

MAGNUS

# 803PARK

## Gateway 2 | ±226,800 SF For Lease

459 DISTRIBUTION DRIVE, WEST COLUMBIA, SC

Colliers

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803 PARK

# Gateway 2

226,800 SQUARE FEET FOR LEASE | DELIVERING Q2 2027

The Gateway 2 building will feature a 195’ deep shared truck court, up to 18 dock-high doors (expandable up to 76 doors), two drive-in doors, 50-foot by 54-foot bays, 32-foot clear heights, ESFR fire protection and LED lighting.



# Gateway 2

## Base Building Specifications

### BASE BUILDING SHELL

| | |
|---|---|
| Building size | ±226,800 SF |
| Available SF | ±34,020 - ±226,800 SF |
| Building dimensions | 1,080’ x 210’ |
| Construction | Tilt concrete panel |
| Clear height | 32’ clear height |
| Typical bay spacing | 54’ x 50’ |
| Dock (speed bay) spacing | 60’ deep |
| Car parking | ~231 auto parks |
| Fire suppression | ESFR fire suppression system with fire pump |

### TRUCK COURT

| | |
|---|---|
| Truck loading dock | 195’ shared truck court |
| Dock doors | Eighteen (18) 9’ x 10’ dock high doors<br>Expandable to 76 |
| Drive-in doors | Two (2) 12’ x 14’ drive in doors |
| Equipment | 7’ x 8’ 40,000lb. capacity mechanical edge-of-dock levelers at dock high OH doors |

### CONSTRUCTION

| | |
|---|---|
| Floors | 6” non-reinforced sealed concrete<br>Rack loading up to 10,000 lb. Point loading on 6” x 6” base plate<br>Sealed with penetrating hardener<br>Floor joints filled with joint filler |
| Walls | Tilt-up concrete wall panels |
| Roof | 45 mil mechanically fastened TPO roof |



Foreign Trade Zone 127 >

### WATER & SEWER

| | |
|---|---|
| Sanitary sewer lines | 6” sanitary sewer 30’ from the inside face of the front of the building |
| Domestic water line | 3” domestic water service including multiple 2” future services stubbed into building |

### ELECTRICAL, LIGHTING, VENTILATION

| | |
|---|---|
| Electrical | House service including 480/277v 3-phase power and 120/208v single-phase power<br>Service conduits from transformer stubbed into building |
| Lighting | LED high bay fixtures with motion sensors |
| Ventilation | 1 air change per hour |
| Heating | Unit heaters for freeze protection of ESFR system only |

