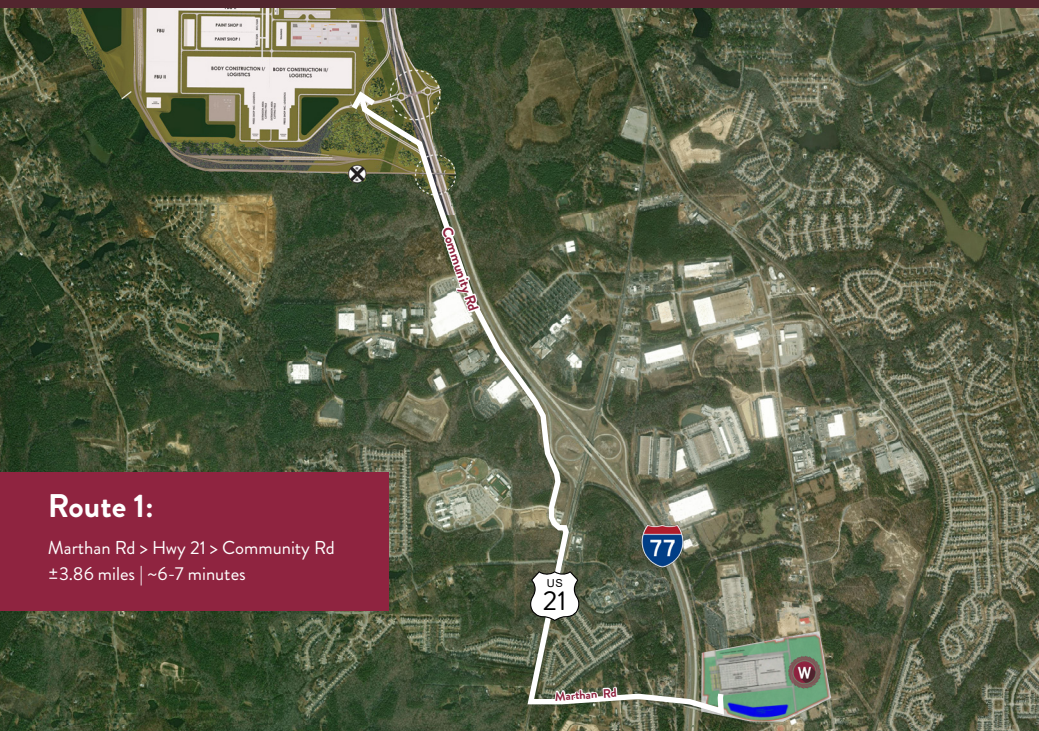
GRAPHIC SCALE (FEET)

CONCEPTUAL SITE PLAN | DEVELOPMENT OPTION 2

[VIEW WEBSITE](#)



ROUTE MAP | FOUR WAYS TO SCOUT



CAROLINA PINES INDUSTRIAL PARK

Weston Inc. is constructing a multi-building development within the Carolina Pines Industrial Park, which could accommodate users of up to one million square feet of industrial space near Scout Motors manufacturing facility in Blythewood, SC.

Other tenants in the park include Amazon, Xerxes, Constantia Flexibles, Charter Next Generation, Husqvarna, Owens Corning, Schneider Electric, Amcor, Iron Mountain, Intertape Polymer Group and more.



110 Belk Court - Constantia Flexibles/Ventcon



2000 Carolina Pines Dr. - AESC



10771 Farrow Road - Charter Next Generation



10700 Farrow Road - Amazon/Xerxes



10741 Farrow Road - Charter Next Generation

Why Carolina Pines?

Access to Clients, Customers and Suppliers

Scout Motors' future $\pm 1,600$ -acre manufacturing plant sits approximately three miles away, providing a new catalyst for warehouse, distribution and manufacturing users in Richland County.

Labor Market

South Carolina offers a deep and accessible workforce pipeline that is well-suited for employers seeking skilled, non-college labor. Within a 60-minute drive of Columbia, employers can access a labor force of more than 490,000 workers, including strong concentrations in production, installation, maintenance, and repair occupations. Average hourly wages remain competitive, with production workers earning an average of \$19.56 per hour and installation, maintenance, and repair workers averaging \$23.44 per hour.

The region also benefits from a large population of military veterans, with more than 62,000 veterans residing in the area, providing employers access to a disciplined and highly trained talent pool. In addition, South Carolina's workforce development ecosystem supports non-degree career pathways through programs such as readySC™, Apprenticeship Carolina, and the South Carolina Manufacturing Extension Partnership, which provide customized training, apprenticeship opportunities, and workforce development resources for new and expanding companies.

Combined with the state's low unionization rates and strong workforce training infrastructure, Central South Carolina offers employers a reliable source of skilled labor for manufacturing, logistics, distribution, construction, and other operational industries

SOURCE: CENTRALSC.ORG >



Tax Incentives

- No state property tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Favorable corporate income tax structure
- No local income tax



± 2 miles to I-77
 ± 3 miles to
Scout Motors



2/3 of US population
within 2 days drive



Ideal for last-mile
facilities

BLYTHEWOOD, SOUTH CAROLINA | [SOUTHEASTINDUSTRIALPROPERTIES.COM](https://southeastindustrialproperties.com)

