

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

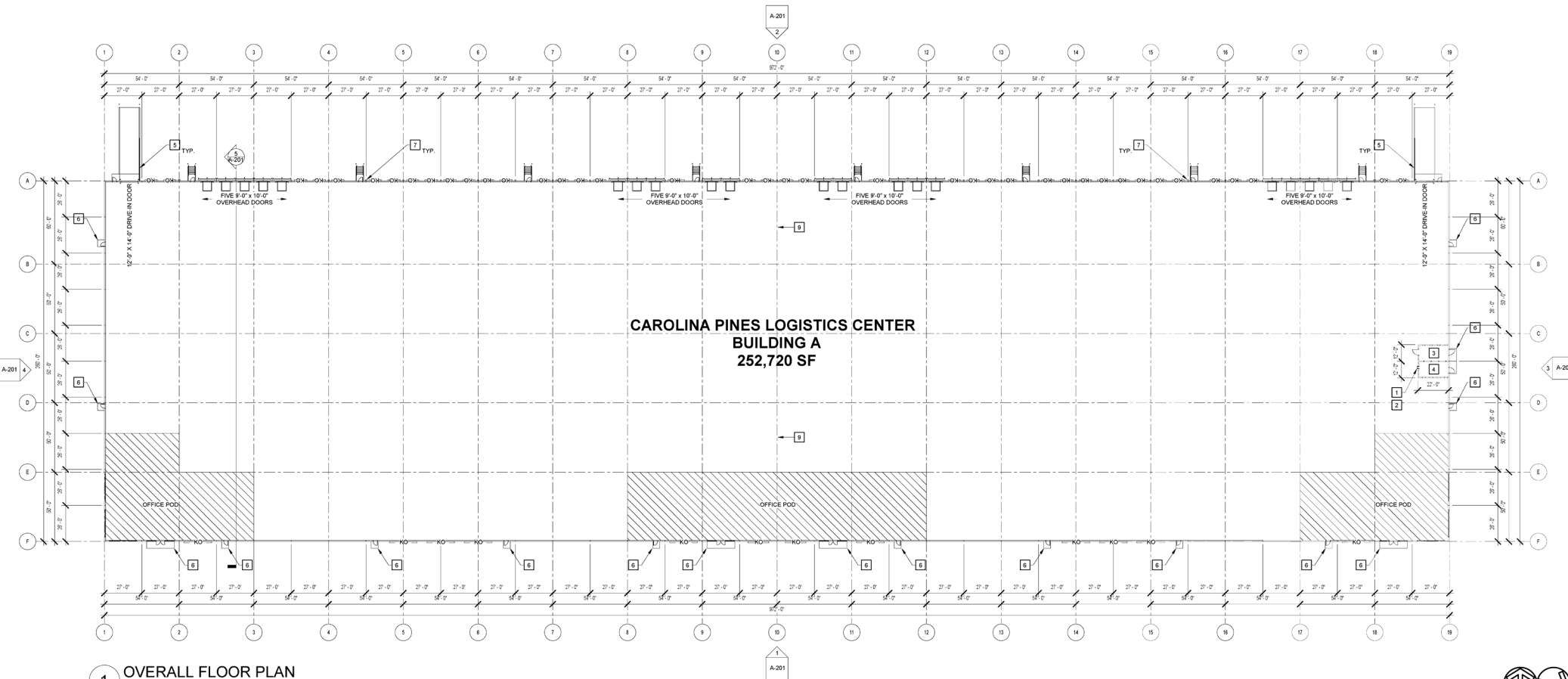
Sanitary sewer lines	City of Columbia
Domestic water line	City of Columbia