# Site Plan

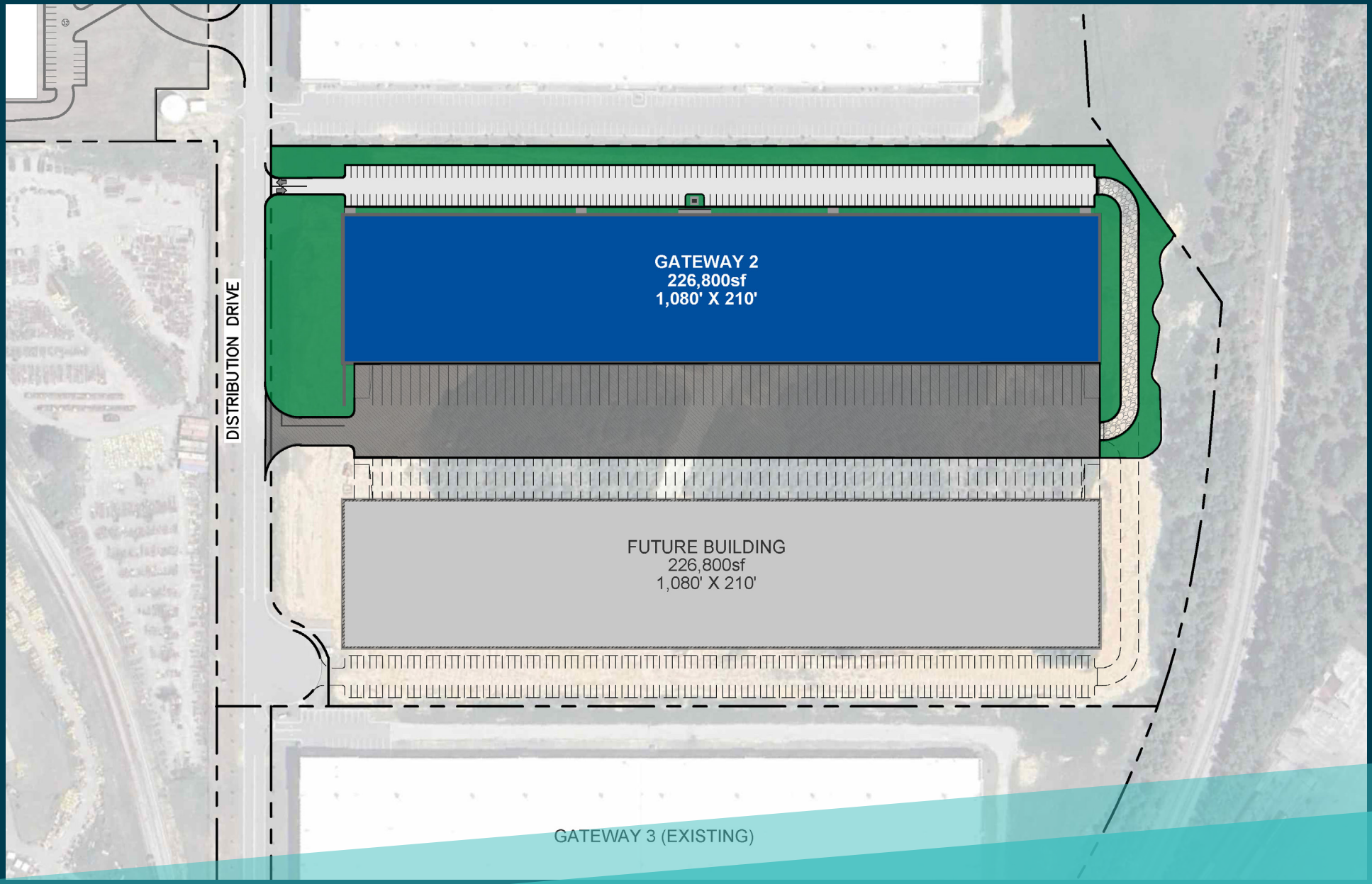
## Specification Summary

**Car parking:** ~231 auto parks

**Truck loading dock:** 195’ shared truck court

**Dock doors:** Eighteen (18) 9’ x 10’ dock high doors | Expandable to 76

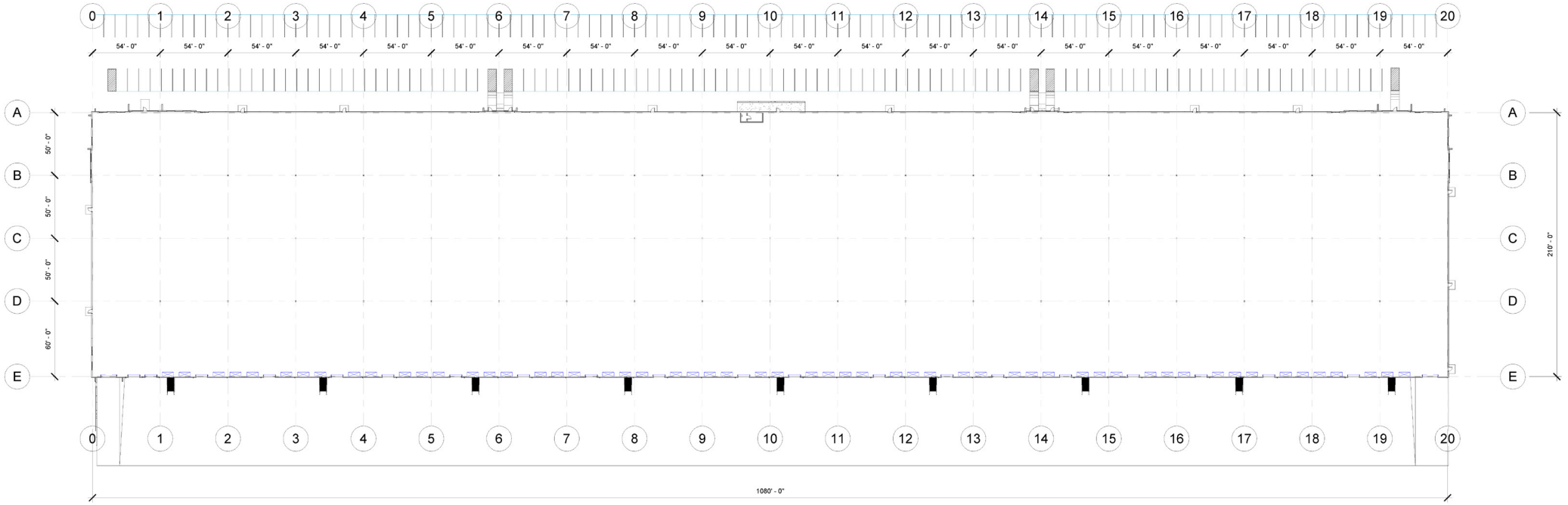
**Drive-in doors:** Two (2) 12’ x 14’ drive in doors



