
MAGNUS
803PARK
VIEW WEBSITE
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.

VIEW WEBSITE



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 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 Rack loading up to 10,000 lb. Point loading on 6” x 6” base plate Sealed with penetrating hardener 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 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

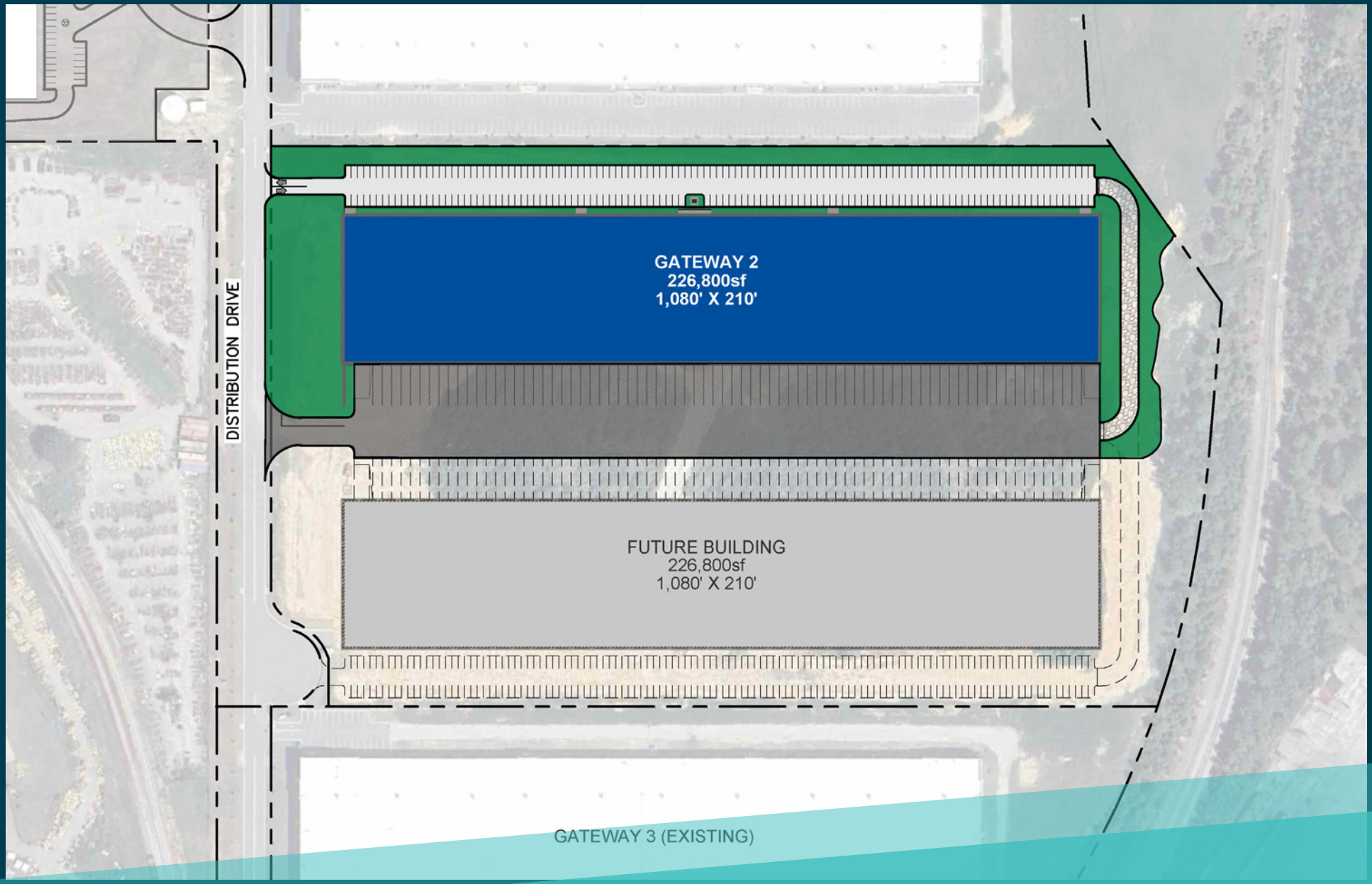
