



MIDWAY FLEX CENTER

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

Lexington County Industrial Park
Charleston Highway & Foster Brothers Drive // West Columbia, SC

CHUCK SALLEY, SIOR

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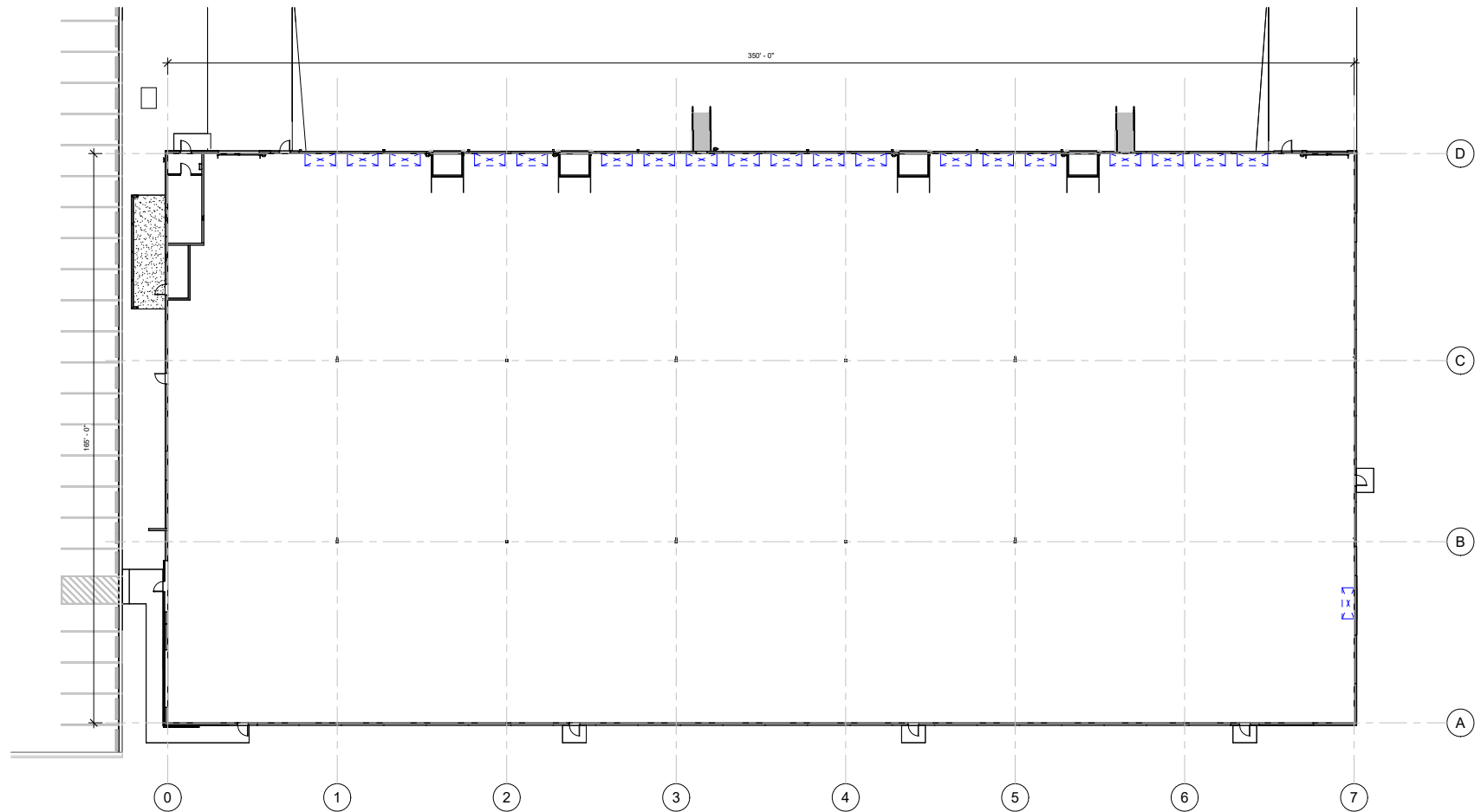
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UNDER CONSTRUCTION | DELIVERING Q1 2027