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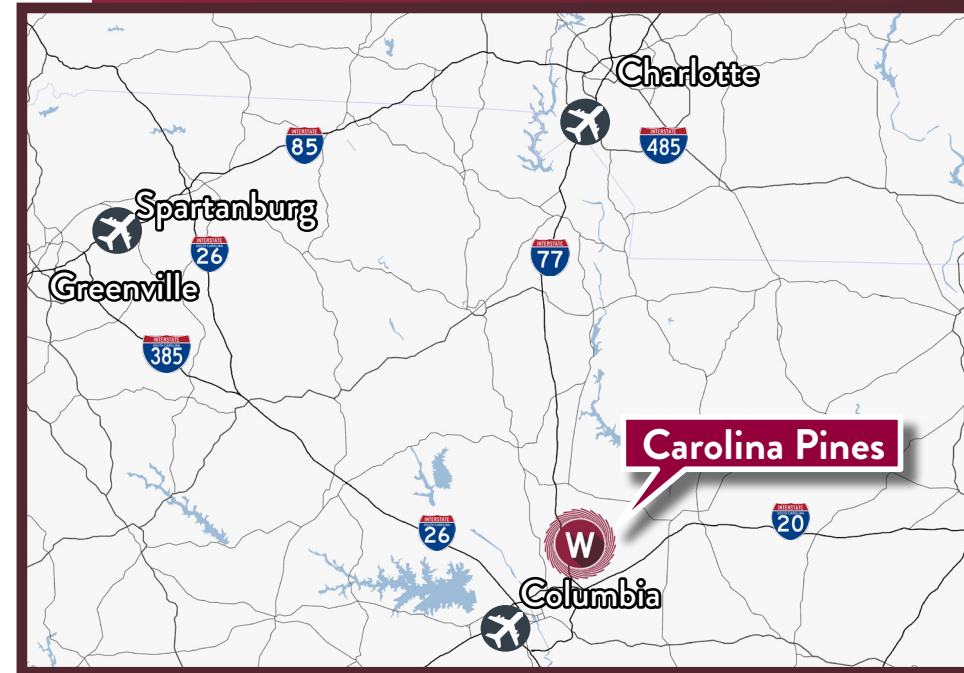
Colliers

THE AREA

“The Central SC Region is home to more than 170 foreign-affiliated facilities including major brands like Michelin, Capgemini, Husqvarna, and Samsung. With our skilled, driven workforce, strategic location near the most productive and efficient seaport in North America, an integrated rail and highway system, pro-business regulatory environment, and affordable energy costs, we’re the place global business comes to flourish.

South Carolina continues to set new records in exports and is the nation’s repeat top exporter of tires and passenger vehicles. In 2022, the state exported \$31.5 billion in goods to the world, placing it among the top 20 exporters in the U.S. Collaboration efforts with companies worldwide through programs like the State Trade and Export Promotion (STEP) program are helping make S.C. a global competitor in exporting.” - Central SC Alliance

This prime location ensures access to a thriving local industrial community and major transportation routes via I-20, I-26 and I-77. Richland County also has two class I railroads, CSX Transportation and Norfolk Southern Railway, providing direct access to the Port of Charleston.



MAJOR NEARBY USERS

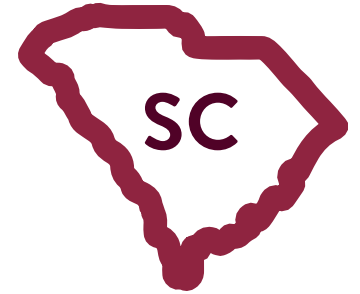


KEY DISTANCES

Interstate 77	±1 mile
Scout Motors	±3 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

WHY SOUTH CAROLINA

ECONOMIC IMPACT



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.

#6 HIGHEST POPULATION GROWTH RATE IN U.S.

#2 STATE FOR DOING BUSINESS
Area Development Magazine (2025)

#1 STATE FOR OVERALL COST OF DOING BUSINESS
Area Development Magazine (2025)

BEST MANUFACTURING WORKFORCE IN THE NATION
Site Selection Magazine (2025)

#1 STATE FOR BUSINESS INCENTIVES PROGRAMS
Area Development Magazine (2025)

126 MILLION CONSUMERS
WITHIN A DAY'S DRIVE

#3 BEST BUSINESS CLIMATE IN AMERICA
Site Selection Magazine (2025)

TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS THROUGH FOREIGN INVESTMENT
IBM-plant Location International

#1 INTERNATIONAL MBA PROGRAM | TOP 3 FOR 35+ CONSECUTIVE YEARS
UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 25 CONSECUTIVE YEARS
UNIVERSITY OF SOUTH CAROLINA
U.S. News and World Report (2025)



OEM VEHICLE OPERATIONS

CAROLINA PINES INDUSTRIAL PARK

PORT DISTANCES

- Inland Port Charlotte: ±87 miles
- Inland Port Dillon: ±107 miles
- Inland Port Greer: ±119 miles
- Port of Charleston: ±131 miles
- Port of Savannah: ±175 miles
- Port of Wilmington: ±206 miles
- JAXPORT: ±303 miles

OEM Distances:

- GM: 479 miles
- VW: 344 miles
- Rivian: 182 miles
- Kia: 296 miles
- Hyundai: 195 miles
- Dash EV Micromobility: 115 miles
- BMW: 117 miles
- Volvo: 101 miles
- Volvo Trucks: 171 miles
- KemPower: 229 miles
- Toyota: 181 miles
- VinFast: 169 miles
- Scout: 3 miles
- Envision AESC: 85 miles
- Mercedes: 117 miles

Travel Time:

- 1 Hour
- 3 Hours
- 5 Hours

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