

2010 CAROLINA PINES DRIVE, BLYTHEWOOD, SC

±252,720 SF

FOR LEASE

CAROLINA PINES LOGISTICS CENTER



SOUTHEAST
INDUSTRIAL PROPERTIES

Blythewood, South Carolina
Carolina Pines Industrial Park

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PROPOSED PHASE I SPECIFICATIONS

BASE BUILDING SHELL

Building size	±252,720 SF
Site size	20.83 acres ±94 acres for additional development
Zoning	M1 Legacy Light Industrial
Building dimensions	260'x 972'
Construction	Tilt concrete panel
Clear height	36' clear height
Column Spacing	54'x50' with 60' speed bay
Car parking	172 parking spots
TMS	R17500-02-01

TRUCK COURT

Truck court	130' deep truck court
Trailer parking	Up to 44 trailer spaces with 10' concrete dolly pad
Dock doors	20 dock-high doors (expandable to 60 doors)
Drive-in doors	2 doors

EQUIPMENT

7' x 8' 30,000 lb. recessed mechanical levelers at 20 dock-high doors

FLOORS

7-inch unreinforced concrete slab on 4-inch granular base in warehouse
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 (20 year warranty included)
Insulated roof (R-Value of 15 at warehouse and 25 at office)
External gutters and down spouts

FIRE PROTECTION

ESFR fire suppression system with fire pump

WATER & SEWER

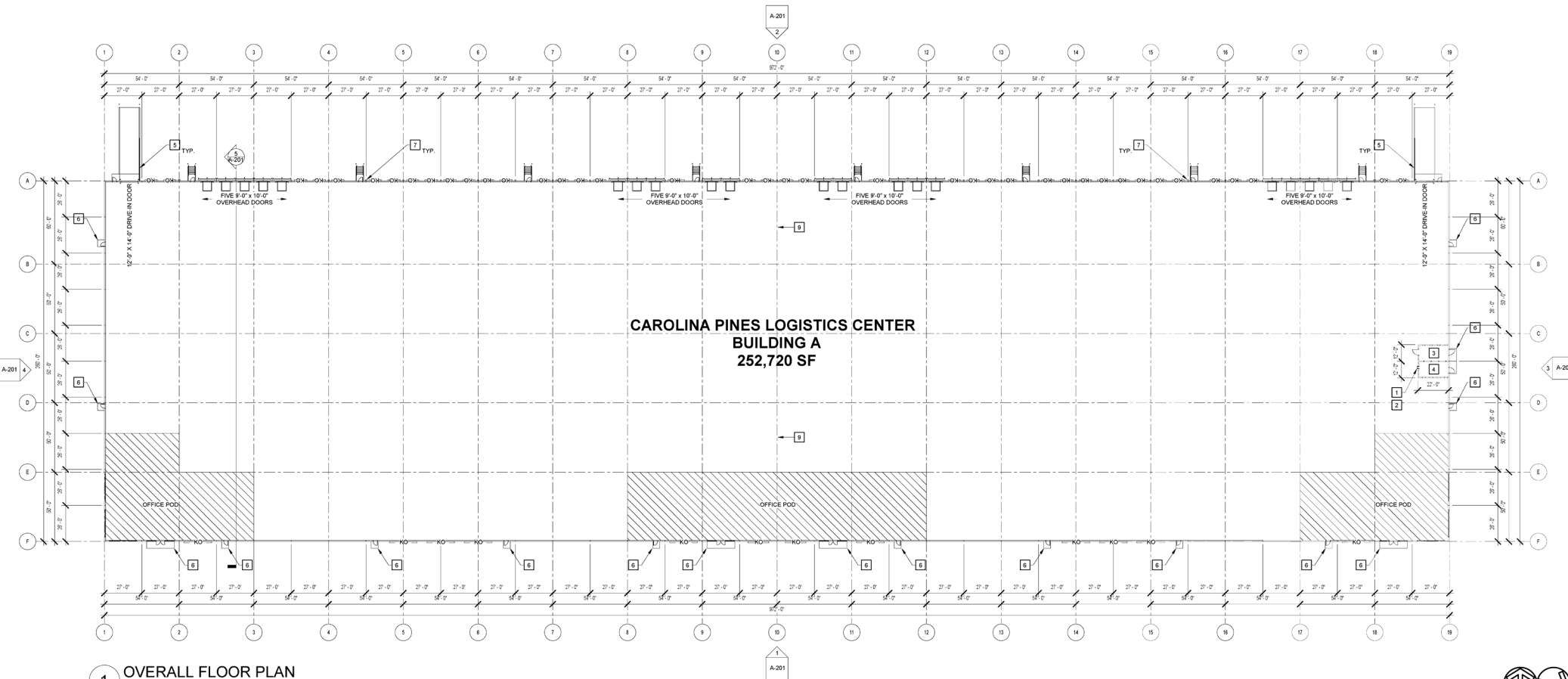
Sanitary sewer lines	City of Columbia
Domestic water line	City of Columbia

