



# MIDWAY FLEX CENTER

FOR SALE OR LEASE  
**±57,750 SF SPECULATIVE BUILDING**  
(Divisible to 24,750 SF)

**Lexington County Industrial Park**  
417 Foster Brothers Drive // West Columbia, SC

**CHUCK SALLEY, SIOR**

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**FORD REYNOLDS**

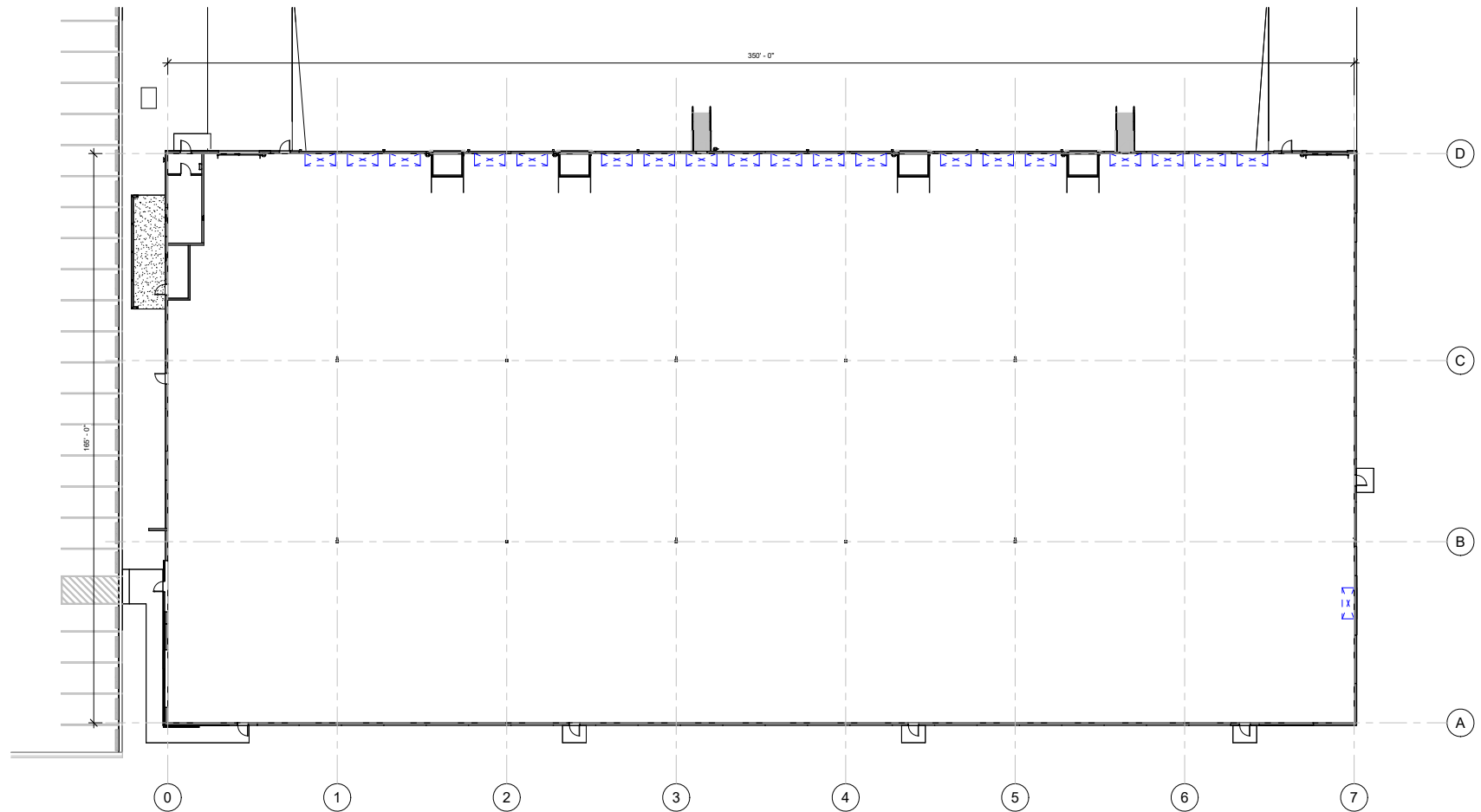
803 401 4244

[ford.reynolds@colliers.com](mailto:ford.reynolds@colliers.com)

