HUB 77

TRADE CENTER



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Summit
Real Estate Group

Property Summary

Building Specifications

Building size	±196,560 SF
Building dimensions	260′ x 756′
Clear height	32′
Column spacing	50′ x 52′ with 40′ bays at the ends
Dock (speed bay) spacing	60′ deep
Car parking	194 spaces
Electric vehicle ready	Conduit in place for EV charging stations in car and trailer parking areas

Construction

Walls	Tilt concrete panel
Roof	White TPO
Floors	7″ thick unreinforced
Fire suppression	ESFR fire suppression system
Lighting	Motion sensor LED (30fc average)
Electrical	3,000-amp main service with (2) 800-amp tenant panels

Truck Court

Truck loading dock	185′ deep truck court
Trailer parking	24 spaces
Dock doors	(39) 9′ x 10′ dock-high doors
Drive-in doors	(2) 12′ x 14′ drive-in doors

Utility Infrastructure

Power	Dominion Energy
Gas	Dominion Energy
Water	City of Columbia
Sewer	City of Columbia

Lease rate: call brokers for pricing





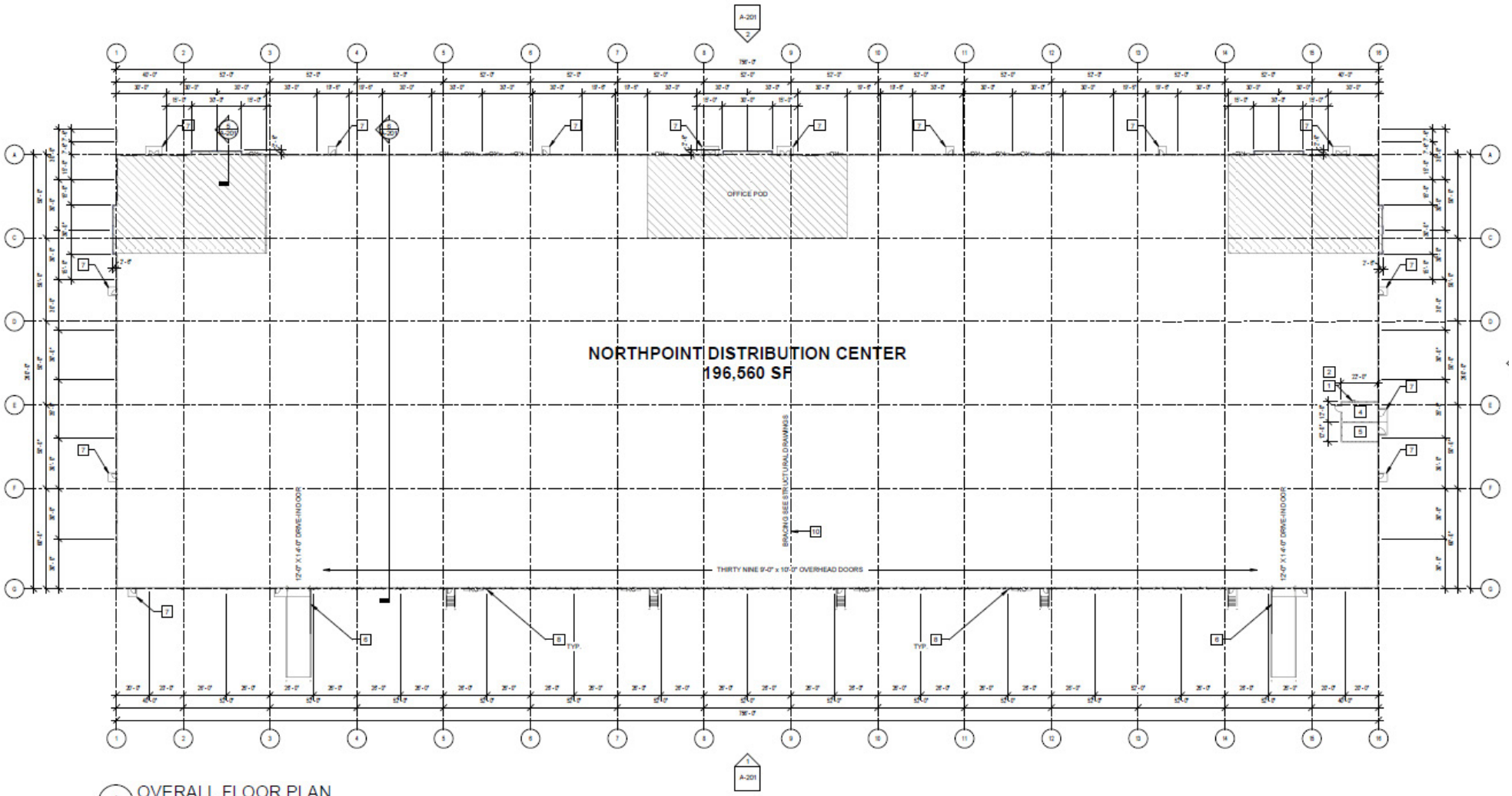


Site Plan


WETLAND BUFFER
WETLAND
STREAM
STORMWATER POND
1.7 ACRES
185' TRUCK COURT
WITH 24 TRAILOR SPOTS
PROPOSED BUILDING
196,560 SF
260' X 756'
+/- 194 PARKING SPACES
ENTRY DRIVE
NORTHPOINT BLVD.



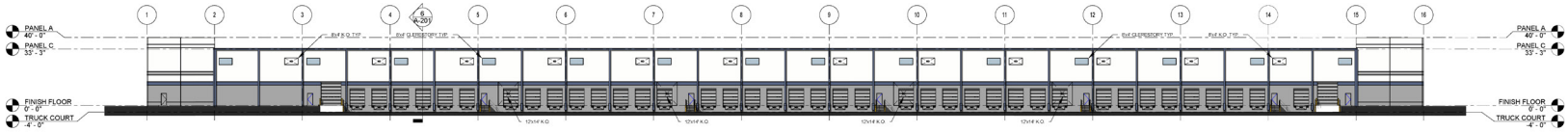
Floor Plan



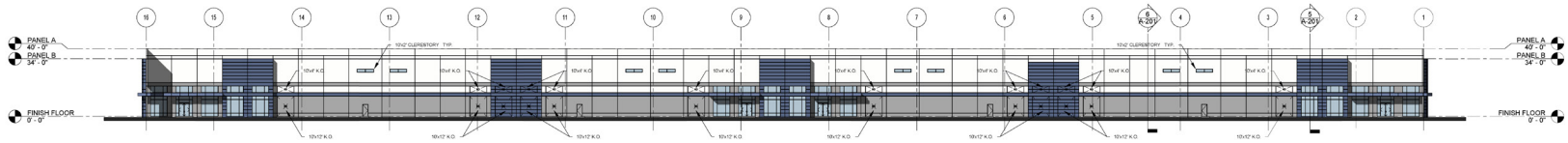
1 OVERALL FLOOR PLAN
SCALE: 1" = 30'-0"



