CYPRESS
Commercial & Investment Real Estate

Colliers



FOR LEASE

Two ±22,500 SF speculative industrial buildings just off I-77 **delivering June 2027**

400 Planters Drive | Columbia, SC

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Property **Summary**

Building Specifications

Available space	Two ±22,500 SF buildings Delivery scheduled for June 2027
Office suite 1 (potential center suite on Building B as shown):	775 SF 3 tons of air via split systems 200 amp, 3 phase, 120/208v service
Office suite 2	1,040 SF 3 tons of air via split systems 400 amp, 3 phase, 120/208v service
Loading doors	2 drive-in doors per building 6 dock-high doors per building
Ventilation	Fans & louvers in warehouse
Clear height	24' eave height
Fire suppression	Standard wet system

Interstate Access/Frontage



Lease rate: **Call brokers for pricing**

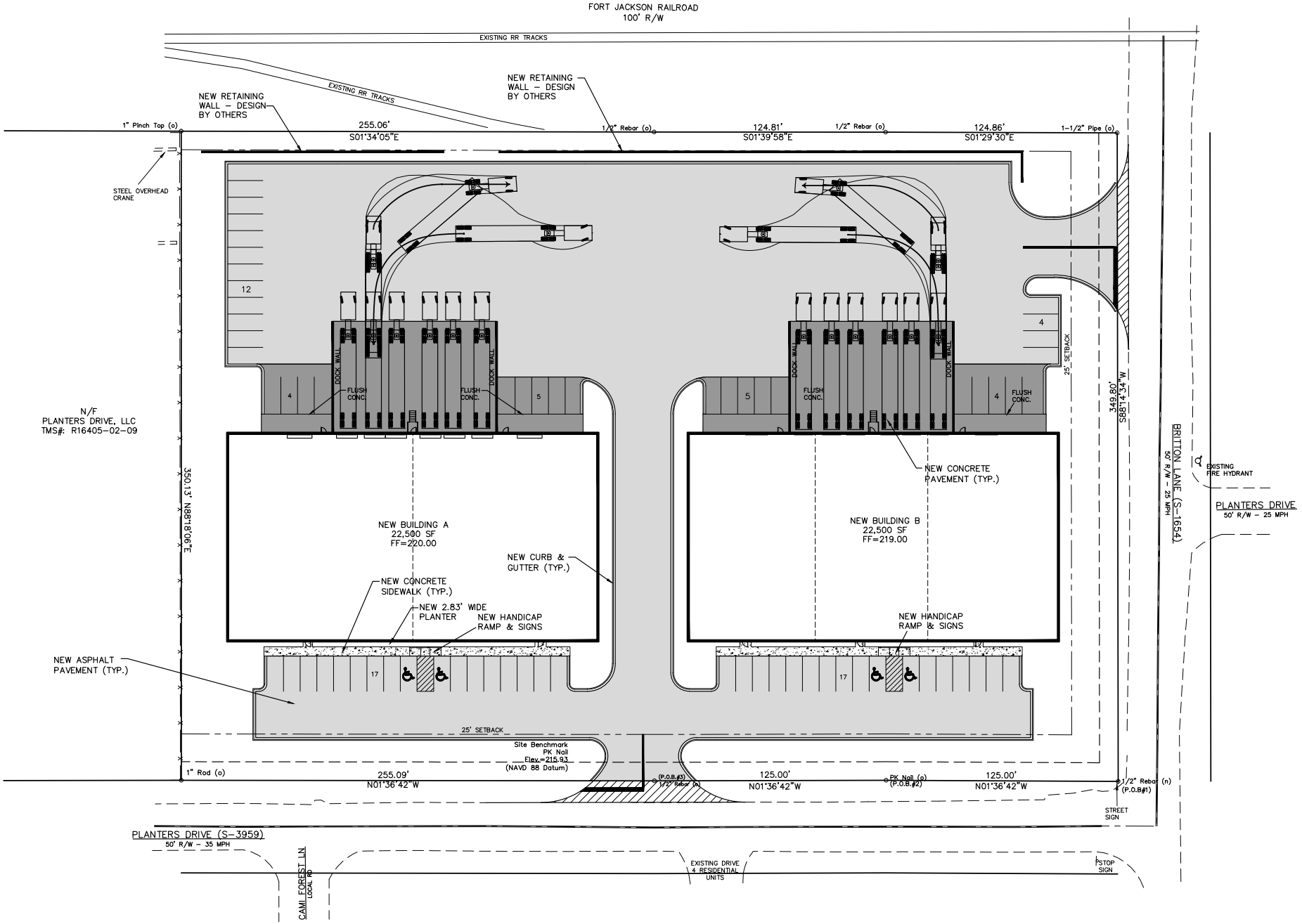








SITE PLAN


INTERSTATE HIGHWAY NO. 77
FORT JACKSON RAILROAD
100' R/W
EXISTING RR TRACKS
EXISTING RR TRACKS
NEW RETAINING WALL – DESIGN BY OTHERS
NEW RETAINING WALL – DESIGN BY OTHERS
1" Pinch Top (o)
255.06'
S01°34'05"E
1/2" Rebar (o)
124.81'
S01°39'58"E
1/2" Rebar (o)
124.86'
S01°29'30"E
1-1/2" Pipe (o)
STEEL OVERHEAD CRANE
N/F
PLANTERS DRIVE, LLC
TMS#: R16405-02-09
350.13'
N88°18'06"E
NEW BUILDING A
22,500 SF
FF=220.00
NEW BUILDING B
22,500 SF
FF=219.00
NEW CONCRETE PAVEMENT (TYP.)
NEW CURB & GUTTER (TYP.)
NEW CONCRETE SIDEWALK (TYP.)
NEW 2.83' WIDE PLANTER
NEW HANDICAP RAMP & SIGNS
NEW HANDICAP RAMP & SIGNS
