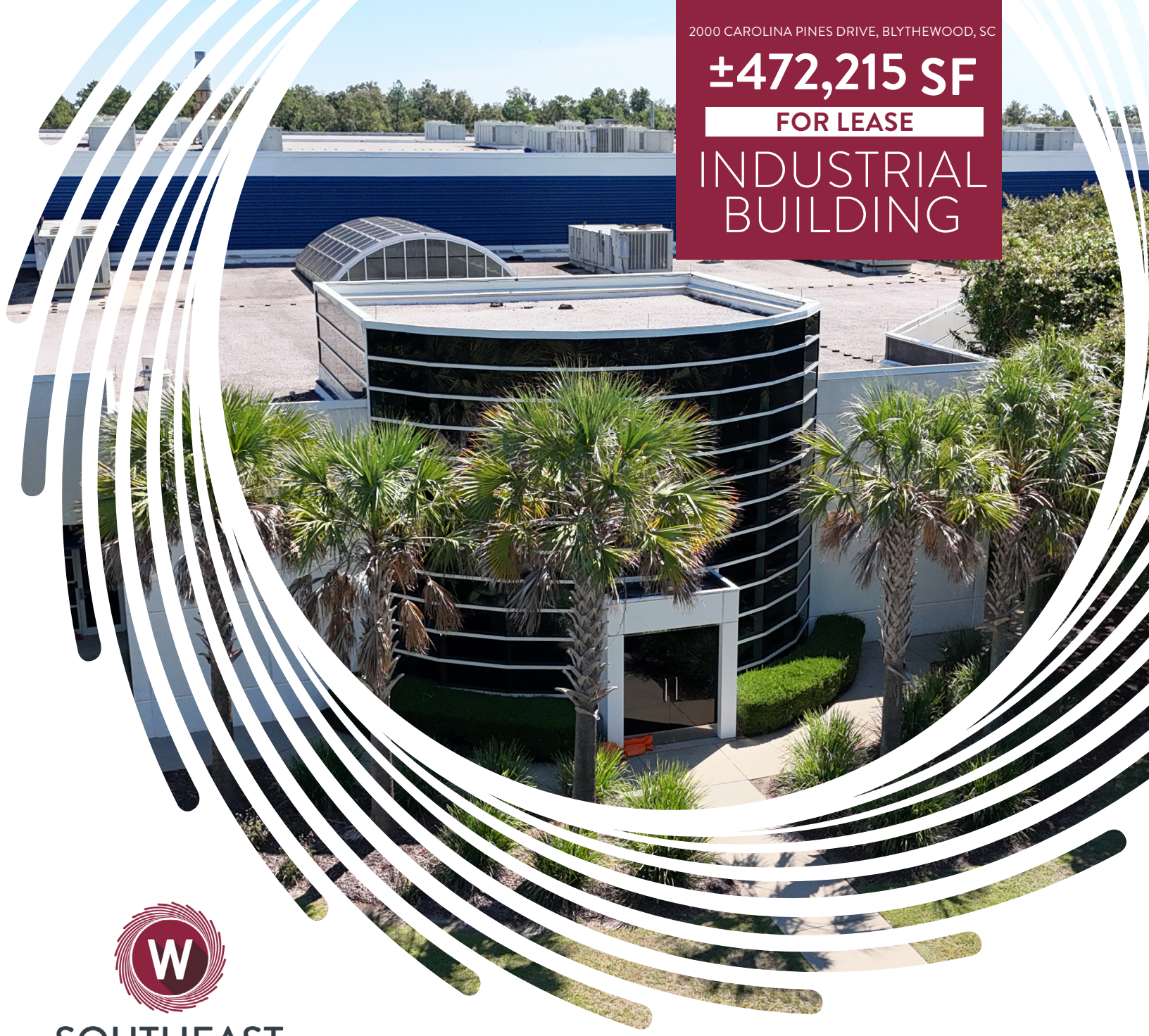
2000 CAROLINA PINES DRIVE, BLYTHEWOOD, SC

±472,215 SF

FOR LEASE

INDUSTRIAL BUILDING



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

$5.50 NNN
(FULL BUILDING RATE)