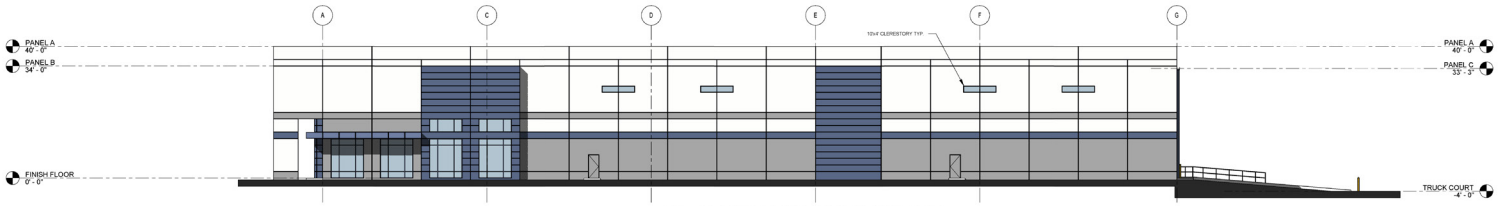
Building Elevations



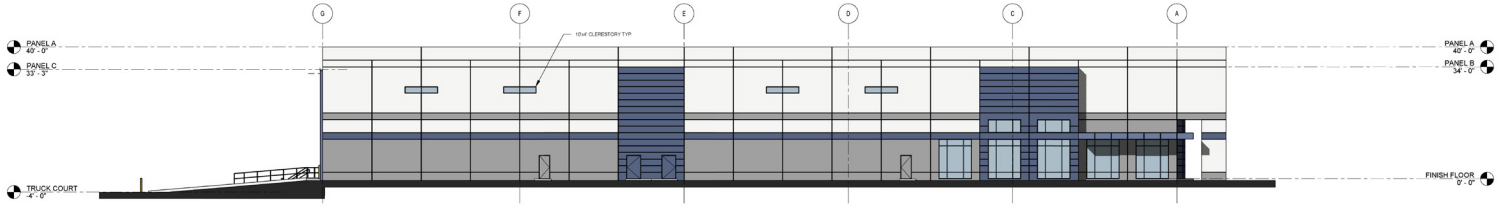
1 OVERALL SOUTH ELEVATION
SCALE: 1" = 30'-0"