ELECTRICAL, LIGHTING, HEATING

Electrical	Dominion Energy: 2400 amps / 480 volts / 3 phase power
Lighting	LED motion-controlled high-bay lights 25-foot candle without tenant racking
Ventilation	1 air change per hour
Heating	Unit heaters for freeze protection

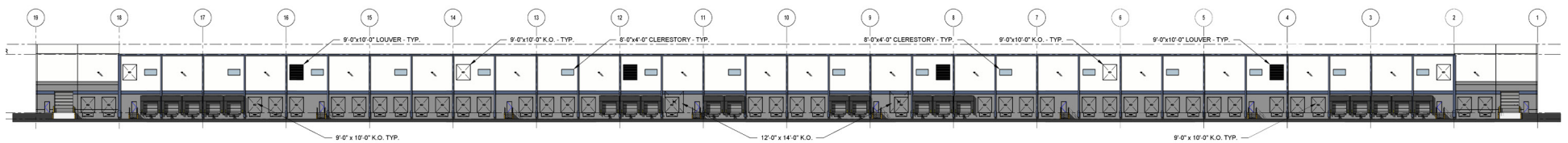
FLOOR PLAN

VIEW WEBSITE



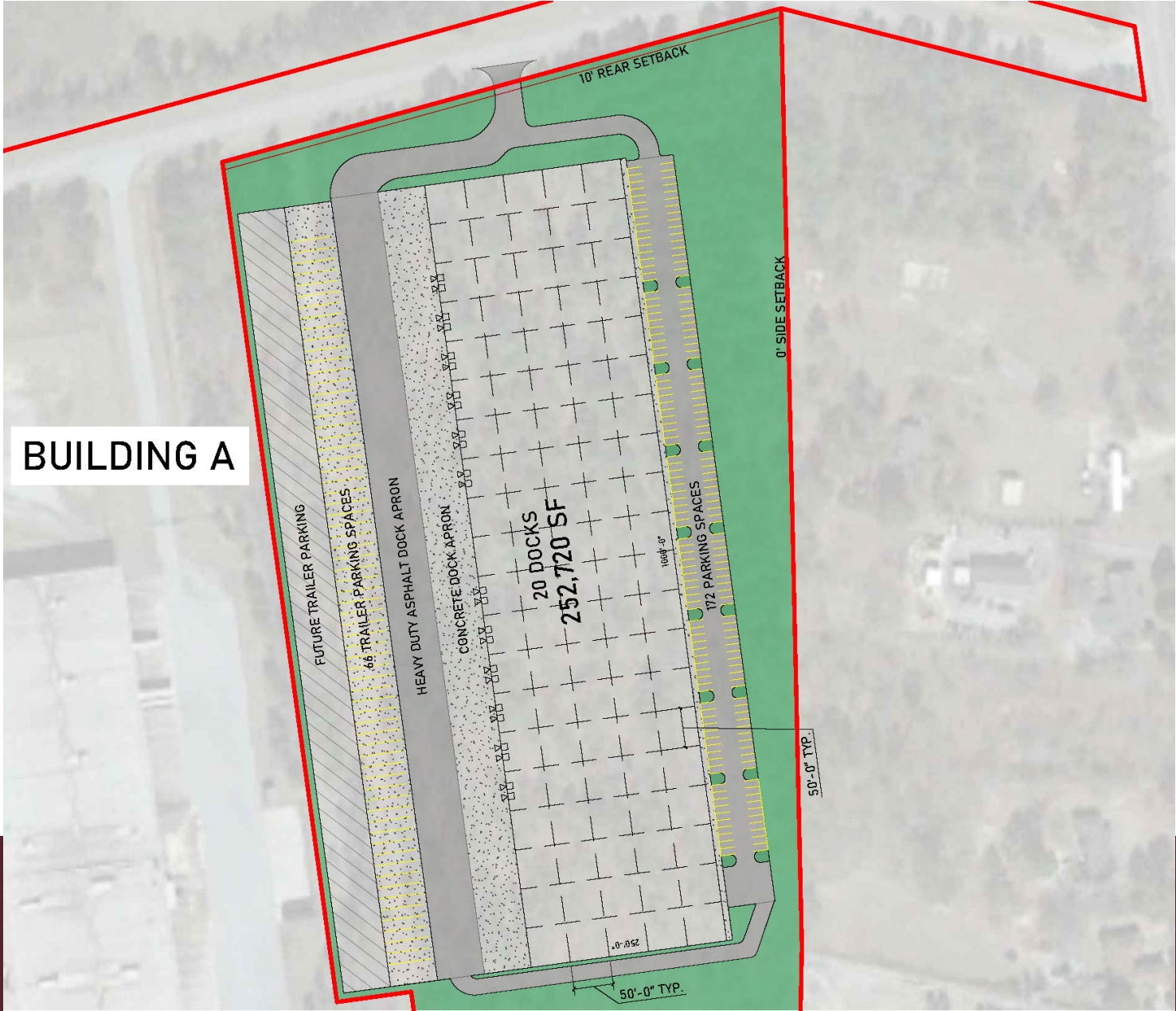
1 OVERALL FLOOR PLAN

SCALE: 1/32" = 1'-0"