Specification Summary

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

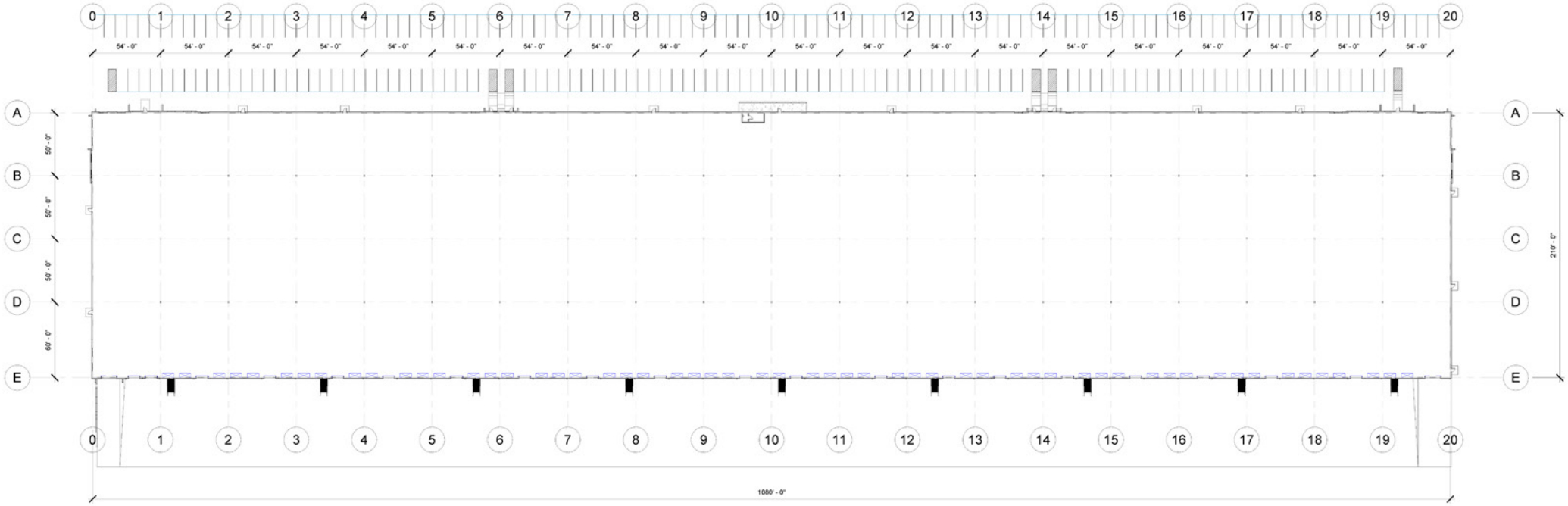
Drive-in doors: Two (2) 12’ x 14’ drive in doors



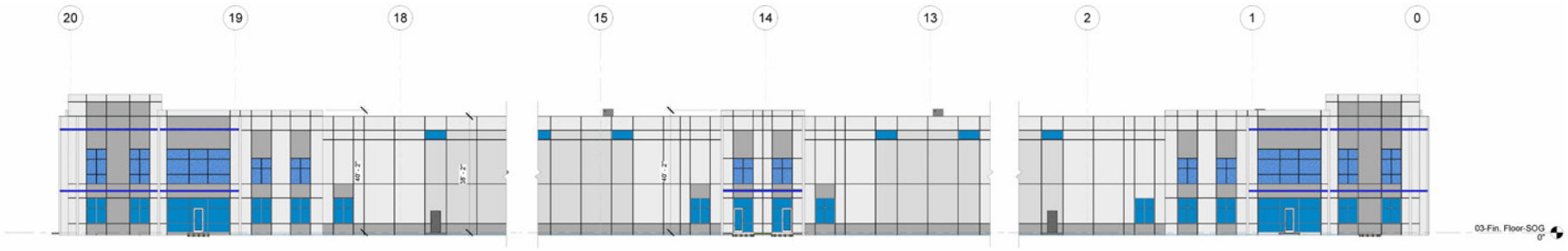
Floor Plan

Specification Summary

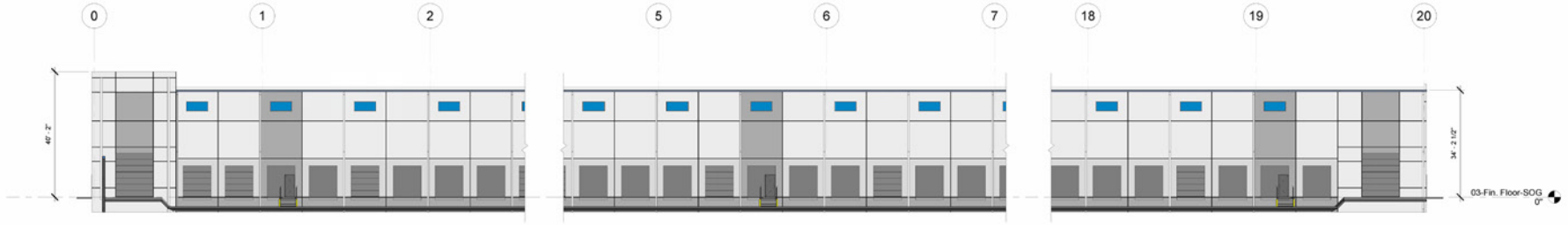
Building Dimensions:	1,080’ x 210’	**Clear Height:**	32’
Bay Spacing:	54’ x 50’	**Interior Lighting:**	25-foot candles
Speed Bay Spacing:	60’ deep		