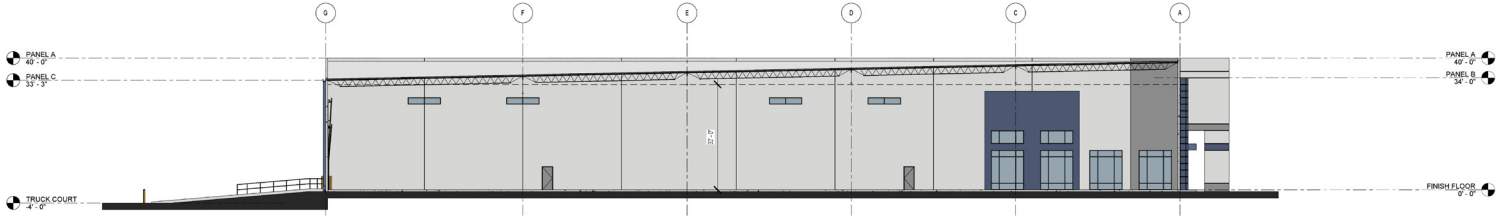
2 OVERALL NORTH ELEVATION
SCALE: 1" = 30'-0"



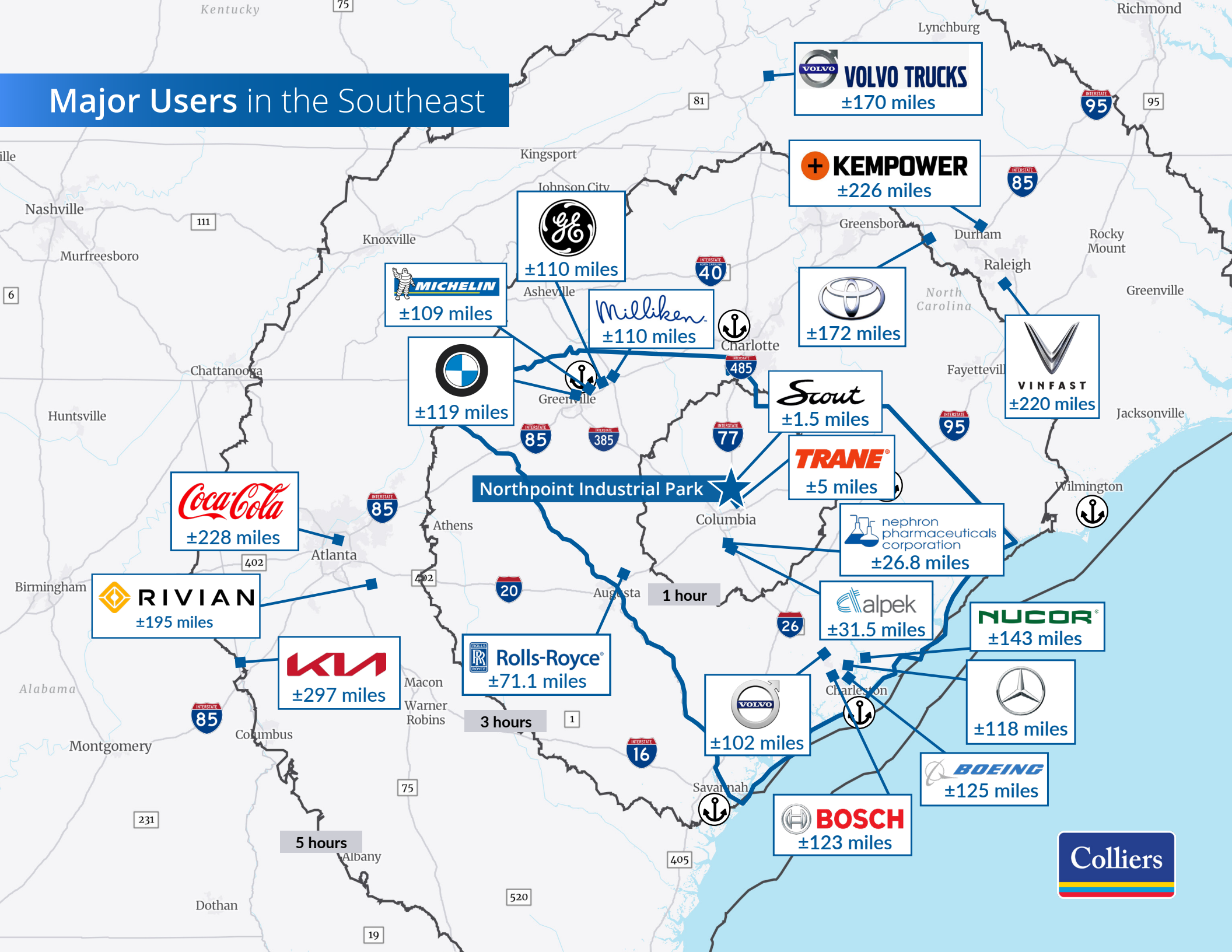
3 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



