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

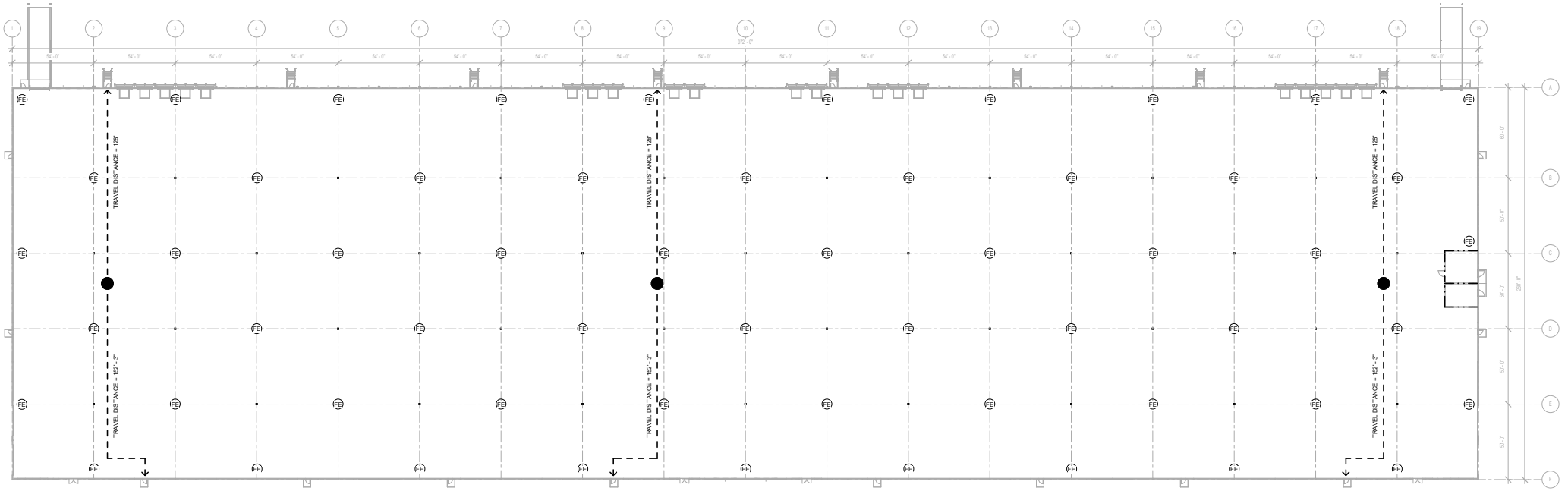
Sanitary sewer lines	City of Columbia
Domestic water line	City of Columbia