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

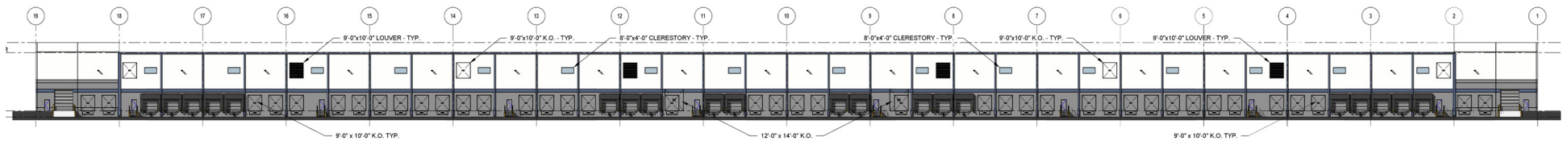
FLOOR PLAN

VIEW WEBSITE 



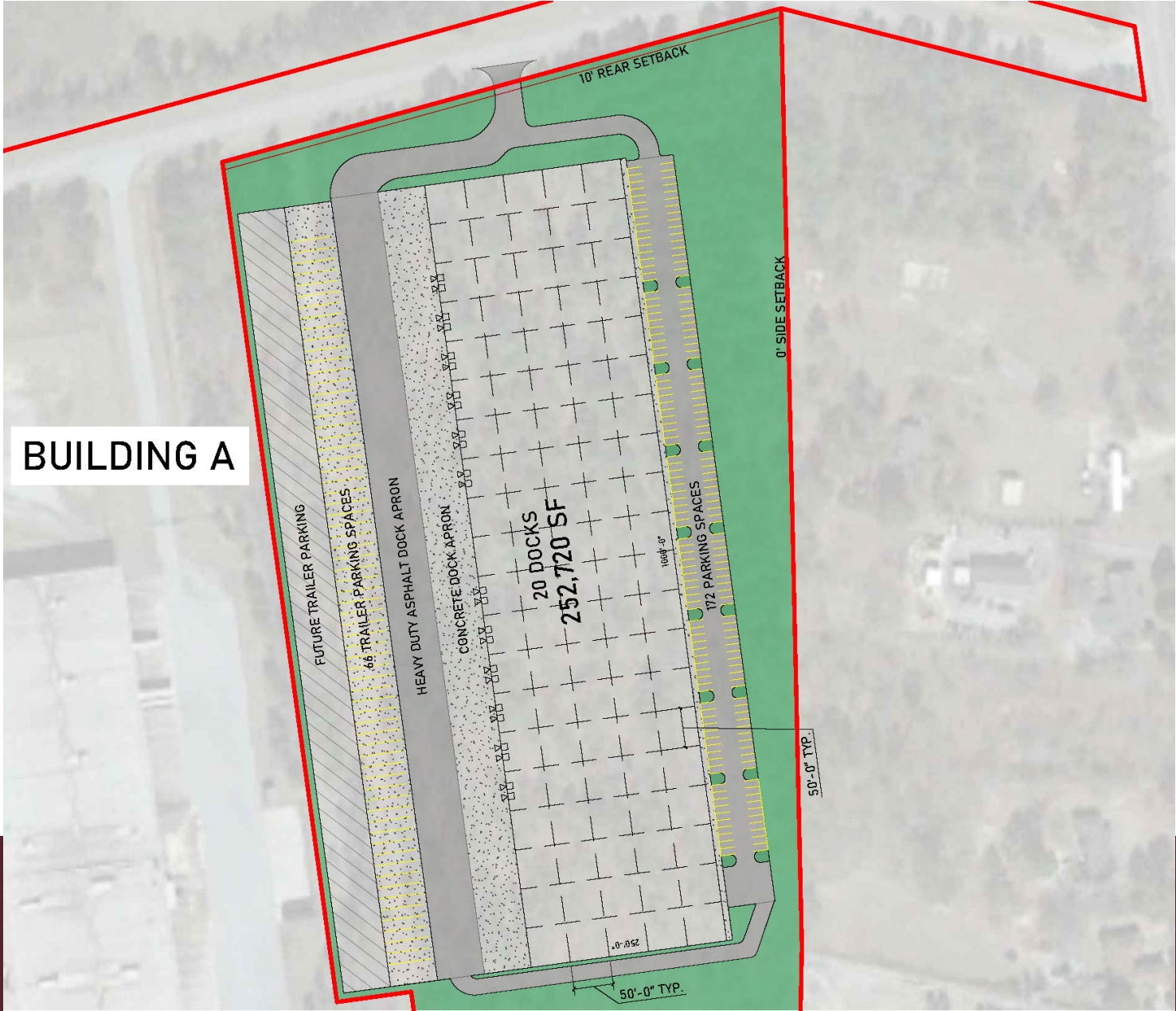
1 OVERALL FLOOR PLAN