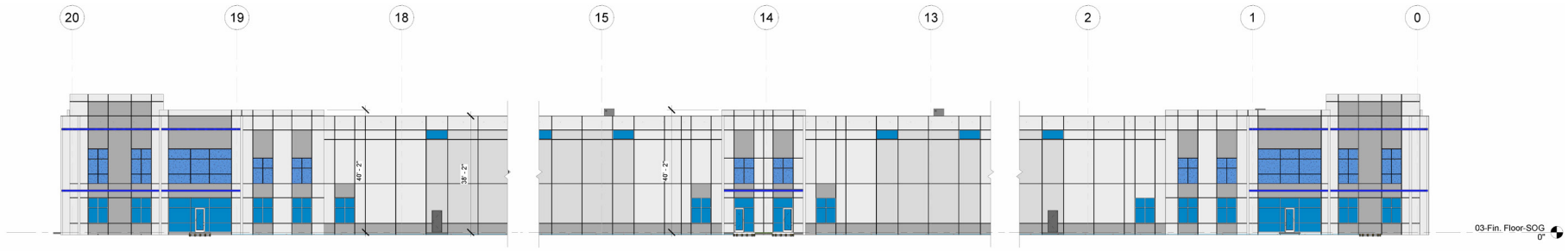
# Floor Plan

## Specification Summary

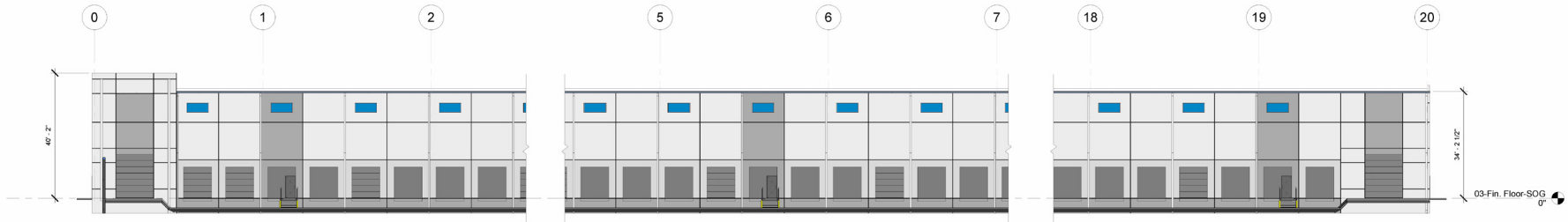
| | | | |
|---|---|---|---|
| **Building Dimensions:** | 1,080’ x 210’ | **Clear Height:** | 32’ |
| **Bay Spacing:** | 54’ x 50’ | **Interior Lighting:** | 25-foot candles |
| **Speed Bay Spacing:** | 60’ deep | | |