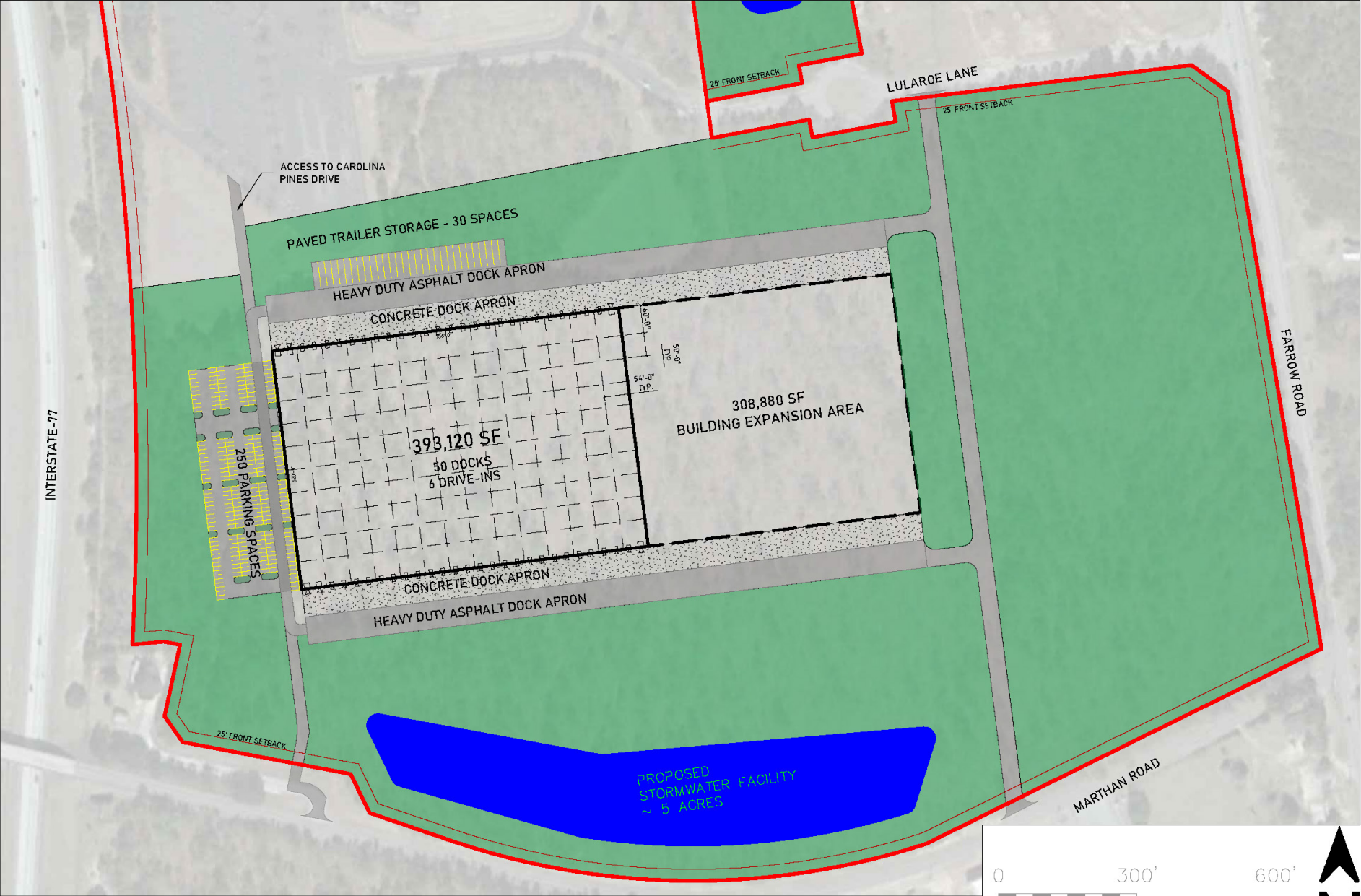
SITE PLAN

[VIEW WEBSITE](#)

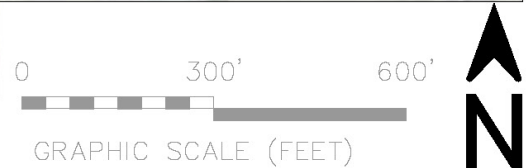


SITE PLAN - ADDITIONAL DEVELOPMENT OPTION 1

[VIEW WEBSITE](#)

