2000 CAROLINA PINES DRIVE, BLYTHEWOOD, SC

±472,215 SF

FOR LEASE

INDUSTRIAL BUILDING



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

$5.50 NNN
(FULL BUILDING RATE)

VIRTUAL TOUR

ricohtours.com

PROPERTY HIGHLIGHTS

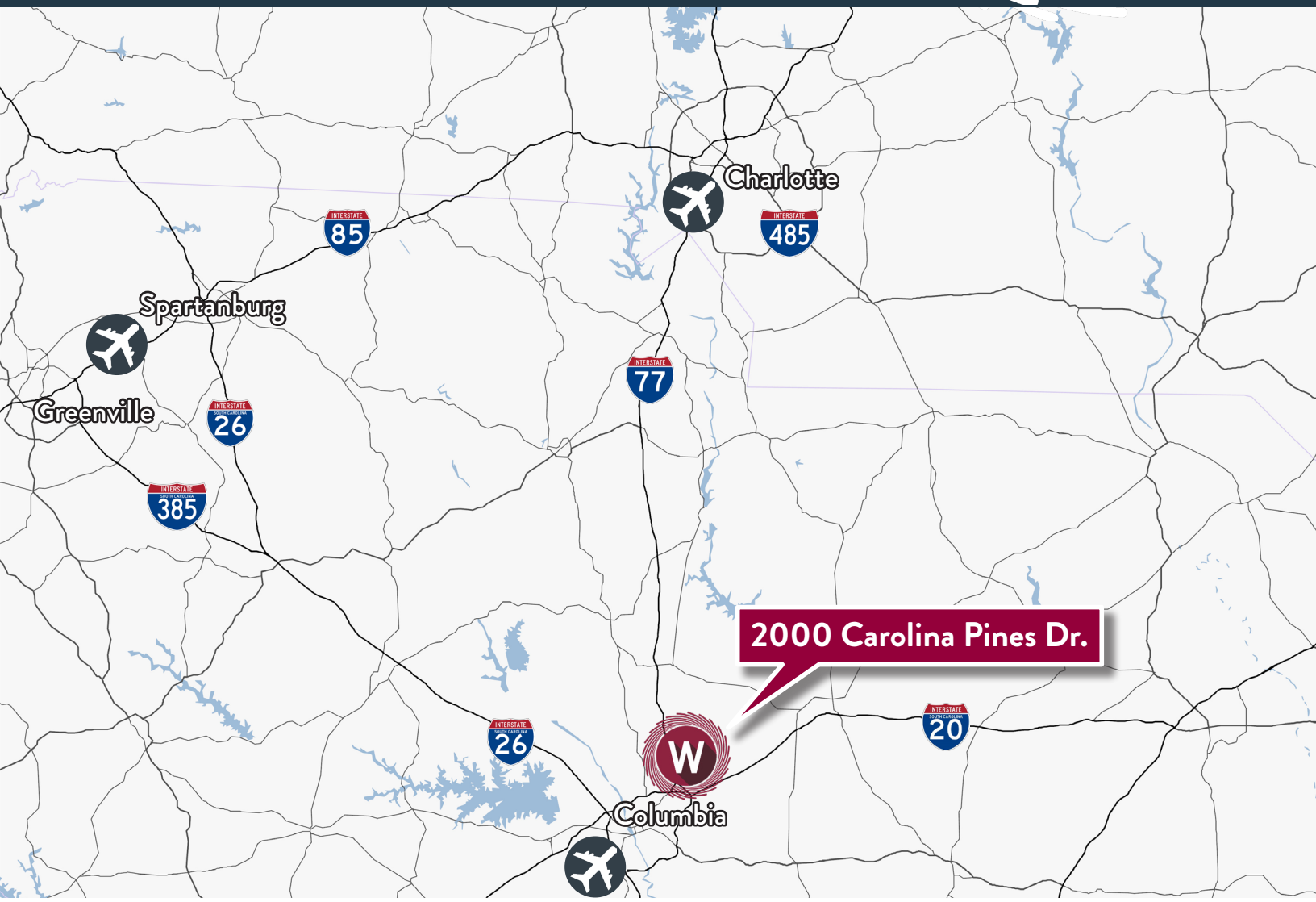
- Building area:
  ±472,215 SF TOTAL
  Office space: 58,761 SF
- Availablility:
  ±146,745 SF immediately available
  ±472,215 SF available 3/1/26
- Site: ±100 acres
- Clear height: 30’
- Dimensions: 1092’ x 406’
- Column spacing: 50’ on center
- Cranes: (2) 10-ton bridge cranes
- Construction:
  Roof | Built up on metal deck
  Floors | 6” and 4” concrete, carpet, VCT and tile
  Walls | Insulated pre-cast concrete, metal siding, channel frame construction
- Power:
  8 MW total
  (2) 2500 KVA and (2) 1500 KVA transformers

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THE AREA

Richland County offers a low cost of living and is one of the fastest growing metropolitan areas in the nation. The space is ideally positioned approximately 3 miles from Scout Motors' future ±1,600-acre manufacturing plant in Blythewood, SC. This $2 billion facility will provide new opportunities for warehouse/distribution and/or manufacturing.