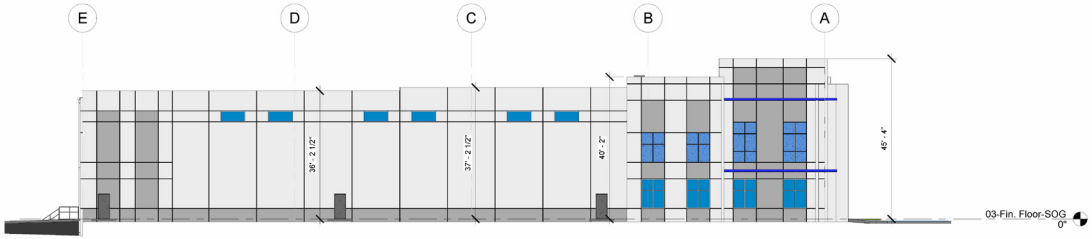
# Elevations



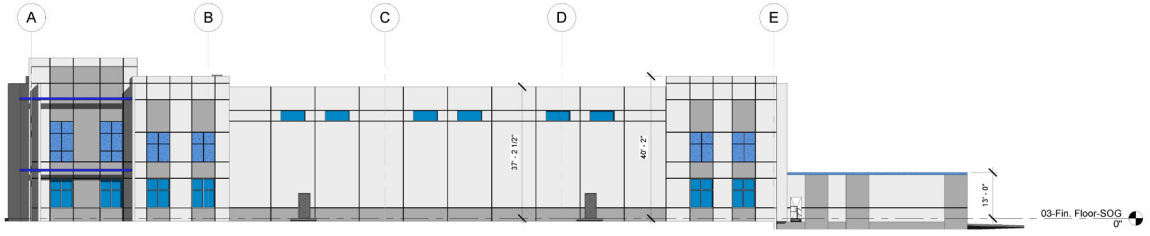

1 FRONT ELEVATION - PARKING SIDE CLIPPED
1/16" = 1'-0"




2 REAR ELEVATION - DOCK SIDE CLIPPED
1/16" = 1'-0"




4 RIGHT ELEVATION - ENLARGED
1/16" = 1'-0"




3 LEFT ELEVATION - ENLARGED



1 FRONT - ALT CORNER
1/8" = 1'-0"




2 RIGHT ALT CORNER
1/8" = 1'-0"



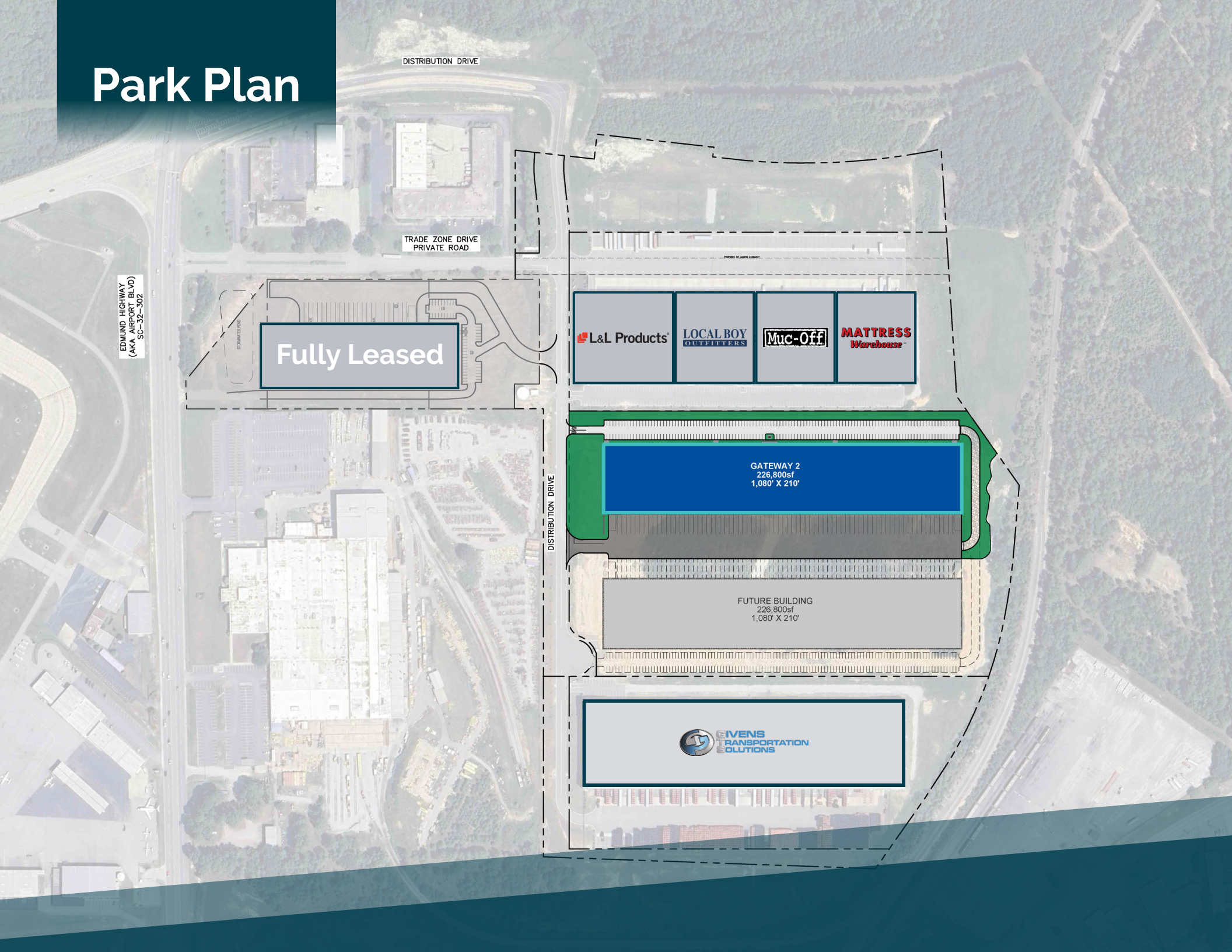


# Conceptual Renderings





# Park Plan

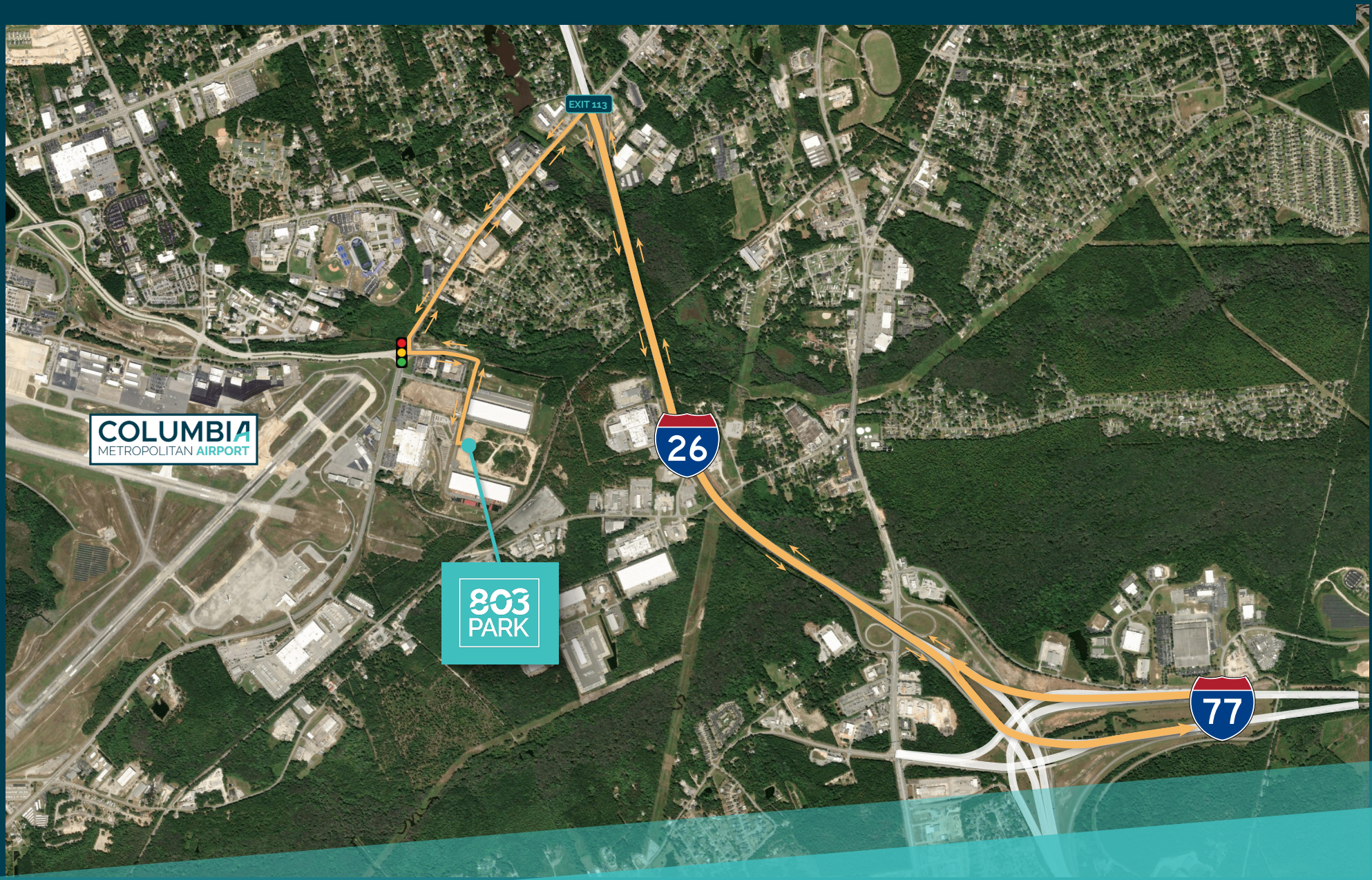

DISTRIBUTION DRIVE
TRADE ZONE DRIVE
PRIVATE ROAD
EDMUND HIGHWAY
(AKA AIRPORT BLVD)
SC-32-302
Fully Leased
L&L Products
LOCAL BOY OUTFITTERS
Muc-Off
MATTRESS Warehouse
GATEWAY 2
226,800sf
1,080' X 210'
DISTRIBUTION DRIVE
FUTURE BUILDING
226,800sf
1,080' X 210'
GIVENS TRANSPORTATION SOLUTIONS