VIRTUAL TOUR

ricohtours.com

PROPERTY HIGHLIGHTS

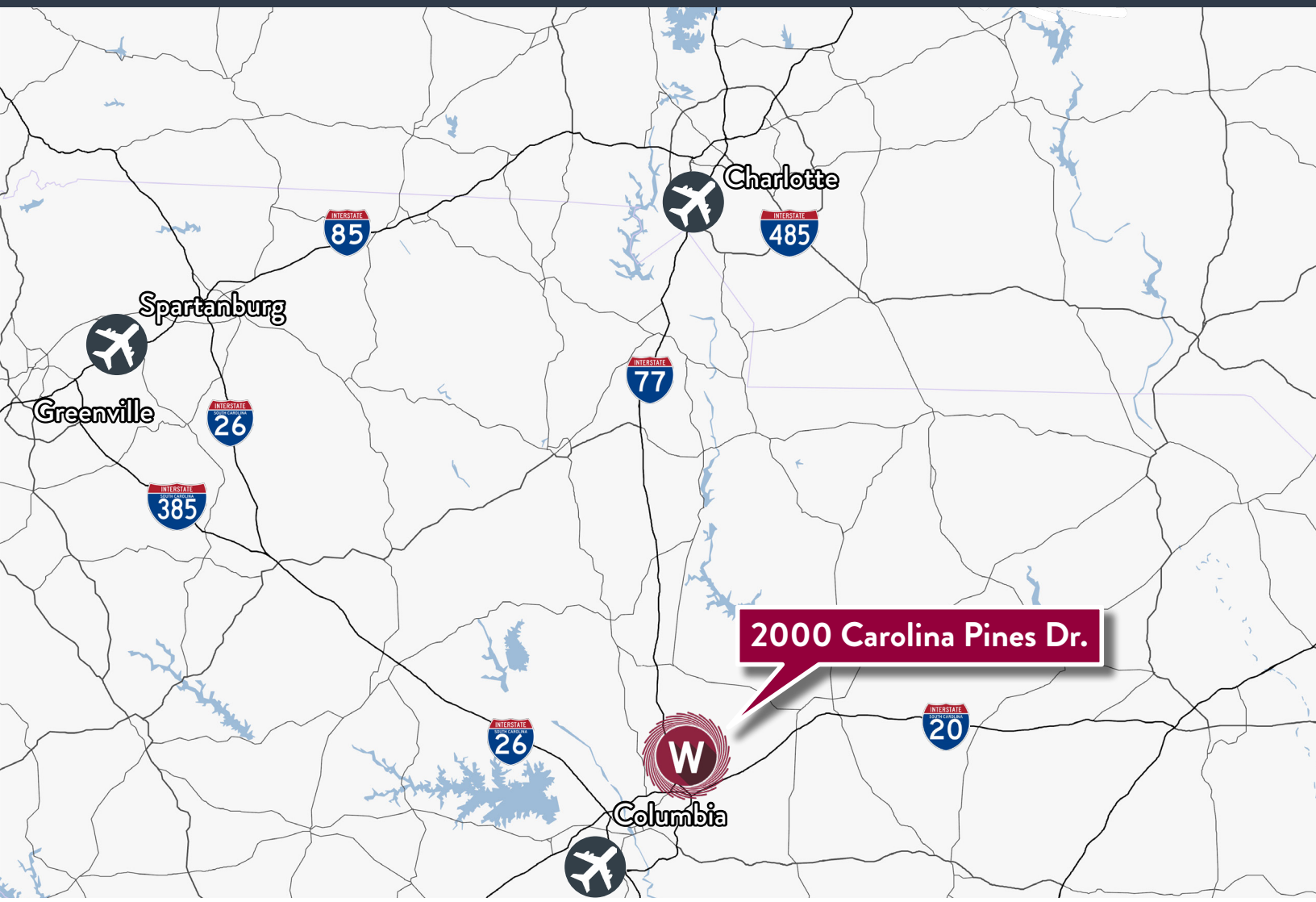
- Building area:
  - ±472,215 SF TOTAL
  - Office space: 58,761 SF
- Availablility:
  - ±146,745 SF immediately available
  - ±472,215 SF available 3/1/26
- Site: ±100 acres
- Clear height: 30’
- Dimensions: 1092’ x 406’
- Column spacing: 50’ on center
- Foreign-Trade Zone learn more >
- Cranes: (2) 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
- Power:
  - 8 MW total
  - (2) 2500 KVA and (2) 1500 KVA transformers

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 approximately 3 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 miles
Interstate 20	±11.3 miles
Interstate 26	±18.3 miles
Columbia Metroplitan Airport	±26.8 miles
Charleston International Airport	±125 miles
Port of Charleston	±136 miles

PROPERTY FEATURES

CLEAR HEIGHT
30'