**UNDER CONSTRUCTION | DELIVERING Q1 2027**



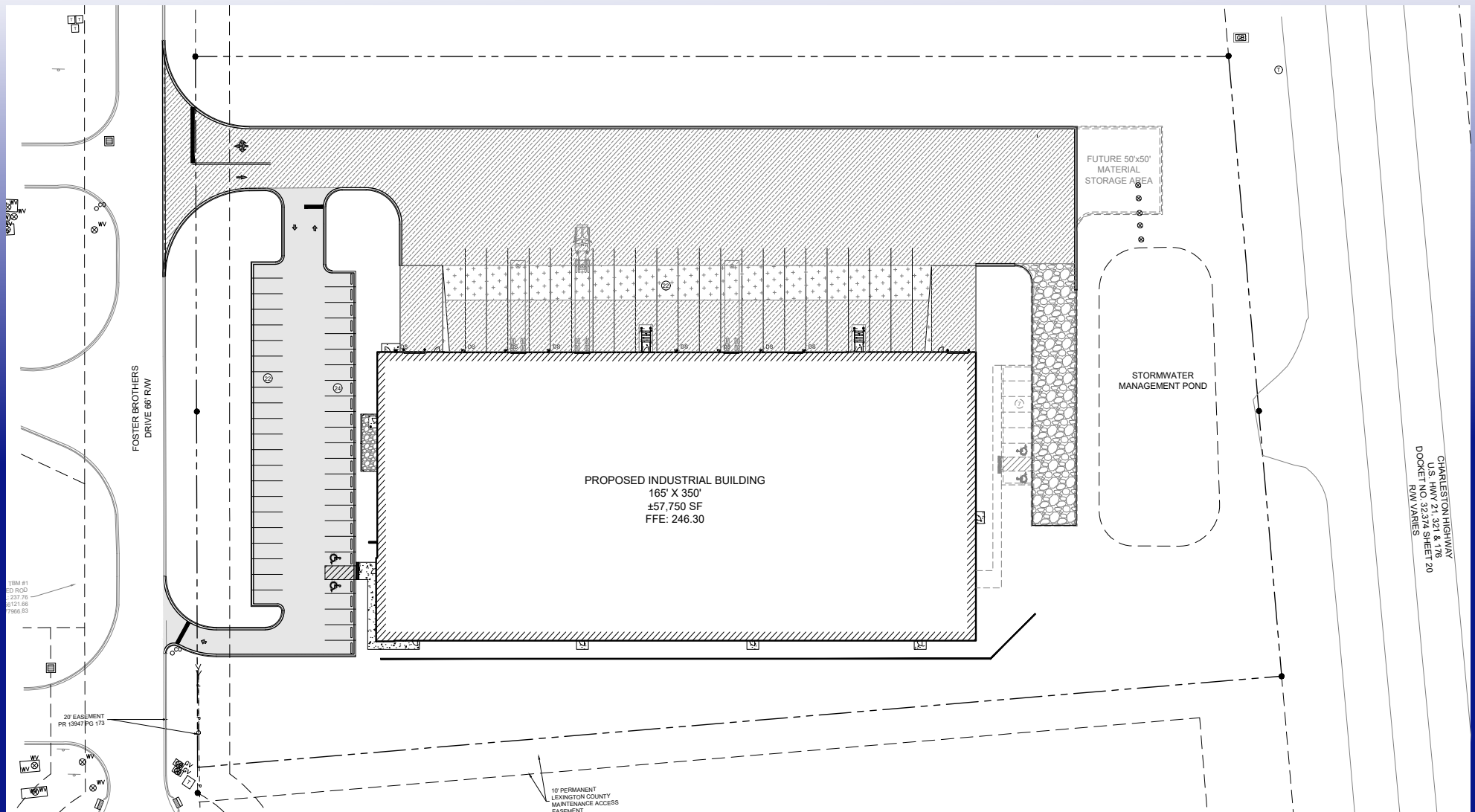
# FLOOR PLAN



① BUILDING PLAN  
1/16" = 1'-0"



# SITE PLAN



# LEXINGTON COUNTY INDUSTRIAL PARK



# 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.

Columbia is located less than two hours from the Port of Charleston, which is the second deepest port on the U.S. East Coast. The Port of Charleston is currently investing \$2.8 billion in improvements and directly serves over 100 foreign ports.

