

METROPOLITAN DRIVE, WEST COLMBIA, SC

±247,000 SF

FOR LEASE

INDUSTRIAL
BUILD TO SUIT



SOUTHEAST
INDUSTRIAL PROPERTIES

[VIEW WEBSITE](#) 

West Columbia, South Carolina
CAE Enterprise Industrial Park

UP TO 247,000 SQUARE FEET

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PROPOSED SPECIFICATIONS

BASE BUILDING SHELL

Building size	±247,000 SF
Available SF	±247,000SF
Site size	±29.84 acres for development
Building dimensions	260'x 950'
Construction	Tilt concrete panel
Clear height	36' clear height
Column Spacing	50' x 50'
Speed Bay	60'
Car parking	160 parking spots

TRUCK COURT

Truck court	130' deep with 60' concrete apron
Trailer parking	Up to 100 trailer spaces
Dock doors	24 dock-high doors (expandable to 54 doors)
Drive-in doors	2 doors

EQUIPMENT

7' x 8' 30,000 lb. recessed mechanical levelers at 24 dock-high doors

FLOORS

6" reinforced concrete
Rack loading up to 6,000 lb. Point loading on 3" x 4" base plate



WALLS

Tilt-up concrete wall panels

ROOF

60mil white TPO roof
Insulated roof (R-Value of 22)
External gutters and down spouts