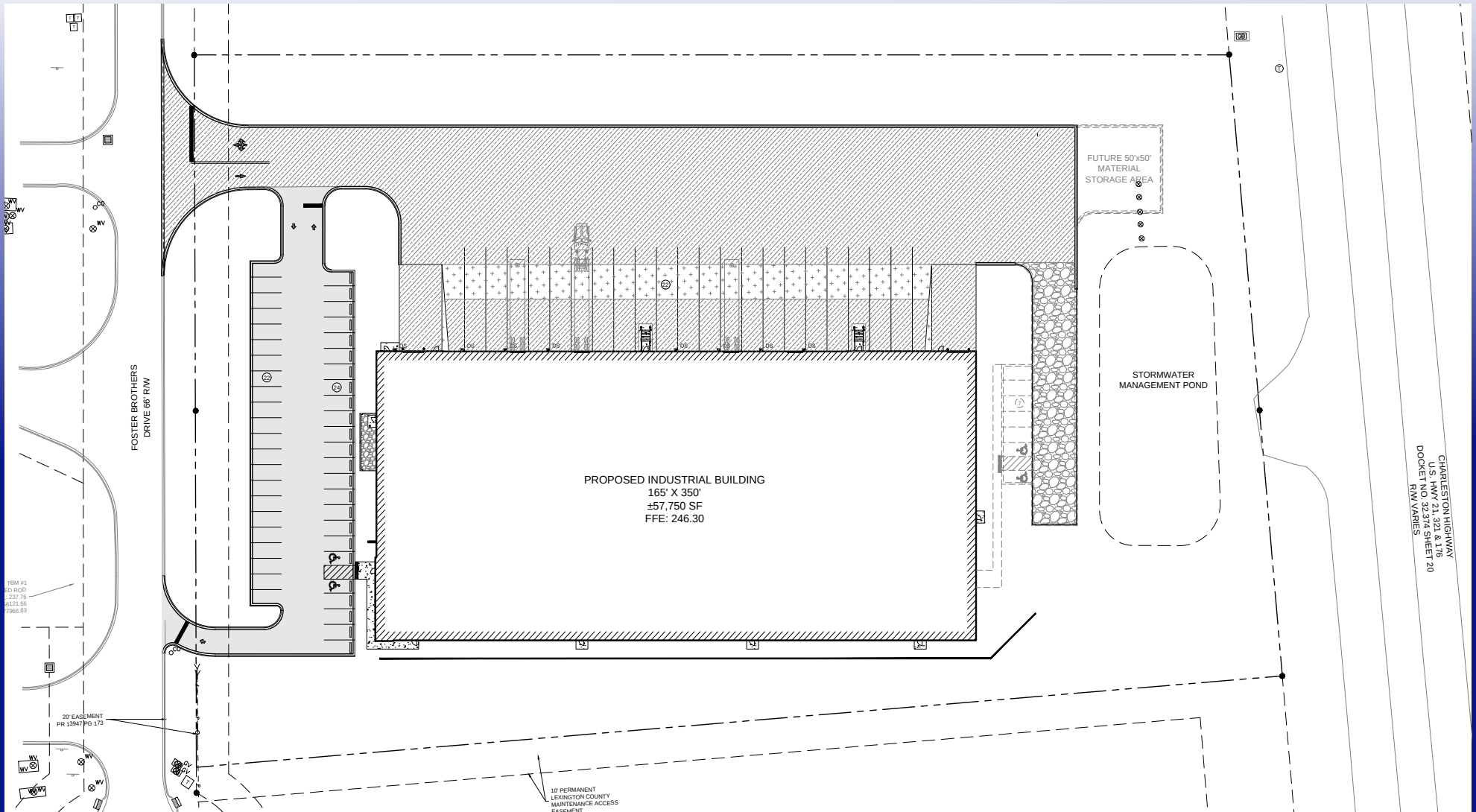
FLOOR PLAN



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

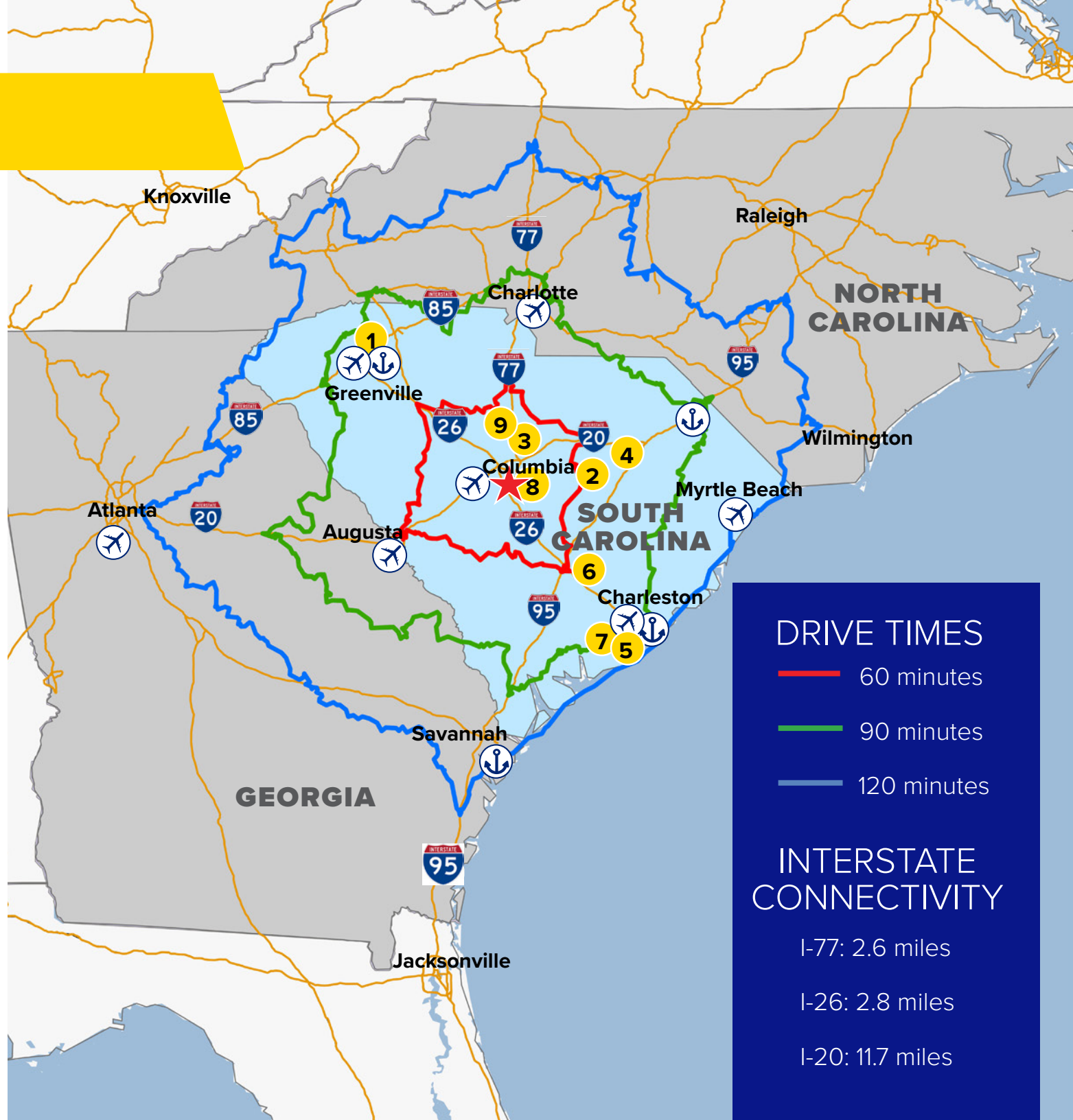


16 minutes

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
MARWIN MAKE SURE IT'S MARWIN-MADE. WILSONART



US
321



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±57,750 SF AVAILABLE

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