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



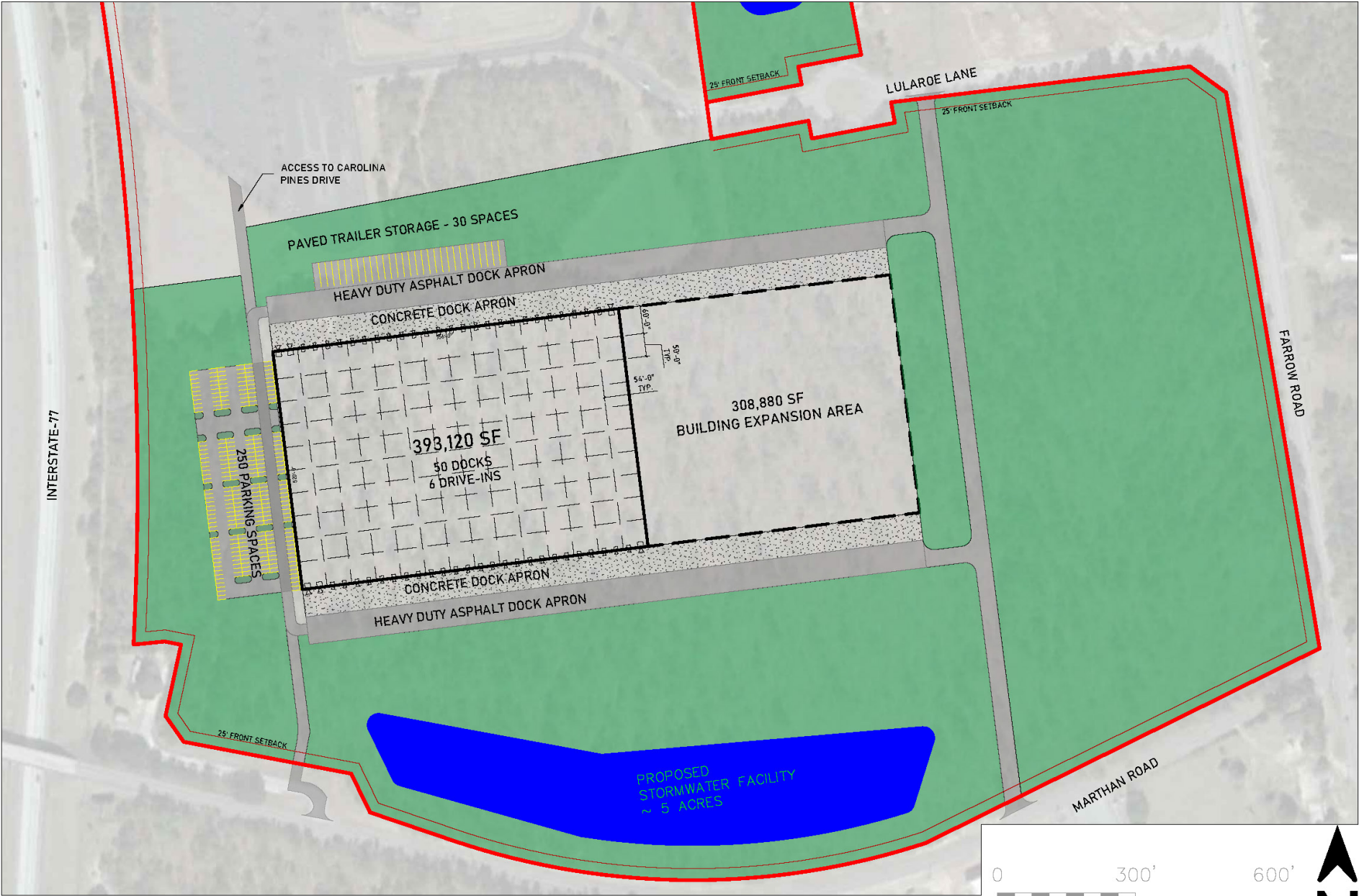
SITE PLAN

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