NEW ASPHALT PAVEMENT (TYP.)
DOCK WALL
FLUSH CONC.
25' SETBACK
25' SETBACK
349.80'
S88°14'34"W
BRITTON LANE (S-1654)
50' R/W – 25 MPH
EXISTING FIRE HYDRANT
PLANTERS DRIVE
50' R/W – 25 MPH
Site Benchmark
PK Nail
Elev.=215.93
(NAVD 88 Datum)
1" Rod (o)
255.09'
N01°36'42"W
(P.O.B.#3)
1/2" Rebar (o)
125.00'
N01°36'42"W
PK Nail (o)
(P.O.B.#2)
125.00'
N01°36'42"W
1/2" Rebar (n)
(P.O.B.#1)
STREET SIGN
PLANTERS DRIVE (S-3959)
50' R/W – 35 MPH
CAMI FOREST LN
LOCAL RD
EXISTING DRIVE
4 RESIDENTIAL UNITS
STOP SIGN



About **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.

400 Planters Drive is located less than two hours from the Port of Charleston, which is now the second 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.

Central SC Region

Positioned in the heart of South Carolina and the rapidly growing Southeast, the Central SC region's natural geographic advantage translates into efficient connections to industrial users. Combining a desirable location with smart investments in infrastructure, competitive industrial utility rates and a cost of living well below the national average, Central SC delivers a world-class home.

Source: CentralSC Alliance

Major SC Employers

DAK Americas, ZEUS, UPS, JUSHI, MARK ANTHONY BREWING, nephron pharmaceuticals corporation, THE HOME DEPOT, ALLIED, flex, SAMSUNG, MICHELIN A BETTER WAY FORWARD, TRANE, TreeHouse, amazon, FedEx Freight, RITEDOSE, JNC, MLILY

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 workforce 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