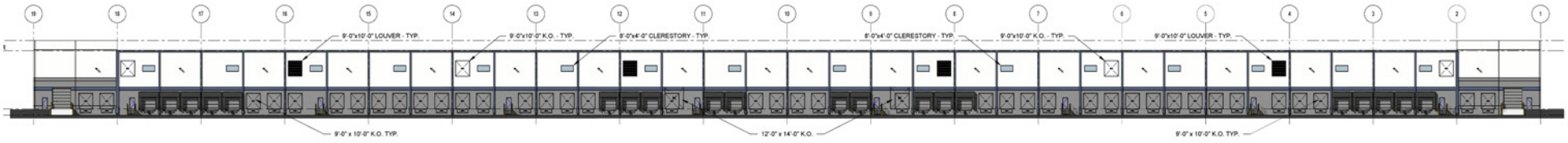
ELECTRICAL, LIGHTING, HEATING

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

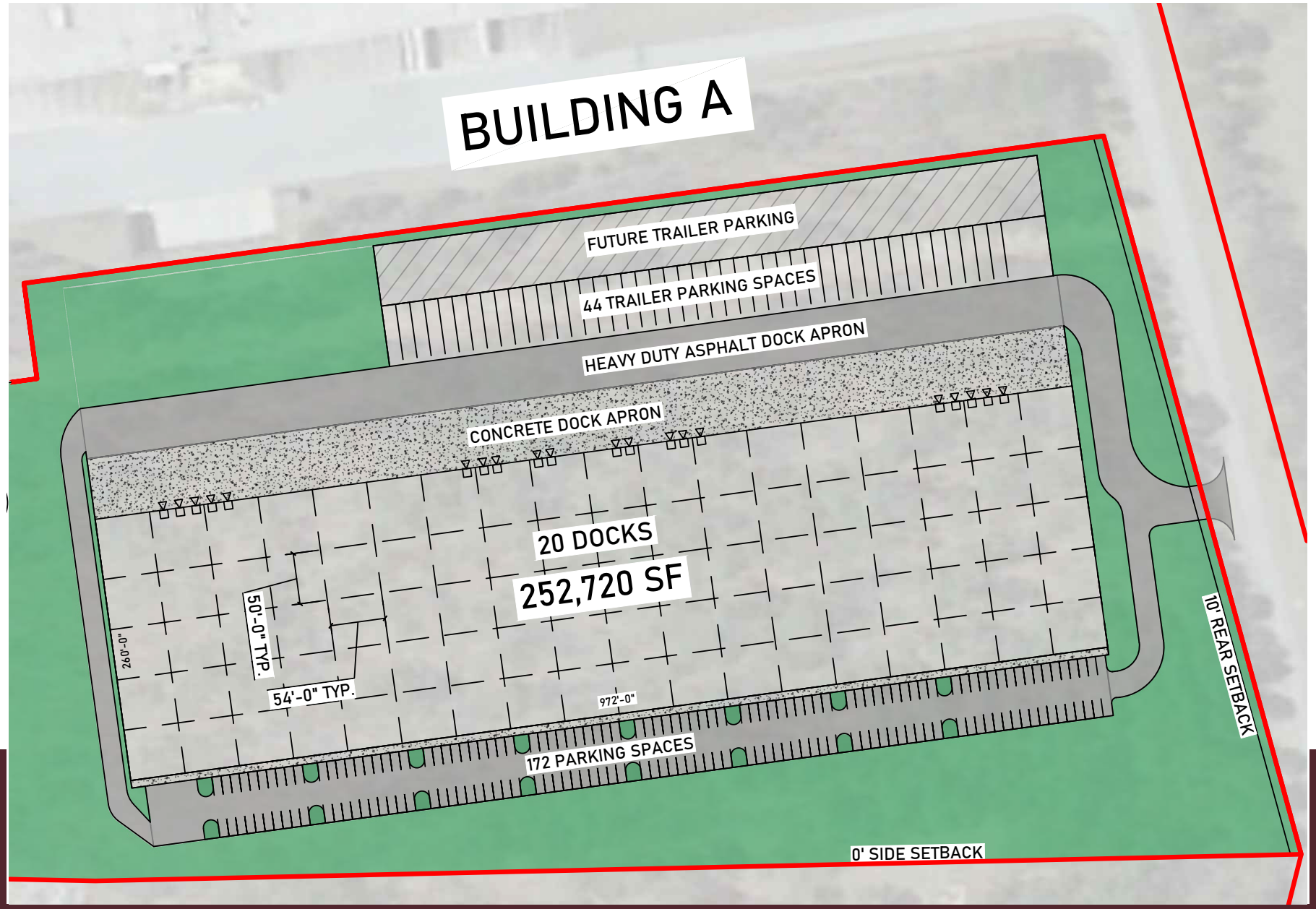
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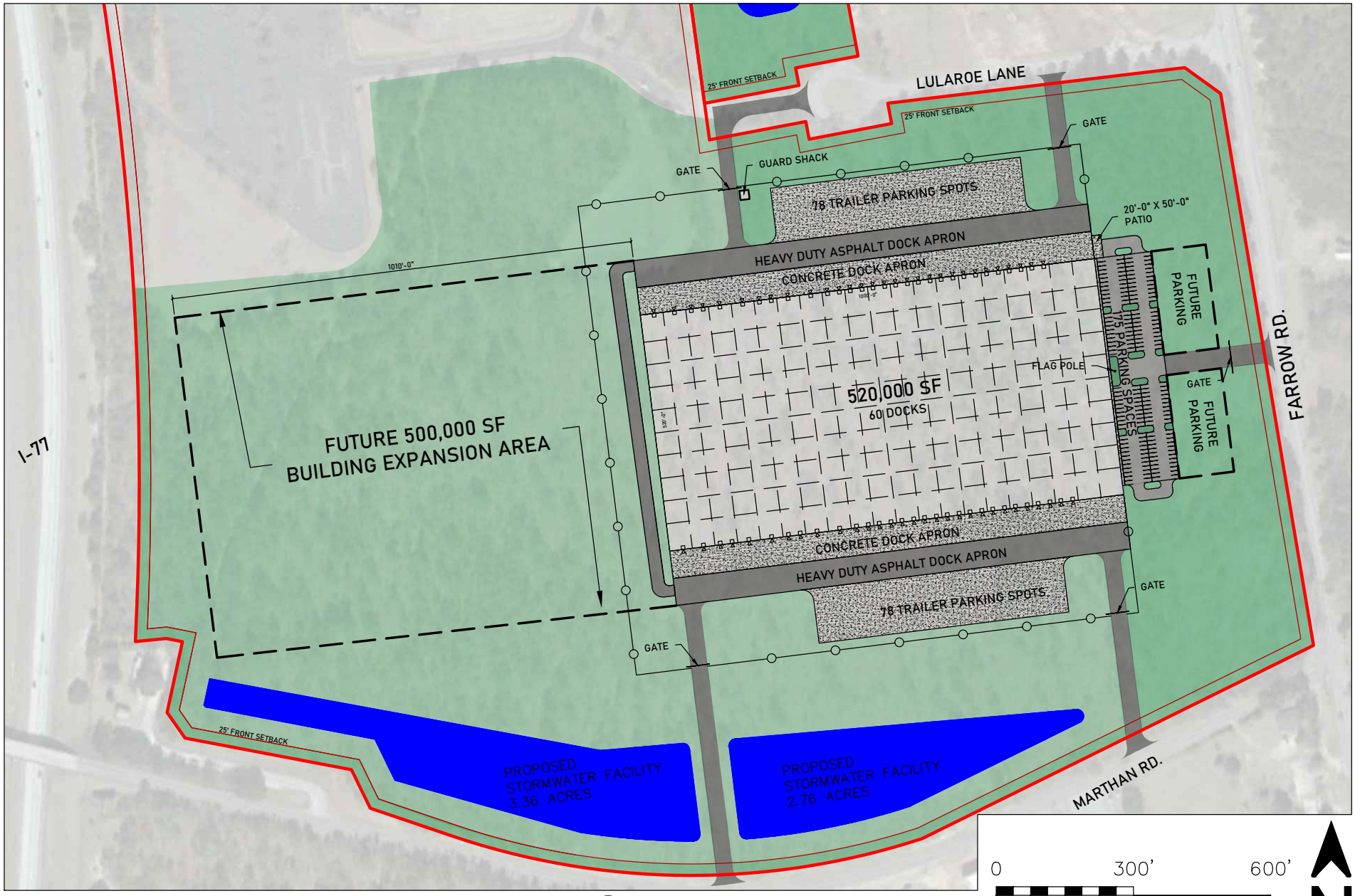
SITE PLAN