# Connectivity

## DIRECT ACCESS TO SIGNALIZED INTERSECTION ON EDMUND HIGHWAY

**Proximity to Interstates**

| | |
|---|---|
| **I-26:** | ±1 mile |
| **I-77:** | ±3.2 miles |



803 PARK

# About the Park

A MULTIMODAL INDUSTRIAL PARK

Magnus Development Partners is developing 803 Park, a five-building Class A industrial park located adjacent to Columbia Metropolitan Airport (CAE). Upon completion, the park will total nearly one million square feet of modern industrial space serving distribution, manufacturing and logistics users.

To date, three buildings totaling 625,440 square feet have been delivered and are 100% leased and occupied by six tenants across a diverse range of business sectors. This leasing success demonstrates the broad appeal of the park and continued demand for high-quality industrial space in the Columbia market.

803 Park is the only industrial park in the Columbia market offering the combination of signalized highway access, direct adjacency to CAE, proximity to the UPS regional air hub and CSX rail service. This multimodal connectivity provides a distinct competitive advantage and allows the park to accommodate a broad range of industrial users.



803 PARK

# Why 803?

WHAT SETS 803 PARK APART

**Up to ±550,000 SF available**

**Near FedEx & UPS hubs**

**Location outperforms competing sites**

**Ideal for last-mile facilities**

**3 interstates within 5 minutes**

## Foreign-Trade Zone 127

The Columbia Metropolitan Airport is the Grantee for FTZ 127. Centrally located, FTZ 127 is more flexible than many other FTZ's in the county. It is organized under the Alternative Site Framework program. This designation allows business to activate anywhere within the 16 county region.