6 BULDING SECTION
SCALE: 1/16" = 1'-0"


Major Users in the Southeast
VOLVO TRUCKS
±170 miles
KEMPOWER
±226 miles
±110 miles
MICHELIN
±109 miles
Milliken
±110 miles
±172 miles
±119 miles
Scout
±1.5 miles
VINFAST
±220 miles
TRANE
±5 miles
Northpoint Industrial Park
Coca-Cola
±228 miles
nephron pharmaceuticals corporation
±26.8 miles
RIVIAN
±195 miles
alpek
±31.5 miles
NUCOR
±143 miles
KIA
±297 miles
Rolls-Royce
±71.1 miles
±102 miles
±118 miles
BOEING
±125 miles
BOSCH
±123 miles
1 hour
3 hours
5 hours
Colliers
Nashville
Murfreesboro
Knoxville
Kingsport
Johnson City
Asheville
Greensboro
Durham
Raleigh
Rocky Mount
Greenville
North Carolina
Charlotte
Fayetteville
Chattanooga
Huntsville
Greenville
Athens
Atlanta
Columbia
Augusta
Wilmington
Jacksonville
Birmingham
Alabama
Macon
Warner Robins
Columbus
Montgomery
Albany
Dothan
Savannah
Charleston
Lynchburg
Richmond
Kentucky



About the area

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.

Northpoint Industrial Park is located less than two hours from the Port of Charleston, which is now the deepest port on the Eastern Seaboard at 52 feet. The Port of Charleston is currently investing $2.8 billion in improvements and directly serves over 100 foreign ports.



The Scout Motors production facility is a $2 billion investment with the potential to create 4,000+ permanent jobs. The company is making an additional investment of $300 million in South Carolina to build a Supplier Park on the site of its Production Center in Blythewood. This is expected to support approximately 1,000 additional supplier jobs.

Other Nearby Employers

JTEKT, amazon, Owens Corning, amcor, XERXES, spirax sarco, Charter NEX Films, belk, Coca-Cola, Husqvarna, Constantia Flexibles, Iron Mountain, purePOWER Technologies

South Carolina **At-a-Glance**

#1
International MBA program (top 3 for the last 35+ years) & undergraduate international business program (for 25 consecutive years) at the University of South Carolina
U.S. News & World Report (2025)

BEST
Manufacturing workforce in the nation
Site Selection Magazine (2025)

126 M
Consumers within a day's drive

#1
State for overall cost of doing business
Area Development Magazine (2025)

#1
State for business incentives programs
Area Development Magazine (2025)

TOP 3
State for attracting jobs via foreign investment
IBM-plant Location International

#2
State for doing business
Area Development Magazine (2025)

#6
Highest population growth rate in the USA

#3
Best business climate in America
Site Selection Magazine (2025)

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