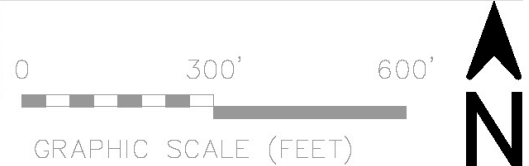


CONCEPTUAL SITE PLAN | ADDITIONAL DEVELOPMENT OPTION 1

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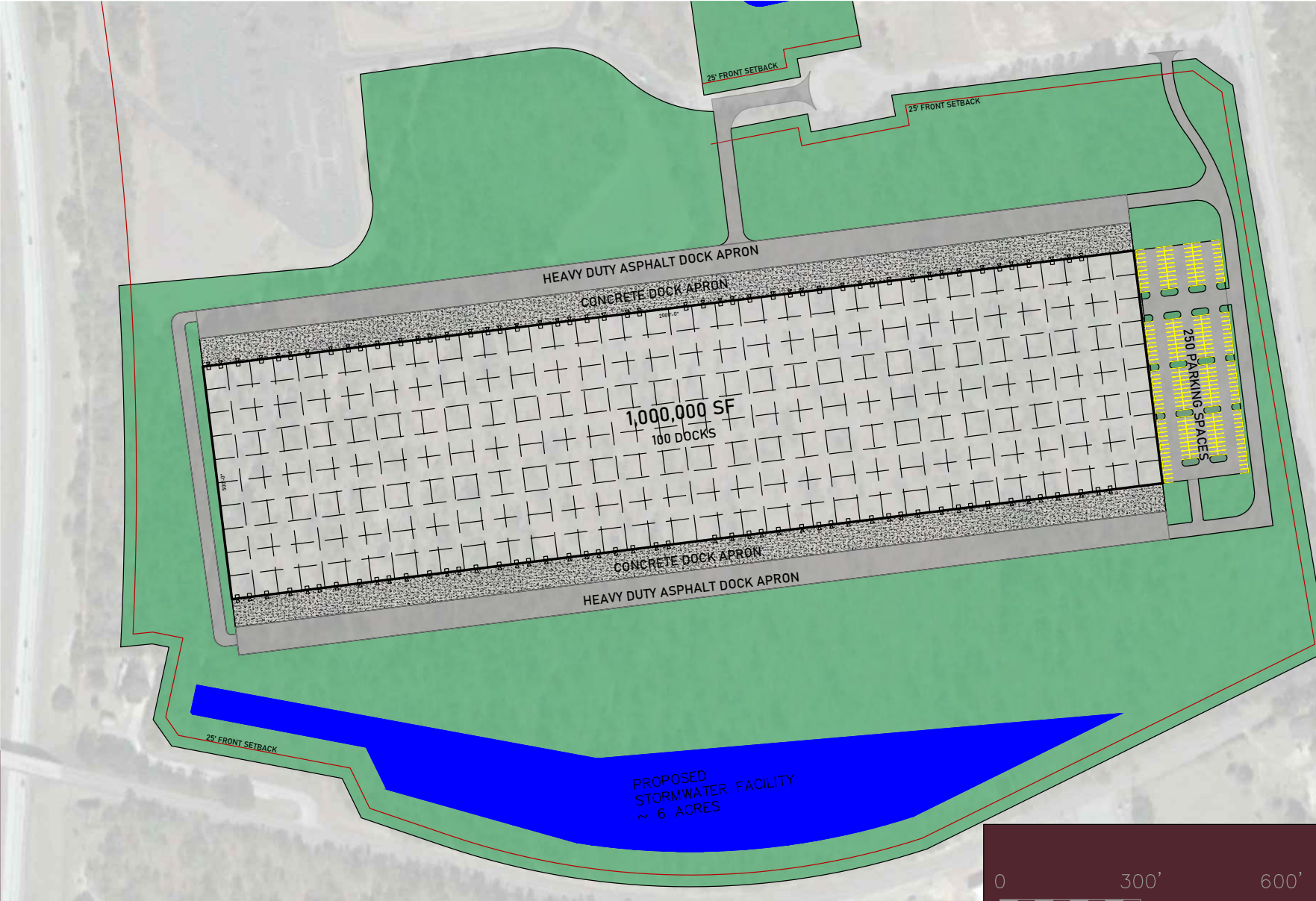