### Business Benefits of FTZ 127

- Tenants in 803 Park may be approved by U.S. Customs and Border Protection and the Department of Commerce in 30 – 45 days for FTZ status
- An FTZ designation will allow a business to operate warehouses as a means to reduce operating costs, improve supply chain velocity and manage security at distribution facilities.
- Users can defer, delay or eliminate payment of some duties and taxes on goods manufactured or processed within the FTZ.

- *Columbia Metroplitan Airport*



803 PARK

# A Multimodal Hub

PLANES, TRAINS, TRUCKS + SHIPS

803 Industrial Park is unique from competing properties in its multimodal capabilities; the park is adjacent to CAE Airport, the UPS regional air hub, the UPS ground hub, FedEx Freight and a Norfolk Southern transload rail terminal. Additionally, the site is 1 mile from I-26 with easy access to surrounding markets via I-77, I-20 and I-95 and within two hours of the Port of Charleston.



## PLANES

**Located at the end of the CAE airport runway**

CAE Metropolitan Airport and UPS Regional Air Hub
<1 mile

CLT International Airport
105 miles

CHS International Airport
105 miles



## TRAINS

**Easy access to Norfolk Southern and CSX rail lines**

Norfolk Southern Transload Terminal
<1 mile

CSX Terminal
7.5 miles

Inland Port Greer
110 miles

Inland Port Dillon
120 miles



## TRUCKS

**Direct connectivity to South Carolina's network of interstates**

I-26
1 mile

I-77
3.2 miles

I-20
5.6 miles

I-95
85 miles



## SHIPS

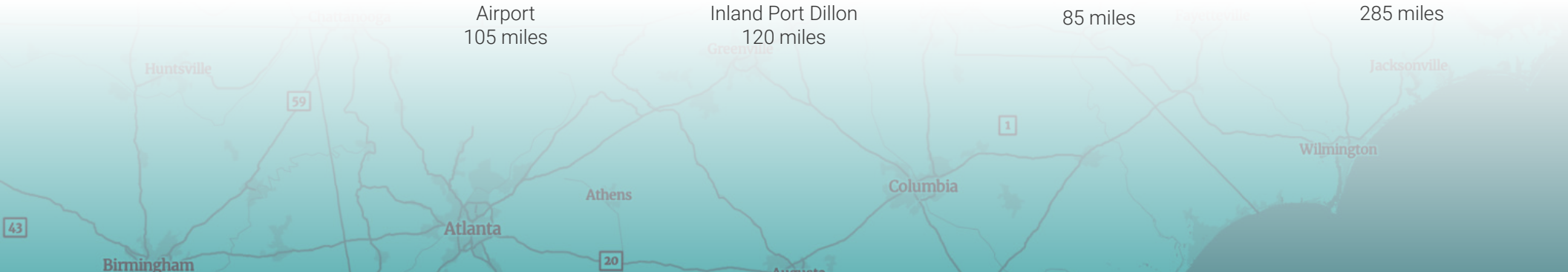
**Southeastern U.S. ports link to over 100 foreign ports**