DISTANCE

Interstate 77	±.7 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

PROPERTY FEATURES

CLEAR HEIGHT
30'

SPRINKLERS
100% wet pipe + 243,097 SF of ESFR protection

HVAC
Trane Intellipak and Voyager RTUs (8-30 ton) Constant volume/ VAV

DOCKS
38 dock doors | 2 ramp doors

UTILITIES
Natural gas: Dominion Energy | Water/sewer: City of Columbia

LIGHTING
T-5 and T-12 fluorescent fixtures





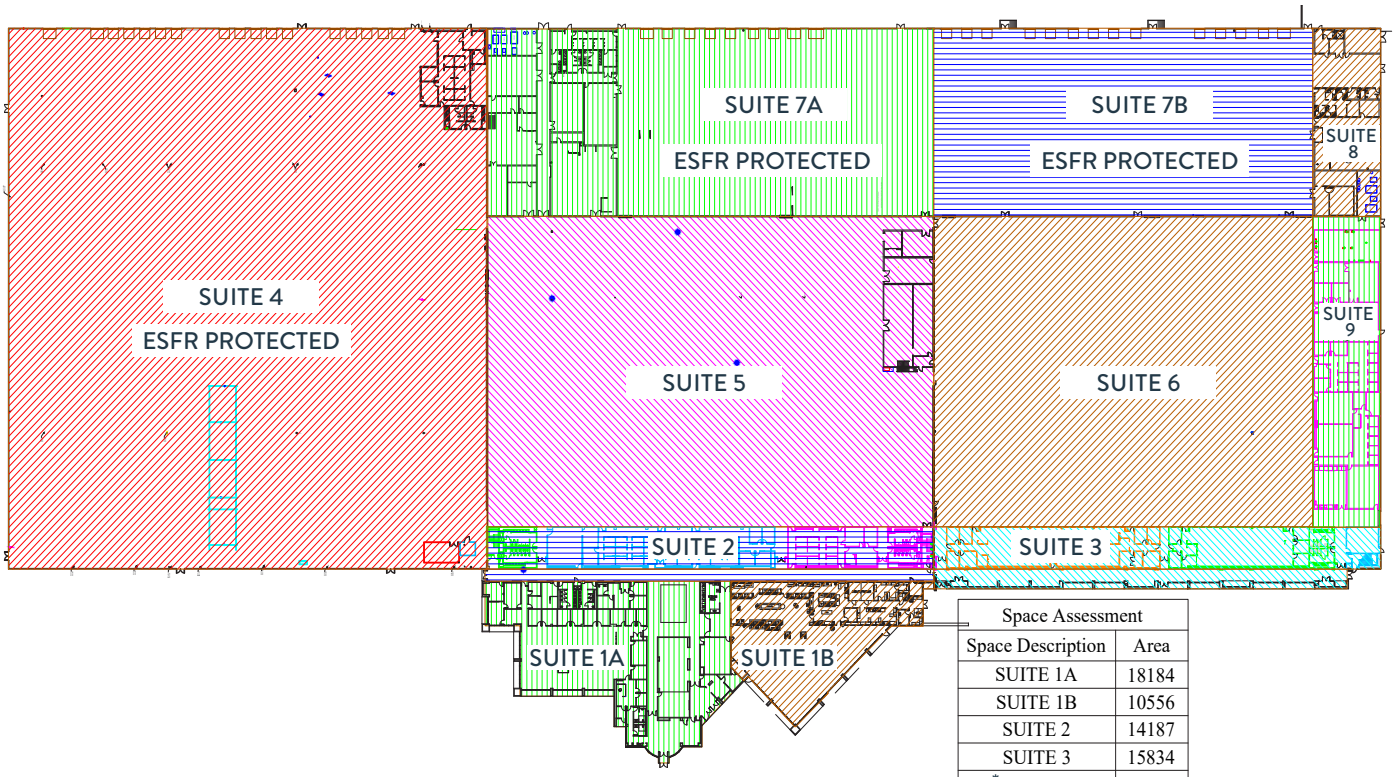