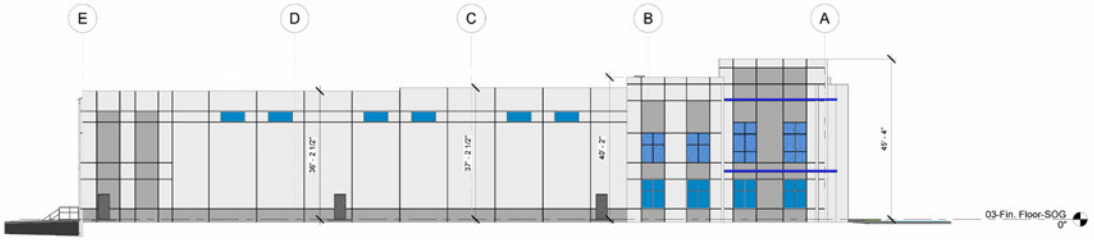
Elevations



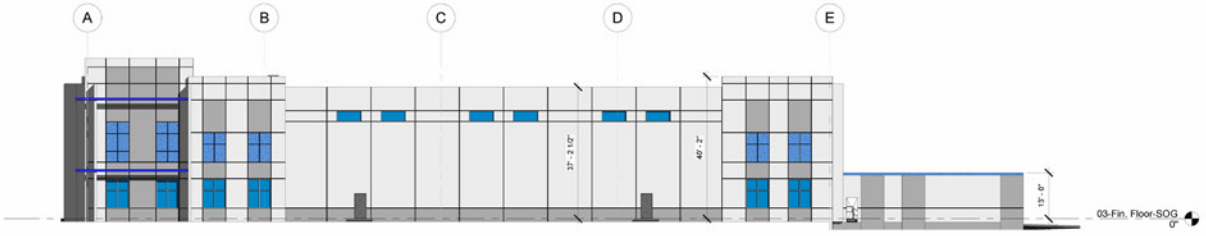
1 FRONT ELEVATION - PARKING SIDE CLIPPED
1/16" = 1'-0"



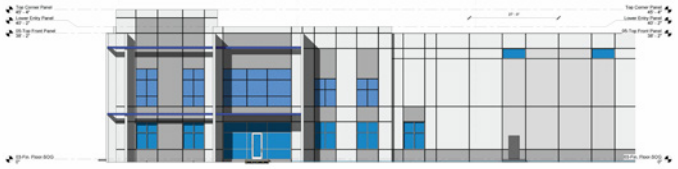
2 REAR ELEVATION - DOCK SIDE CLIPPED
1/16" = 1'-0"

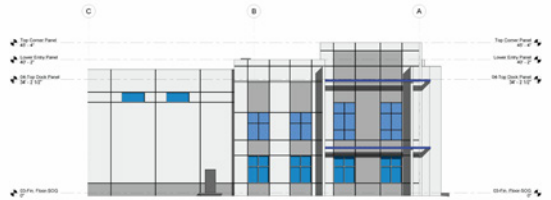


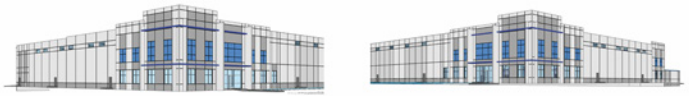
4 RIGHT ELEVATION - ENLARGED
1/16" = 1'-0"