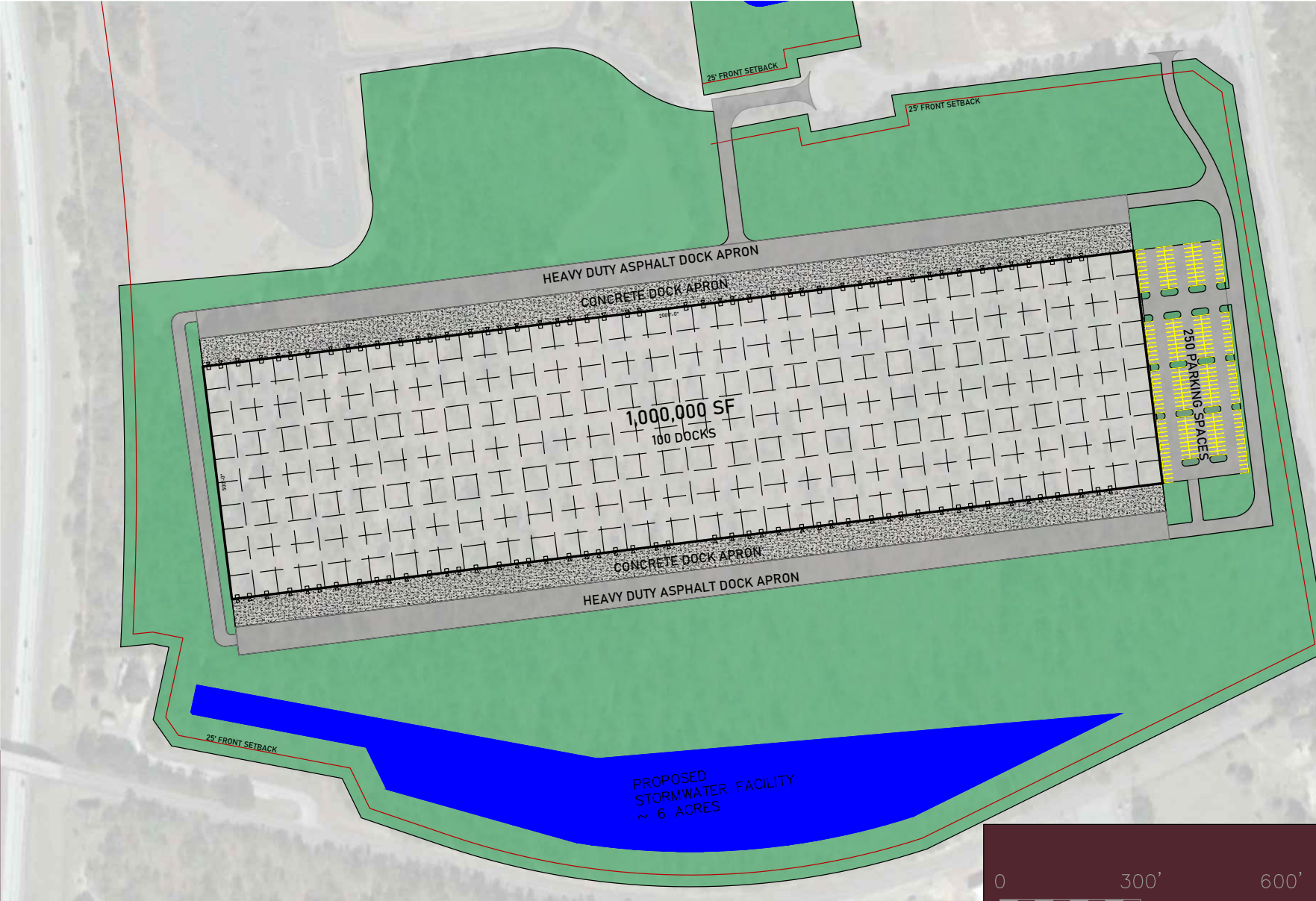


1 Site Plan
A Scale: See Graphic



SITE PLAN - ADDITIONAL DEVELOPMENT OPTION 2

[VIEW WEBSITE](#)



1 Site Plan
2 Scale: See Graphic

0 300' 600'

GRAPHIC SCALE (FEET)

CAROLINA PINES INDUSTRIAL PARK

Weston Inc. is developing this Class A facility within the Carolina Pines Industrial Park, which consists of approximately two 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. - LuLaRoe



10771 Farrow Road - Charter Next Generation



10700 Farrow Road - Amazon/Xerxes



10741 Farrow Road - Charter Next Generation



Why Carolina Pines?



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



2/3 of US population
within 2 days drive



Ideal for last-mile
facilities

Access to Clients, Customers and Suppliers

Scout Motors' future ±1,600-acre manufacturing plant sits approximately three miles away, providing new opportunities for warehouse, distribution and manufacturing users in Richland County.

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.