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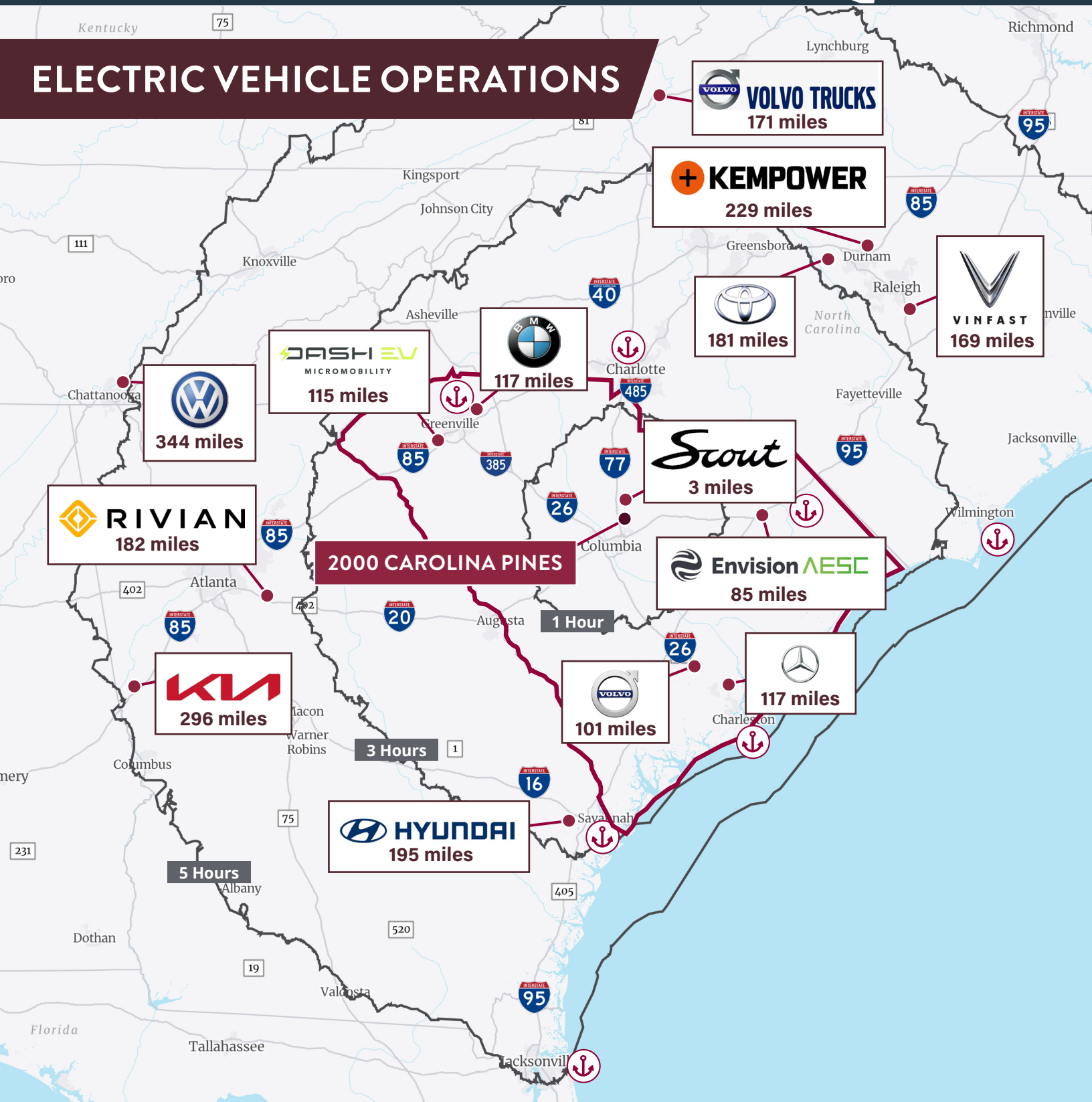
FLOOR PLAN



Space Assessment	
Space Description	Area
SUITE 1A	18184
SUITE 1B	10556
SUITE 2	14187
SUITE 3	15834
*SUITE 4	151961
SUITE 5	81339
SUITE 6	69074
*SUITE 7A	49244
* SUITE 7B	41892
SUITE 9	12422
SUITE 8	7523
	472215

* = ESFR-protected space (243,097 SF total)

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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