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

**#1 BUSINESS INCENTIVE PROGRAMS**  
*Area Development Magazine (2025)*

**#1 STATE WITH LARGEST CONCENTRATION OF FOREIGN DIRECT INVESTMENT JOBS**  
*Area Development Magazine (2025)*

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

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

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

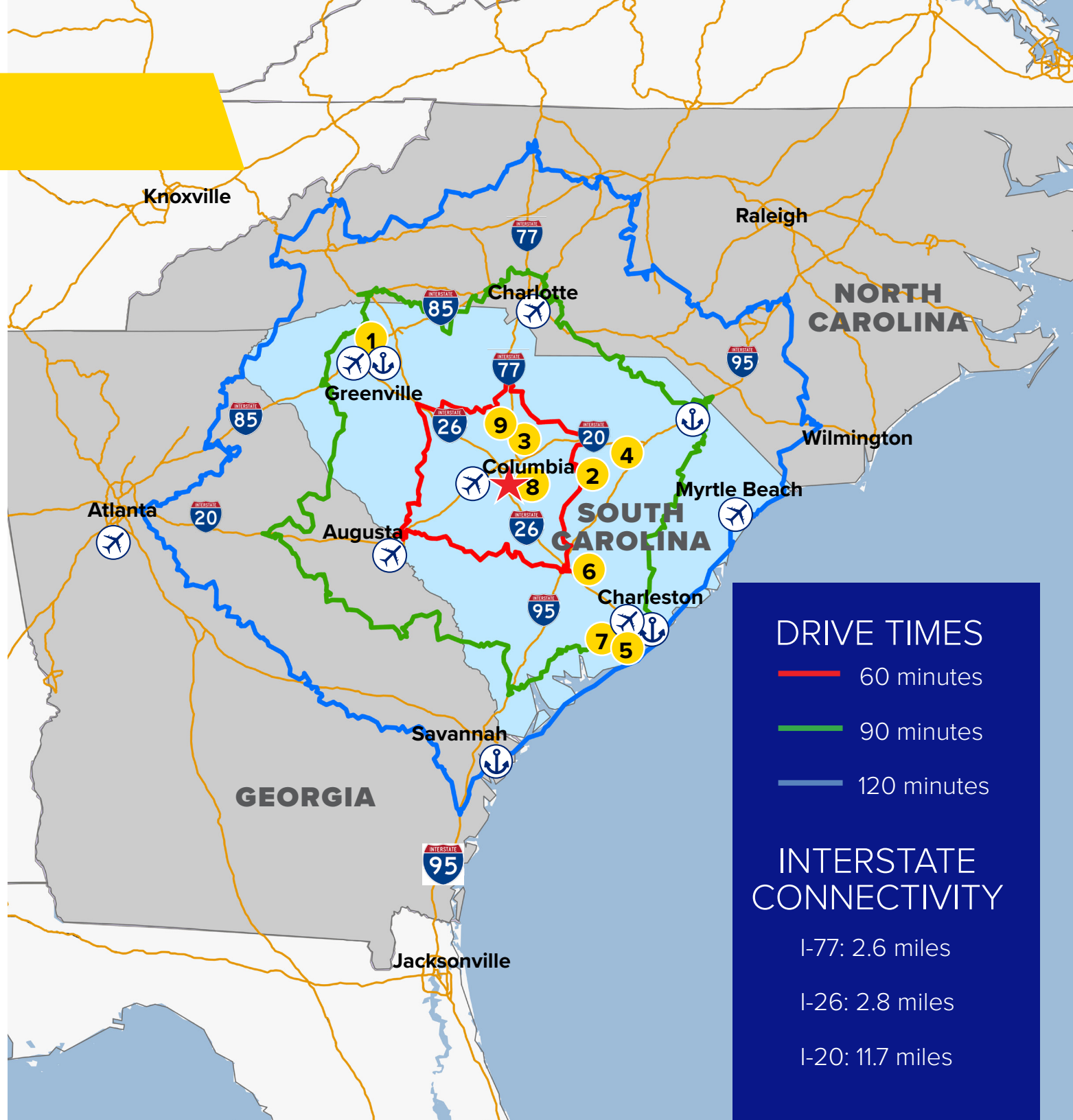
**BEST MANUFACTURING WORKFORCE IN THE NATION**  
*Site Selection Magazine (2025)*

**#4 HIGHEST POPULATION GROWTH RATE IN U.S.**  
*U.S. Census (2024)*

**#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)*

# DRIVE TIME

- 1  112 minutes
- 2  77 minutes
- 3  29 minutes
- 4  87 minutes
- 5  123 minutes
- 6  70 minutes
- 7  112 minutes
- 8  16 minutes
- 9  27 minutes





**COLUMBIA**  
METROPOLITAN AIRPORT



Cayce



Downtown Columbia ↑

**LEXINGTON COUNTY INDUSTRIAL PARK**

**LOWE'S** **REYES** **THE HOME DEPOT**

**Domino's** **TreeHouse**

**kardex** **unum**

**LAGUNA** **CED GREENTECH**

**MARWIN** **Wilsonart**

**amazon**



**amazon**



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