SPRINKLERS
100% wet pipe + 243,097 SF of ESFR protection

HVAC
Trane Intellipak and Voyager RTUs (8-30 ton) Constant volume/ VAV

DOCKS
38 dock doors | 2 ramp doors

UTILITIES
Natural gas: Dominion Energy | Water/sewer: City of Columbia

LIGHTING
T-5 and T-12 fluorescent fixtures



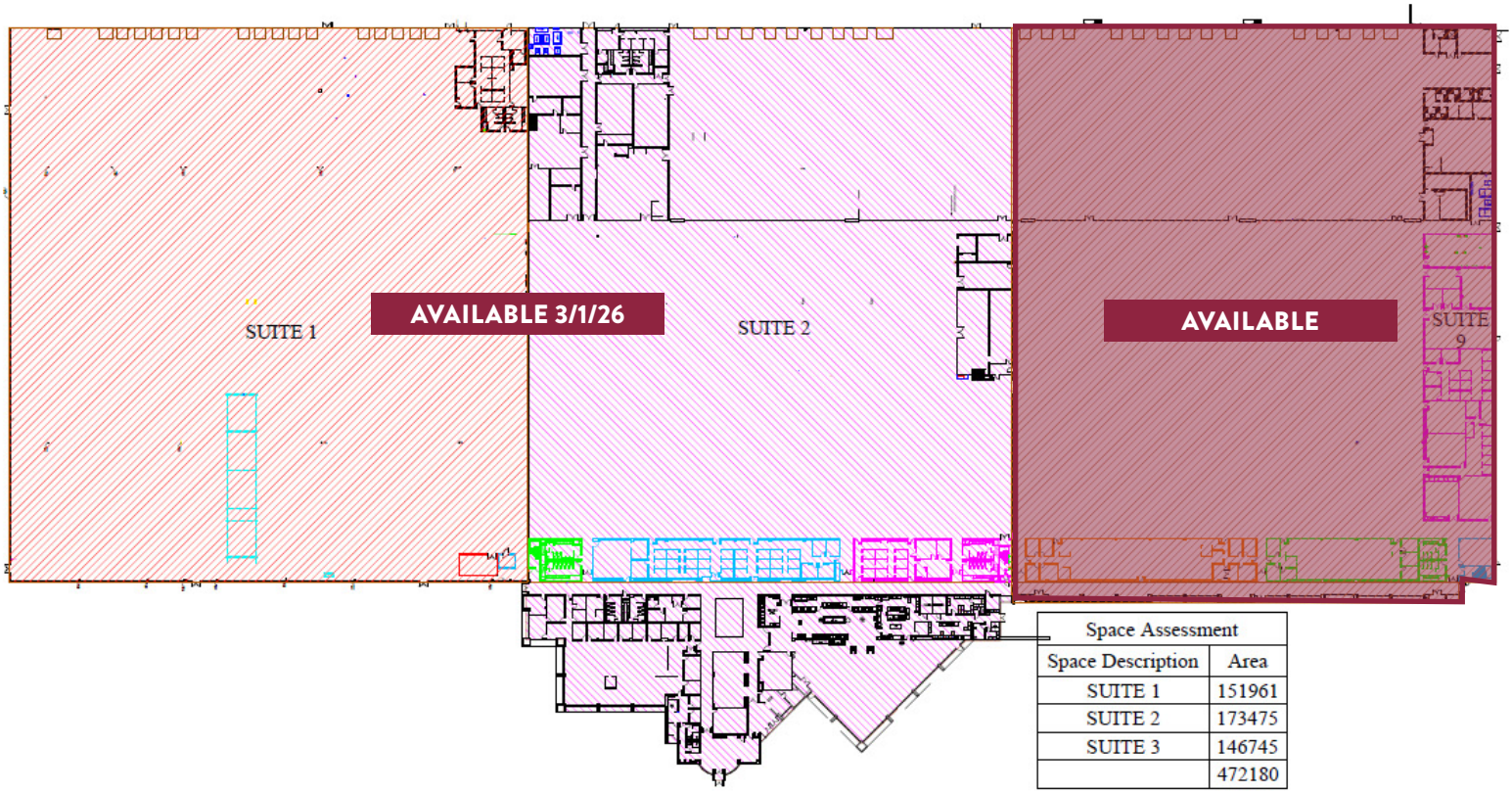






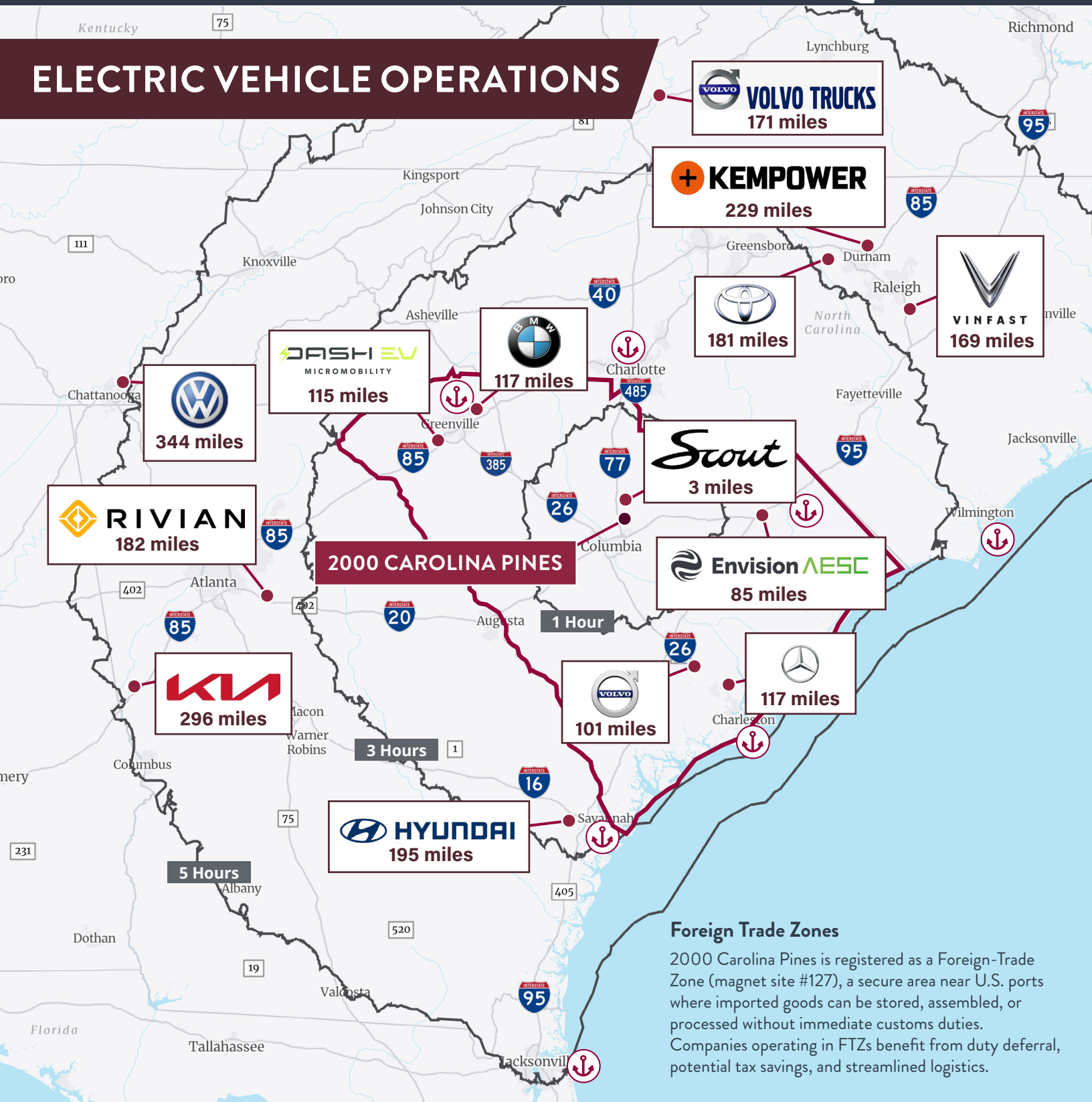
FOR LEASE | 2000 CAROLINA PINES DRIVE, BLYTHEWOOD, SC

VIRTUAL TOUR
ricohtours.com



Space Assessment	
Space Description	Area
SUITE 1	151961
SUITE 2	173475
SUITE 3	146745
	472180

ELECTRIC VEHICLE OPERATIONS



Foreign Trade Zones

2000 Carolina Pines is registered as a Foreign-Trade Zone (magnet site #127), a secure area near U.S. ports where imported goods can be stored, assembled, or processed without immediate customs duties. Companies operating in FTZs benefit from duty deferral, potential tax savings, and streamlined logistics.

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



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WESTON

Providing homes for businesses by finding solutions that create value.