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

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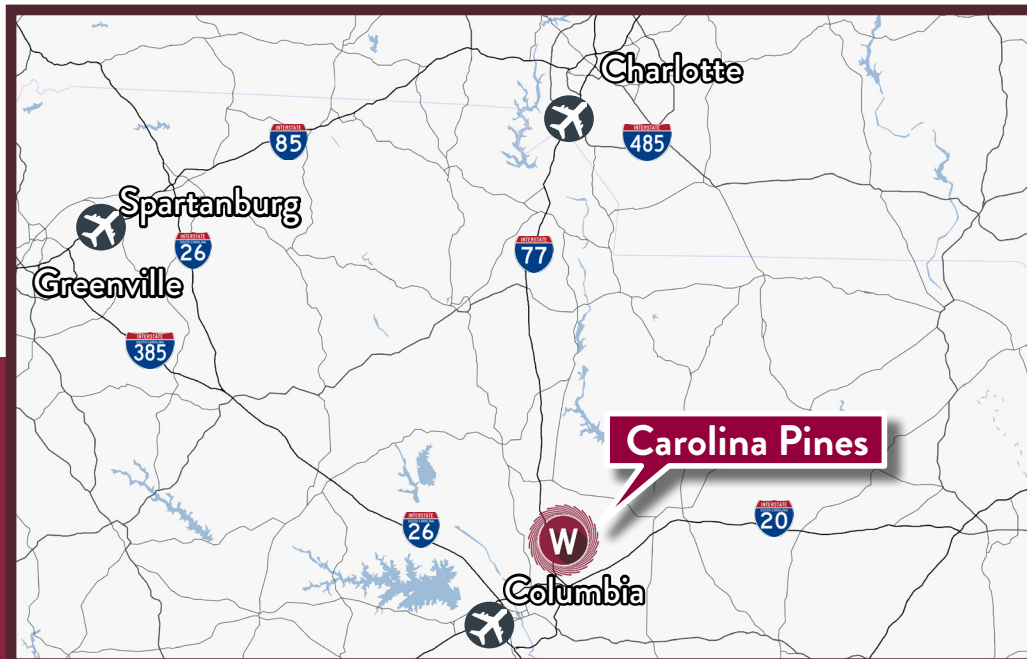
Colliers

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.



Scout

amazon

amcor

Constantia
Flexibles

spirax
sarco

Ventcon

Husqvarna

XERXES

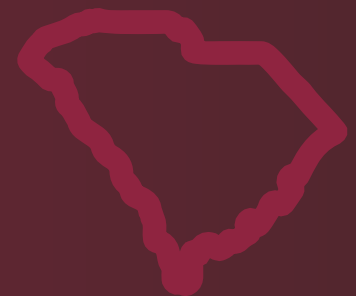
CNG
CHARTER
NEXT GENERATION

OWENS
CORNING

Coca-Cola
BOTTLING CO.
CONSOLIDATED

IRON
MOUNTAIN

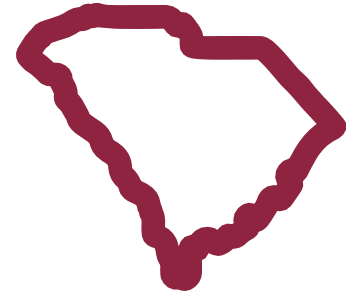
Interstate 77	±1 mile
Scout Motors	±3 miles
Interstate 20	±11.3 miles
Interstate 26	±18.3 miles
Columbia Metropolitan Airport	±26.8 miles
Charleston International Airport	±125 miles
Port of Charleston	±136 miles



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.

#3 STATE FOR DOING BUSINESS
Area Development Magazine (2020)

#3 STATE FOR LOW LABOR COSTS
Area Development Magazine (2020)

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

#4 STATE FOR WORKFORCE TRAINING PROGRAMS
Area Development Magazine (2020)

126 MILLION CONSUMERS
WITHIN A DAY'S DRIVE

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

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

#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)



ELECTRIC VEHICLE OPERATIONS

CAROLINA PINES SPEC BUILDING

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

EV Operations 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 Markers:

- 1 Hour
- 3 Hours
- 5 Hours

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