Port of Charleston
115 miles

Port of Savannah
154 miles

Port of Norfolk
399 miles

Port of Jacksonville
285 miles



# DRIVE TIME

1 BOEING — 94 MINUTES

2 Continental — 71 MINUTES

3 MICHELIN — 23 MINUTES

4 BRIDGESTONE — 55 MINUTES

5 Giti — 69 MINUTES

6 BMW — 103 MINUTES

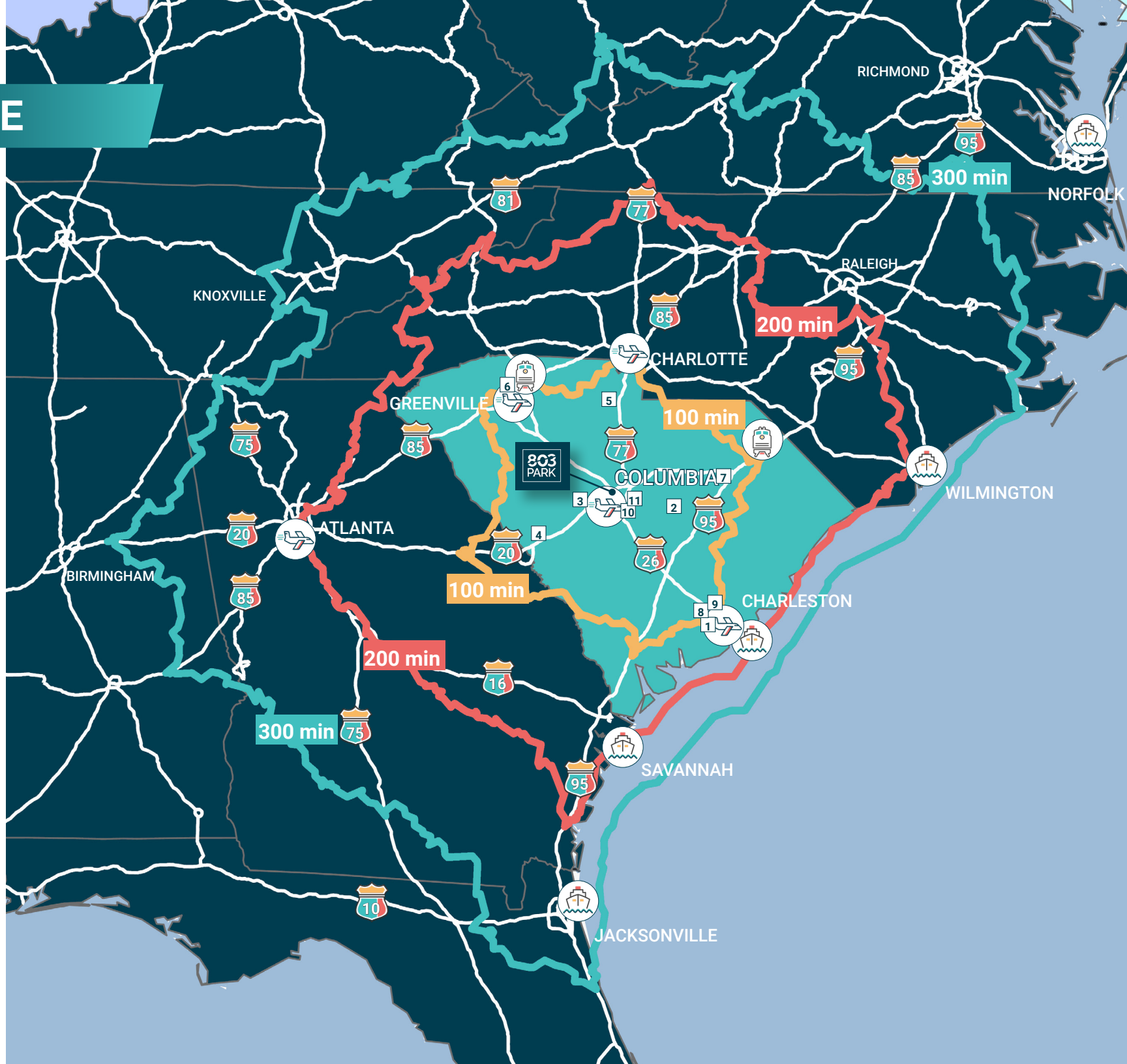
7 HONDA — 82 MINUTES

8 Mercedes-Benz — 92 MINUTES

9 VOLVO — 74 MINUTES

10 JUSHI — 20 MINUTES

11 WHITE CLAW HARD SELTZER — 20 MINUTES



# 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.

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**#2 STATE FOR DOING BUSINESS**
*Area Development Magazine (2025)*

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

**#1 STATE FOR BUSINESS INCENTIVES PROGRAMS**
*Area Development Magazine (2020)*

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

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

**#1 STATE FOR OVERALL COST OF DOING BUSINESS**
*Area Development Magazine (2025)*

**126 MILLION CONSUMERS**
**WITHIN A DAY'S DRIVE**

**#6 HIGHEST POPULATION GROWTH RATE IN U.S.**

**#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)*

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COLUMBIA, SOUTH CAROLINA | WWW.803INDUSTRIALPARK.COM

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