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CONCEPTUAL SITE PLAN | ADDITIONAL DEVELOPMENT OPTION

VIEW WEBSITE



A/1 Site Plan
Scale: See Graphic

CAROLINA PINES INDUSTRIAL PARK

DEVELOPMENT OVERVIEW

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. - AESC



10771 Farrow Road - Charter Next Generation



10700 Farrow Road - Amazon/Xerxes



10741 Farrow Road - Charter Next Generation

Why Carolina Pines?

Access to Clients, Customers and Suppliers

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

Labor Market

South Carolina offers a deep and accessible workforce pipeline that is well-suited for employers seeking skilled, non-college labor. Within a 60-minute drive of Columbia, employers can access a labor force of more than 490,000 workers, including strong concentrations in production, installation, maintenance, and repair occupations. Average hourly wages remain competitive, with production workers earning an average of $19.56 per hour and installation, maintenance, and repair workers averaging $23.44 per hour.

The region also benefits from a large population of military veterans, with more than 62,000 veterans residing in the area, providing employers access to a disciplined and highly trained talent pool. In addition, South Carolina's workforce development ecosystem supports non-degree career pathways through programs such as readySC™, Apprenticeship Carolina, and the South Carolina Manufacturing Extension Partnership, which provide customized training, apprenticeship opportunities, and workforce development resources for new and expanding companies.

Combined with the state's low unionization rates and strong workforce training infrastructure, Central South Carolina offers employers a reliable source of skilled labor for manufacturing, logistics, distribution, construction, and other operational industries

SOURCE: CENTRALSC.ORG >

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

2/3 of US population within 2 days drive

Ideal for last-mile facilities



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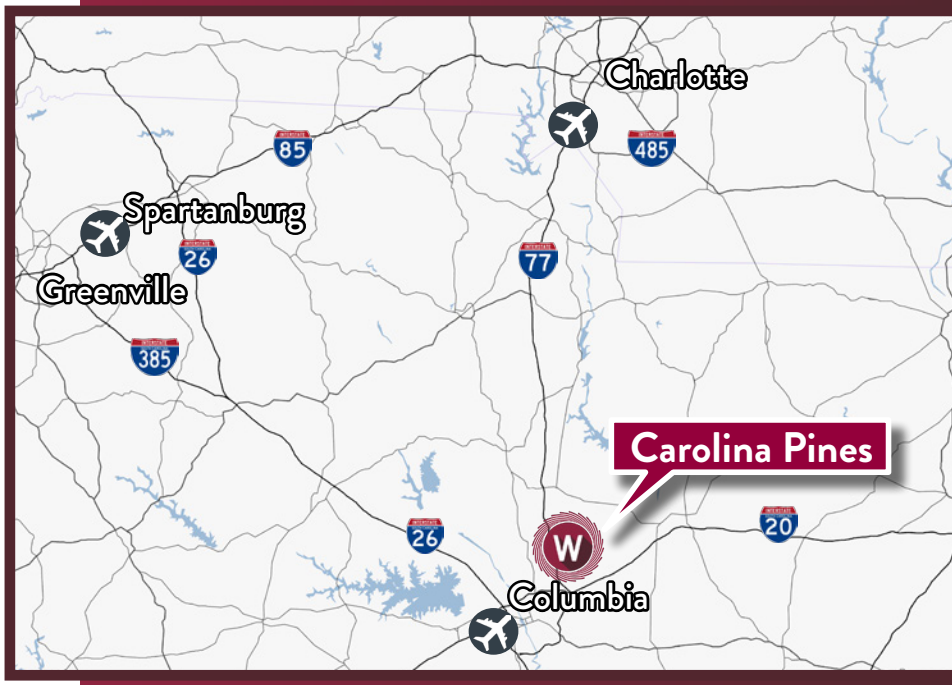
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THE AREA

"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.



MAJOR NEARBY USERS

Constantia Flexibles
spirax sarco
Scout
AESC
Ventcon
Husqvarna
IRON MOUNTAIN
TRANE
amcor
XERXES
CNG CHARTER NEXT GENERATION
OWENS CORNING
Coca-Cola Bottling Co. CONSOLIDATED
amazon

KEY DISTANCES

Interstate 77	±2 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

WHY SOUTH CAROLINA?

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.

Carolina Pines Industrial Park is located less than two hours from the Port of Charleston, which is the 2nd 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.