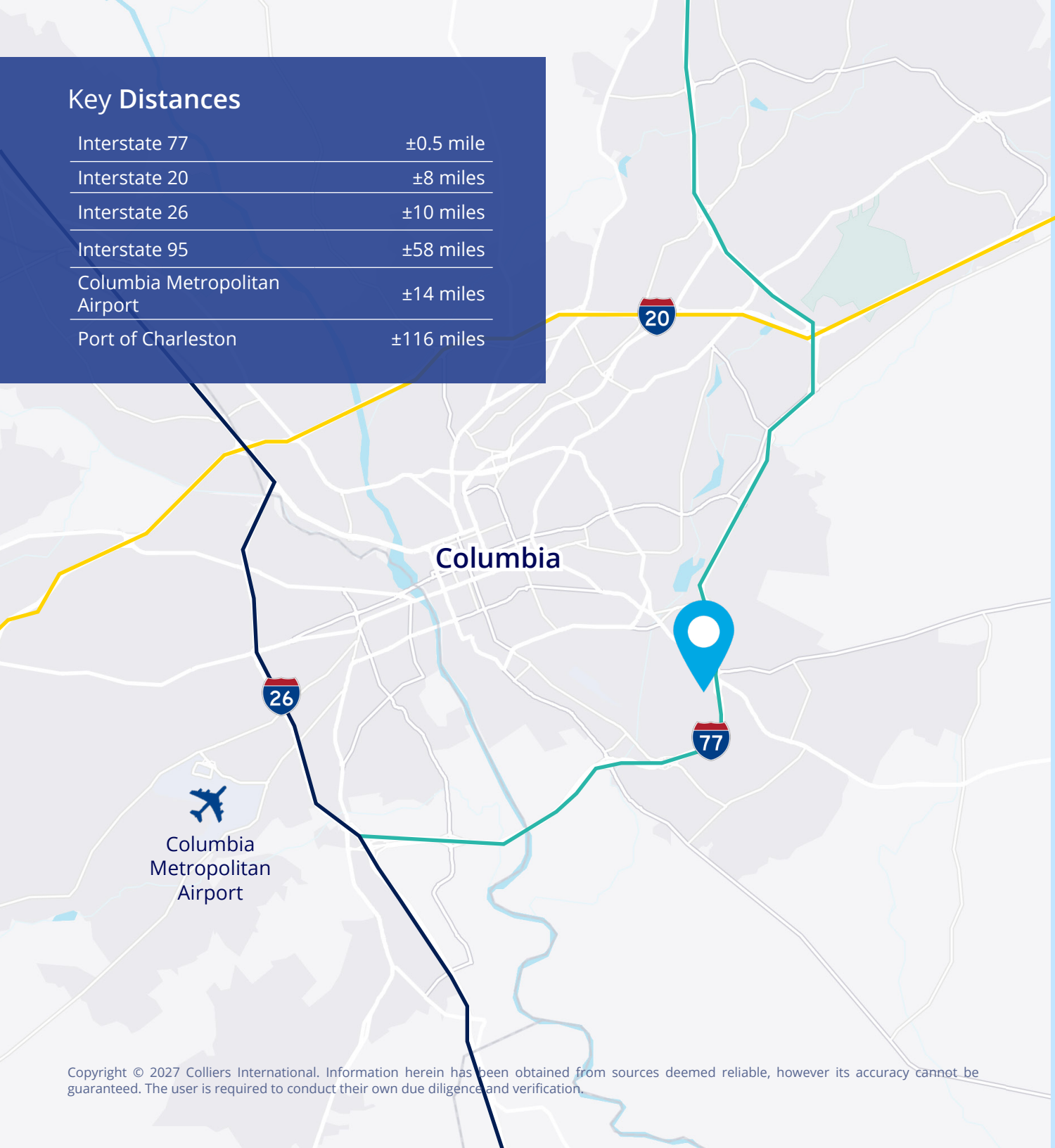
#2
State for doing business
Area Development Magazine (2025)

#6
Highest population growth rate in the USA

#3
Best business climate in America
Site Selection Magazine (2025)

Key Distances

Interstate 77	±0.5 mile
Interstate 20	±8 miles
Interstate 26	±10 miles
Interstate 95	±58 miles
Columbia Metropolitan Airport	±14 miles
Port of Charleston	±116 miles



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