FIRE PROTECTION

ESFR fire suppression system with fire pump

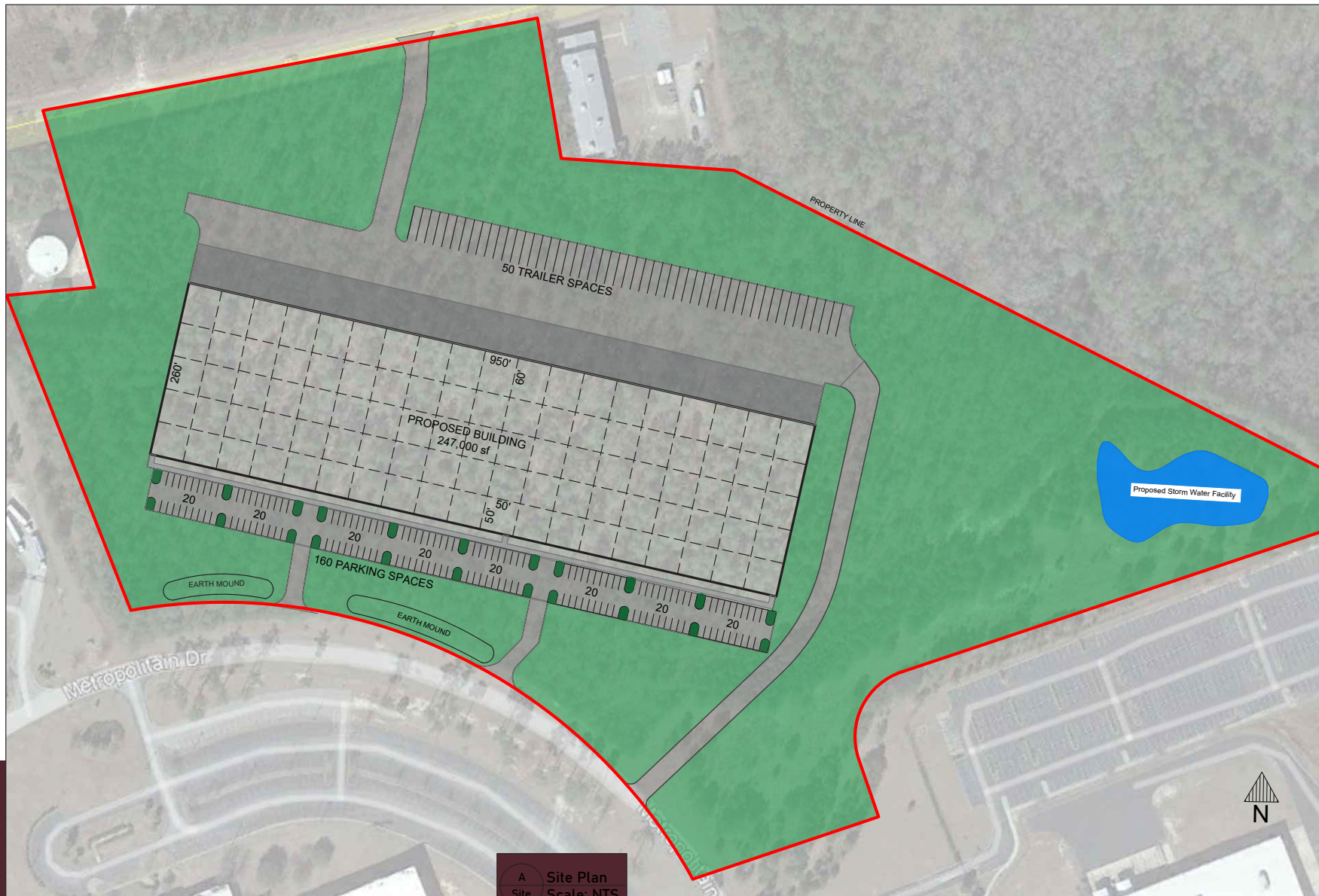
WATER & SEWER

Sanitary sewer lines	City of Cayce: 8" main
Domestic water line	City of Cayce: 12" main

ELECTRICAL, LIGHTING, HEATING

Electrical	Dominion Energy: 2,400 amps at 480/244v
Lighting	LED motion-controlled high-bay lights 25-foot candle 3' AFF without tenant racking
Ventilation	1 air change per hour
Heating	Unit heaters for freeze protection

SITE PLAN

VIEW WEBSITE 

Why CAE Enterprise?



±3.9 miles to I-26
±1.5 miles to
CAE



2/3 of US population
within 2 days drive



Ideal for last-mile
facilities

Access to Clients, Customers and Suppliers

The property is located in proximity to I-20, I-26 and I-77, giving it easy access to major surrounding markets such as Charleston, Greenville, Charlotte and Atlanta. The site also boasts easy access to the Columbia Metropolitan Airport (CAE), which is a key transportation hub in South Carolina, particularly appealing to industrial users due to its strategic location, cargo capabilities and efficient logistics infrastructure.

Labor Market

The central South Carolina region is home to more than 12 colleges and universities and anchored by the University of South Carolina's main campus. USC's international business program is the highest ranked in the nation, and more than 80 manufacturing and manufacturing-related degree programs are offered at four technical colleges. All are committed to educating, enlightening and training our regional workforce, propelling technological innovation, driving next-gen research and strengthening our global competitiveness.

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

Transportation Access

South Carolina is just a two days' drive from nearly 208 million Americans—that's two-thirds of the US population.

WEST COLUMBIA, SOUTH CAROLINA | [SOUTHEASTINDUSTRIALPROPERTIES.COM](https://www.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, Caggepini, 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