3 LEFT ELEVATION - ENLARGED





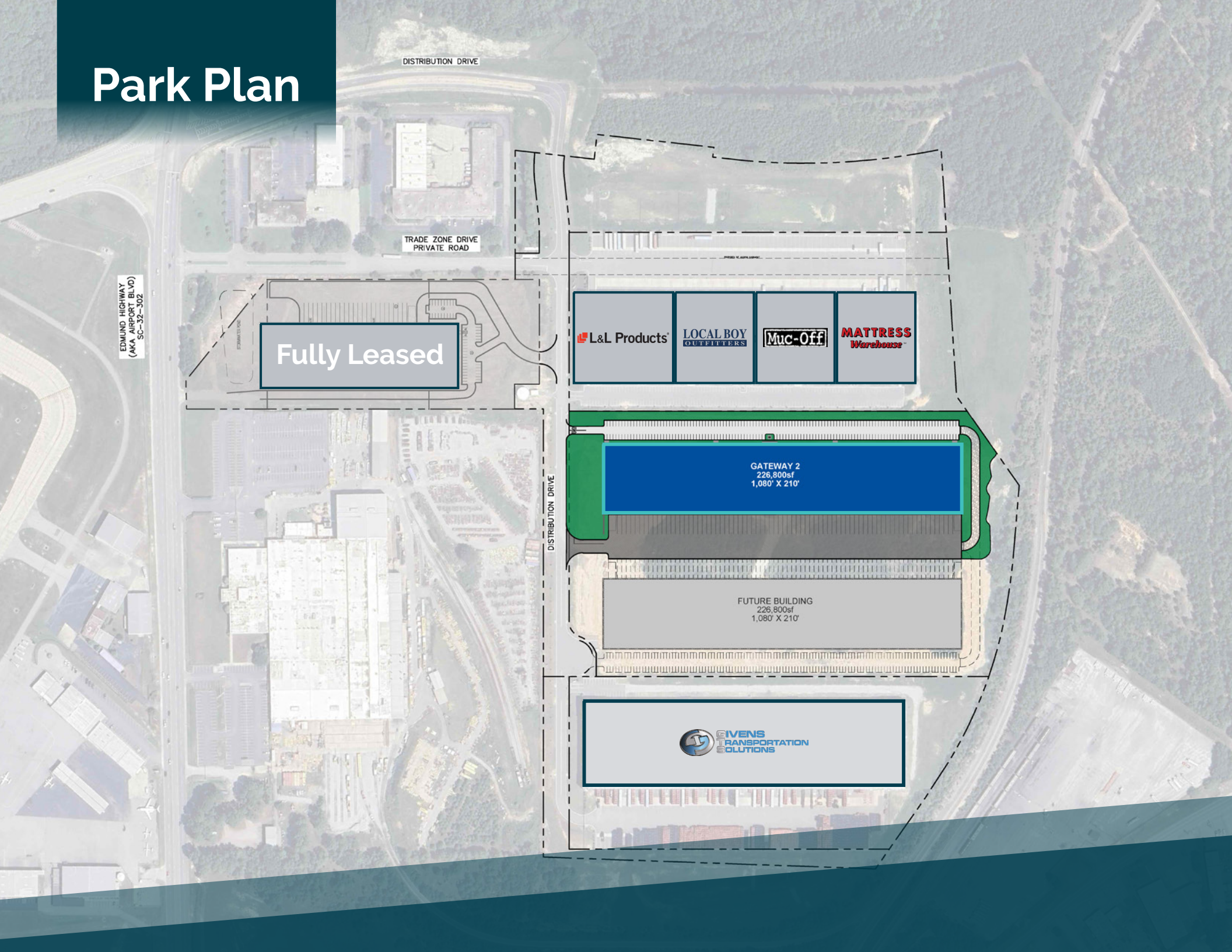


Conceptual Renderings





Park Plan

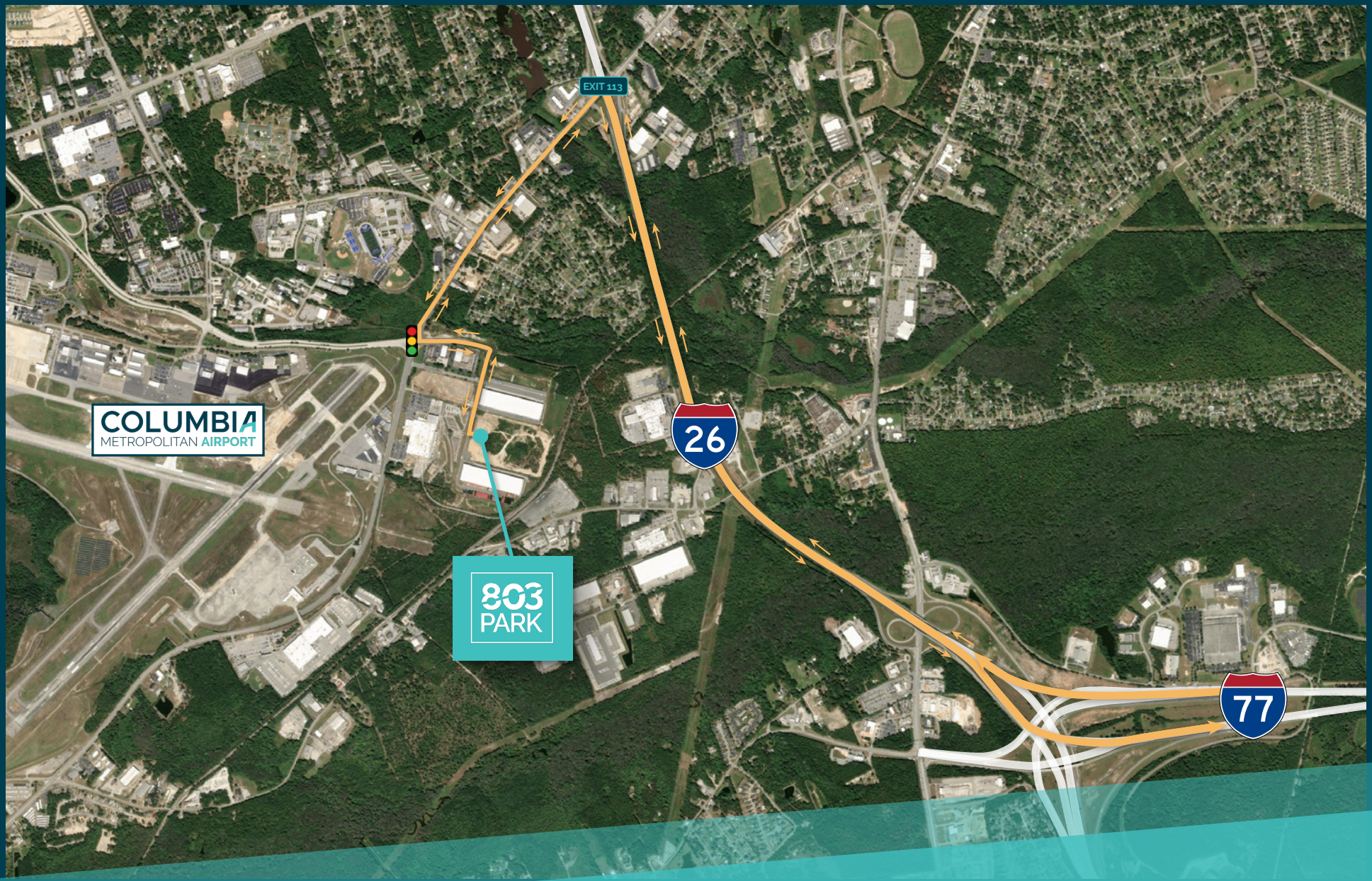

DISTRIBUTION DRIVE
TRADE ZONE DRIVE
PRIVATE ROAD
EDMUND HIGHWAY
(AKA AIRPORT BLVD)
SC-32-302
Fully Leased
L&L Products
LOCAL BOY OUTFITTERS
Muc-Off
MATTRESS Warehouse
DISTRIBUTION DRIVE
GATEWAY 2
226,800sf
1,080' X 210'