1 Site Plan
A Scale: See Graphic



CONCEPTUAL SITE PLAN | ADDITIONAL DEVELOPMENT OPTION 2

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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. - 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 $\pm 1,600$ -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 >



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



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



2/3 of US population
within 2 days drive



Ideal for last-mile
facilities

BLYTHEWOOD, SOUTH CAROLINA | SOUTHEASTINDUSTRIALPROPERTIES.COM

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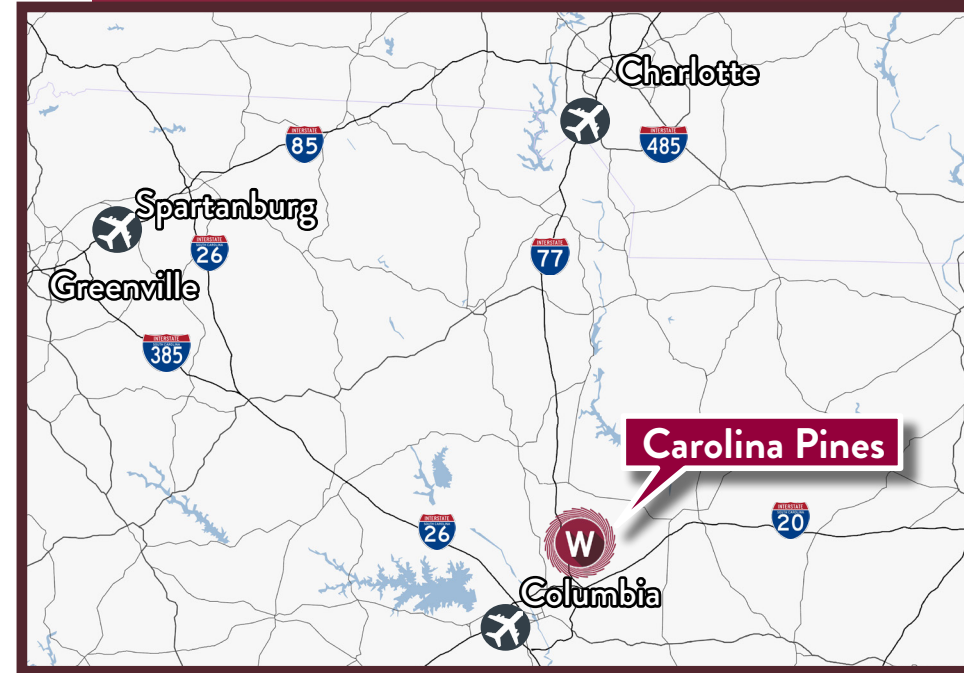
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THE AREA

“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

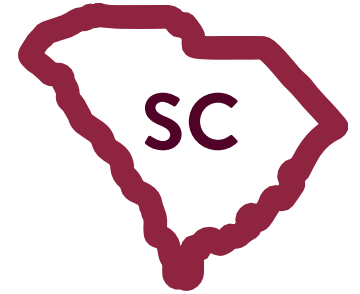


KEY DISTANCES

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.