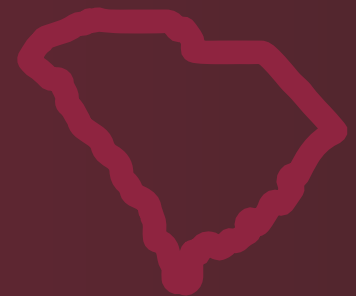
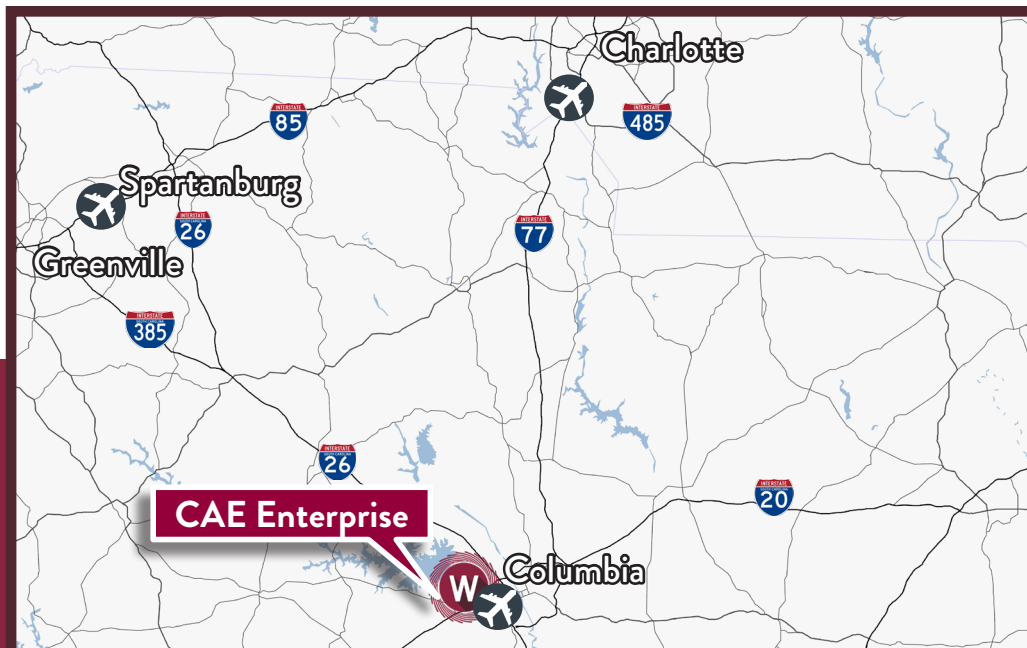
This prime location ensures access to a thriving local industrial community and major transportation routes via I-20, I-26 and I-77. Richland County also has two class I railroads, CSX Transportation and Norfolk Southern Railway, providing direct access to the Port of Charleston.

Scout

amazon



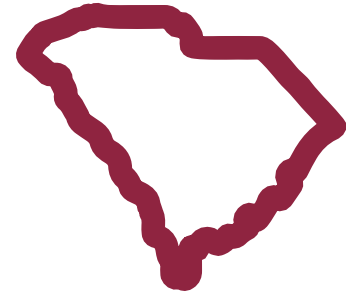
Columbia Metropolitan Airport	±1.5 miles
Interstate 77	±6.7 miles
Interstate 20	±4.5 miles
Interstate 26	±3.9 miles
Scout Motors	±28.5 miles
Charleston International Airport	±106 miles
Port of Charleston	±113 miles



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.



STATE OF THE YEAR

business facilities (2017)

#1 BEST STATE FOR MANUFACTURING

wallethub.com (2023)
site selection group (2023)

#2 STATE FOR BUSINESS INCENTIVE PROGRAMS

area development magazine (2022)

94 MILLION CONSUMERS

WITHIN A DAY'S DRIVE

#3 STATE FOR DOING BUSINESS

area development magazine (2022)

TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS THROUGH FOREIGN INVESTMENT

ibm-plant location international

#6 HIGHEST POPULATION GROWTH RATE IN U.S.

#3 STATE FOR WORKFORCE TRAINING PROGRAMS

area development magazine (2022)

#3 BEST STATE FOR DOING BUSINESS

chief executive magazine (2018)

#1 INTERNATIONAL MBA PROGRAM | TOP 3 FOR 31 CONSECUTIVE YEARS UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 22 CONSECUTIVE YEARS UNIVERSITY OF SOUTH CAROLINA

u.s. news and world report (2021)



ELECTRIC VEHICLE OPERATIONS

PORT DISTANCES

- Inland Port Greer: ±103 miles
- Inland Port Charlotte: ±108 miles
- Inland Port Dillon: ±119 miles
- Port of Charleston: ±113 miles
- Port of Savannah: ±157 miles
- Port of Jacksonville: ±289 miles
- Port of Norfolk: ±395 miles

EV Operations Data:

Company	Distance (miles)
GM	462
VW	325
Rivian	206
Kia	277
Volvo Trucks	249
KemPower	258
Toyota	203
VinFast	247
Scout	29
Envision AESC	89
Mercedes	99
Volvo	82
Hyundai	175
Dash EV Micromobility	108
BMW	110

Travel Time from CAE Enterprise Industrial Park:

- 1 Hour: Columbia
- 3 Hours: Macon, Warner Robins
- 5 Hours: Albany

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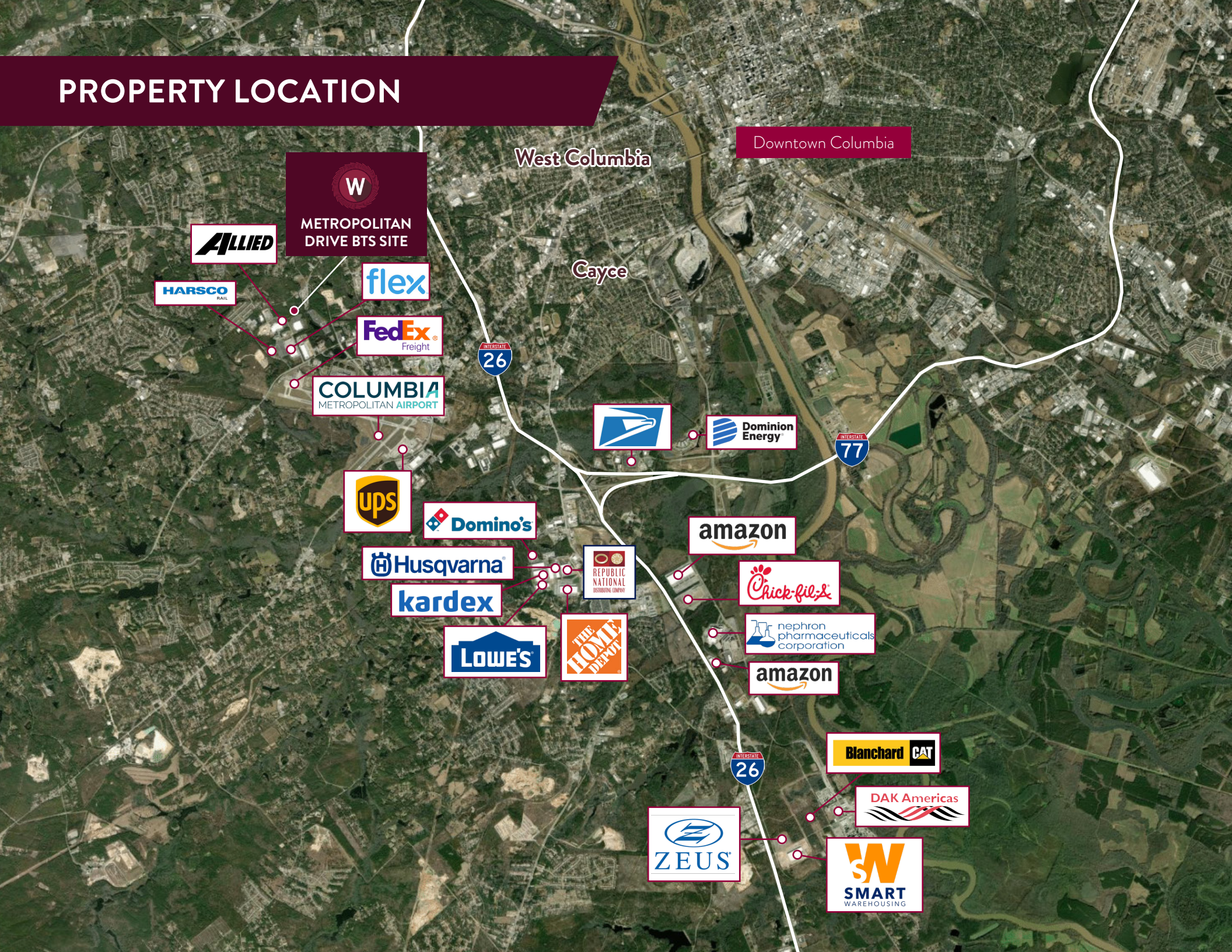
Port of Savannah: ± 157 miles

Port of Jacksonville: ± 289 miles

Port of Norfolk: ± 395 miles

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PROPERTY LOCATION



CAE ENTERPRISE INDUSTRIAL PARK



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