FUTURE BUILDING
226,800sf
1,080' X 210'
GIVENS TRANSPORTATION SOLUTIONS

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

VIEW WEBSITE

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

VIEW WEBSITE

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

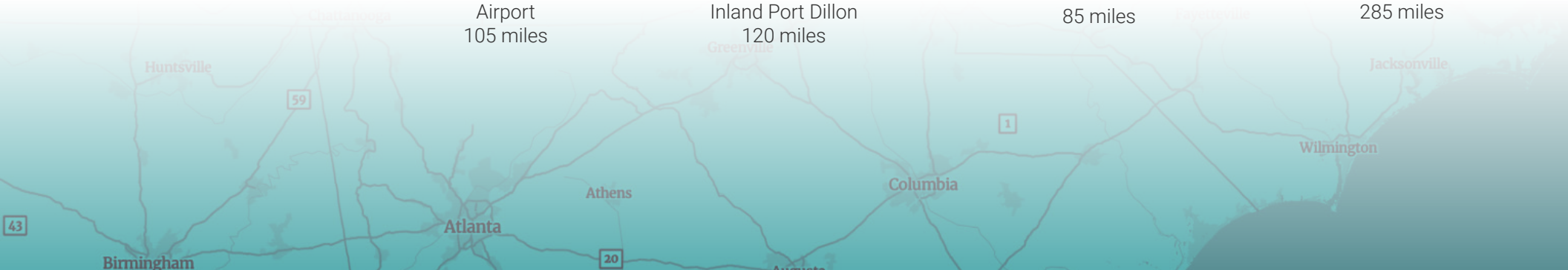
Southeastern U.S. ports link to over 100 foreign ports