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

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

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

#1 STATE FOR BUSINESS INCENTIVES PROGRAMS
Area Development Magazine (2025)

126 MILLION CONSUMERS
WITHIN A DAY'S DRIVE

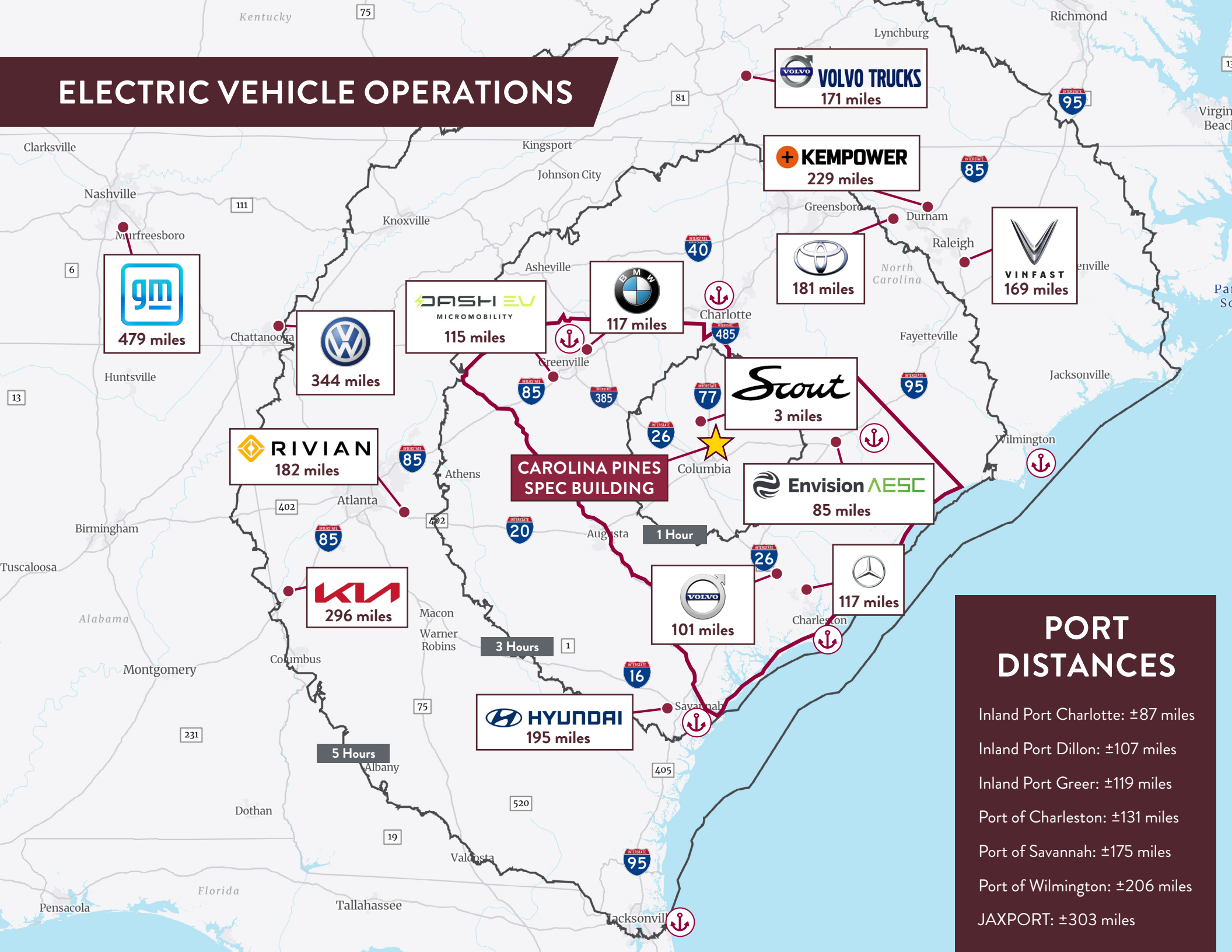
#3 BEST BUSINESS CLIMATE IN AMERICA
Site Selection Magazine (2025)

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

#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

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