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



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 work-force 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)

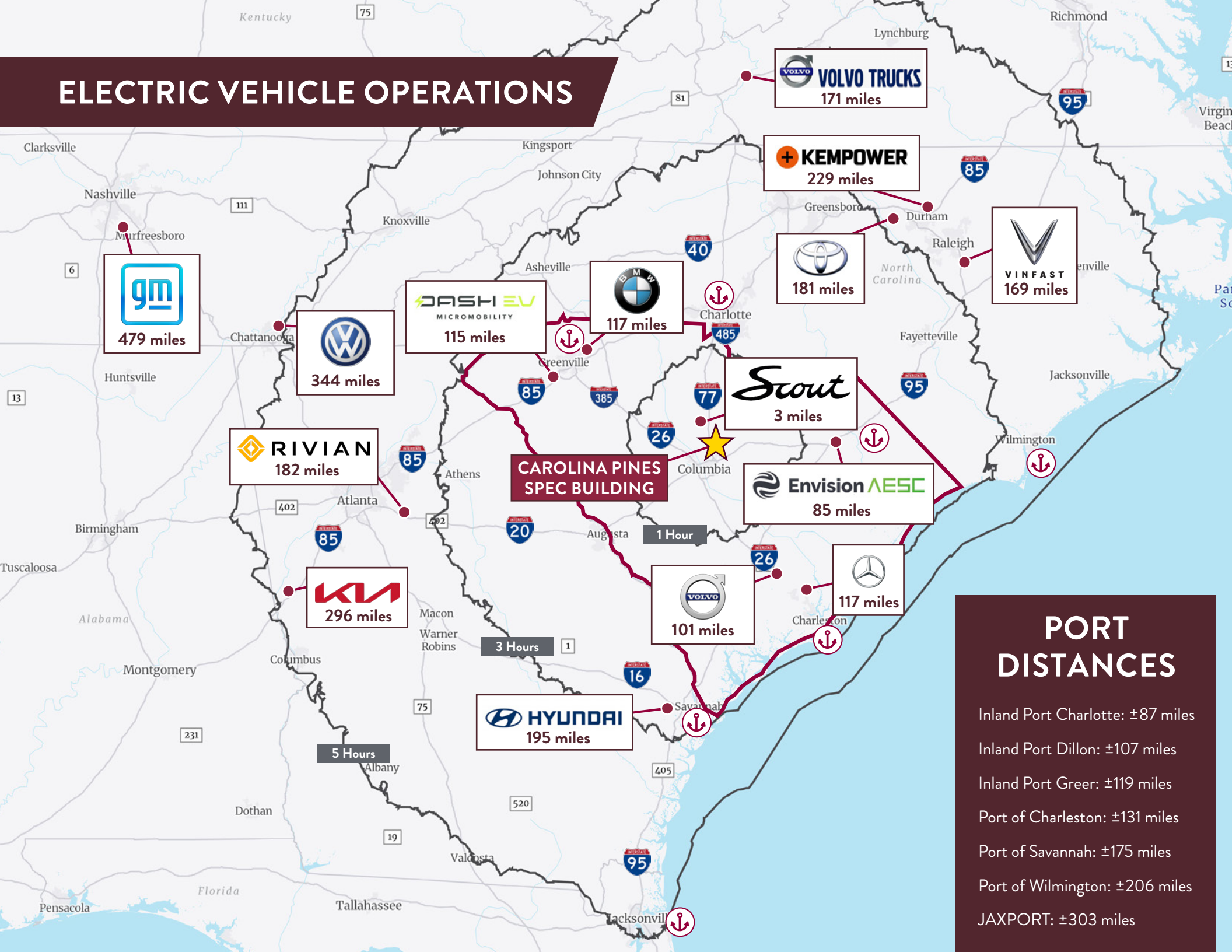
TOP 3
State for attracting jobs via foreign investment
IBM-plant Location International

#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)

ELECTRIC VEHICLE OPERATIONS



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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