Port of Charleston
115 miles

Port of Savannah
154 miles

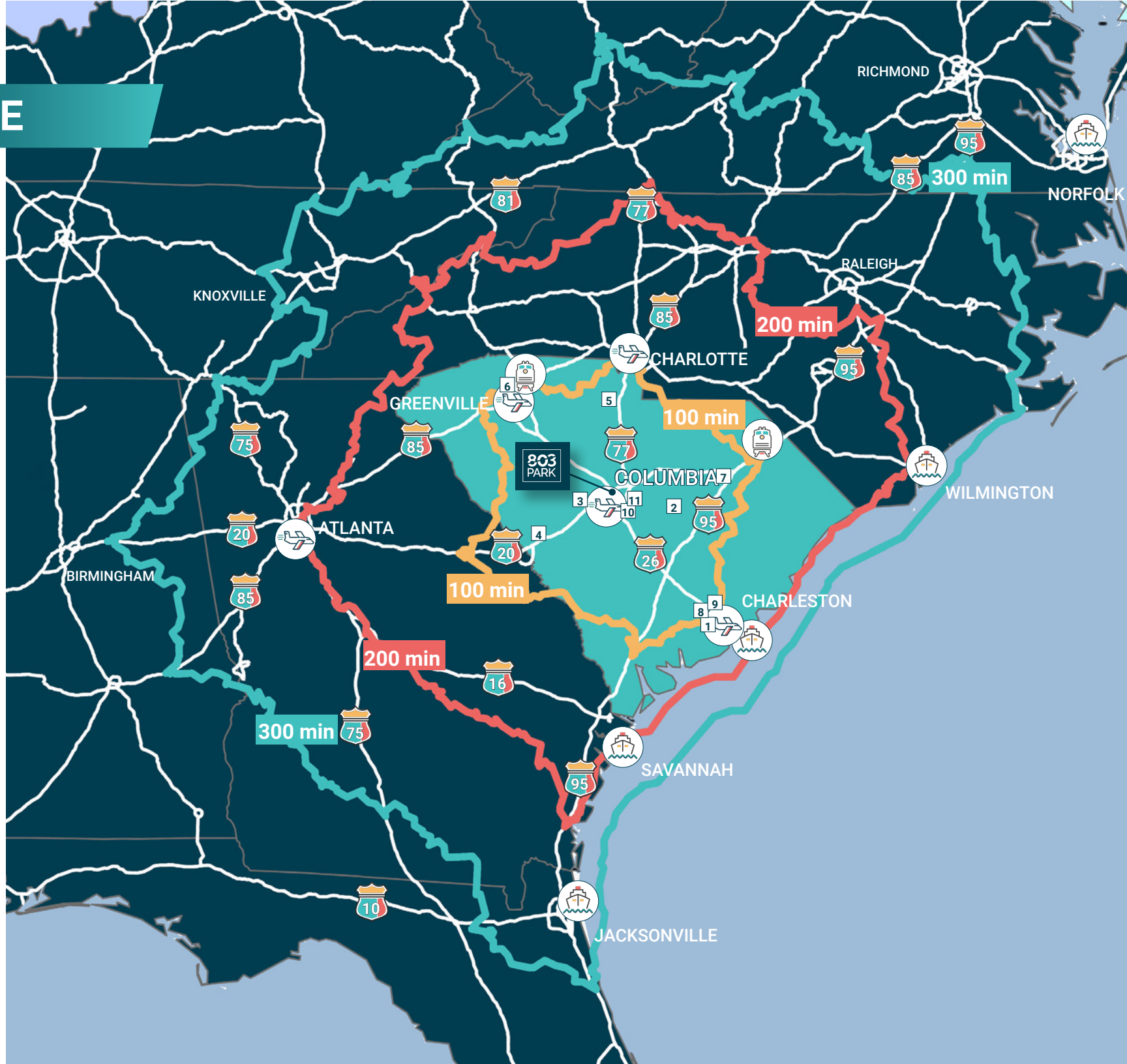
Port of Norfolk
399 miles

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



803 PARK

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.

#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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