



BLYTHEWOOD LOGISTICS CENTER



±210,600 SF SPECULATIVE BUILDING

Carolina Pines Industrial Park
Farrow Road, Blythewood, SC

BLYTHEWOOD LOGISTICS CENTER - BUILDING 1 SPECS

LEASE RATE:
Contact brokers

This industrial development is located on Farrow Road in Blythewood, South Carolina. This project consists of two speculative developments located within Carolina Pines Industrial Park.

BASE BUILDING SHELL

Total square footage	Building 1 - 210,600 SF
Land area	26.7 acres
Building dimensions	260' x 810'
Construction	Tilt concrete panel
Clear height	32'
Typical bay spacing	50' x 54' with a 60' speed bay
Car parking	105 Spaces

TRUCK COURT

Truck loading dock	185' deep truck court 57 trailer parking spaces
Truck dolly pad	8" concrete dolly pad at dock positions
Dock doors	(13) 9' x 10' dock-high doors - one per bay (expandable to 42 dock doors)
Drive-in doors	(2) 12' x 14' drive-in doors

EQUIPMENT

7' x 8' 40,000 lb. capacity mechanical dock levelers at all truck doors

FLOORS

6" non-reinforced sealed concrete
Rack loading up to 80,000 lb. point loading on 3" x 4" base plate
Sealed with penetrating hardener

WALLS

Tilt-up concrete wall panels

ROOF

45 mil mechanically fastened TPO roof
Gutters and down spouts

FIRE PROTECTION

ESFR fire suppression system

WATER & SEWER

Sanitary sewer lines	30' from the inside face of the front of the building
Domestic water line	From the pump room to the bottom side of the bar joists

ELECTRICAL, LIGHTING, HEATING

Electrical	3,200 amp service, 480/277v 3-phase with capability to expand capacity
Lighting	LED motion-sensor
Ventilation	1 air change per hour
Heating	Unit heaters for freeze protection of the ESFR system only

VIRTUAL TOUR 

SITE PLAN



HOBERT ROAD

NORTHPOINT INDUSTRIAL PARK & CAROLINA PINES INDUSTRIAL PARK



ELECTRIC VEHICLE OPERATIONS

Scout
0.5 miles

Envision AESC
84.9 miles

VOLVO
102 miles

BMW
109 miles

Mercedes
115 miles

Toyota
172 miles

RIVIAN
183 miles

HYUNDAI
189 miles

VINFAST
203 miles

DASH EV MICROMOBILITY
212 miles

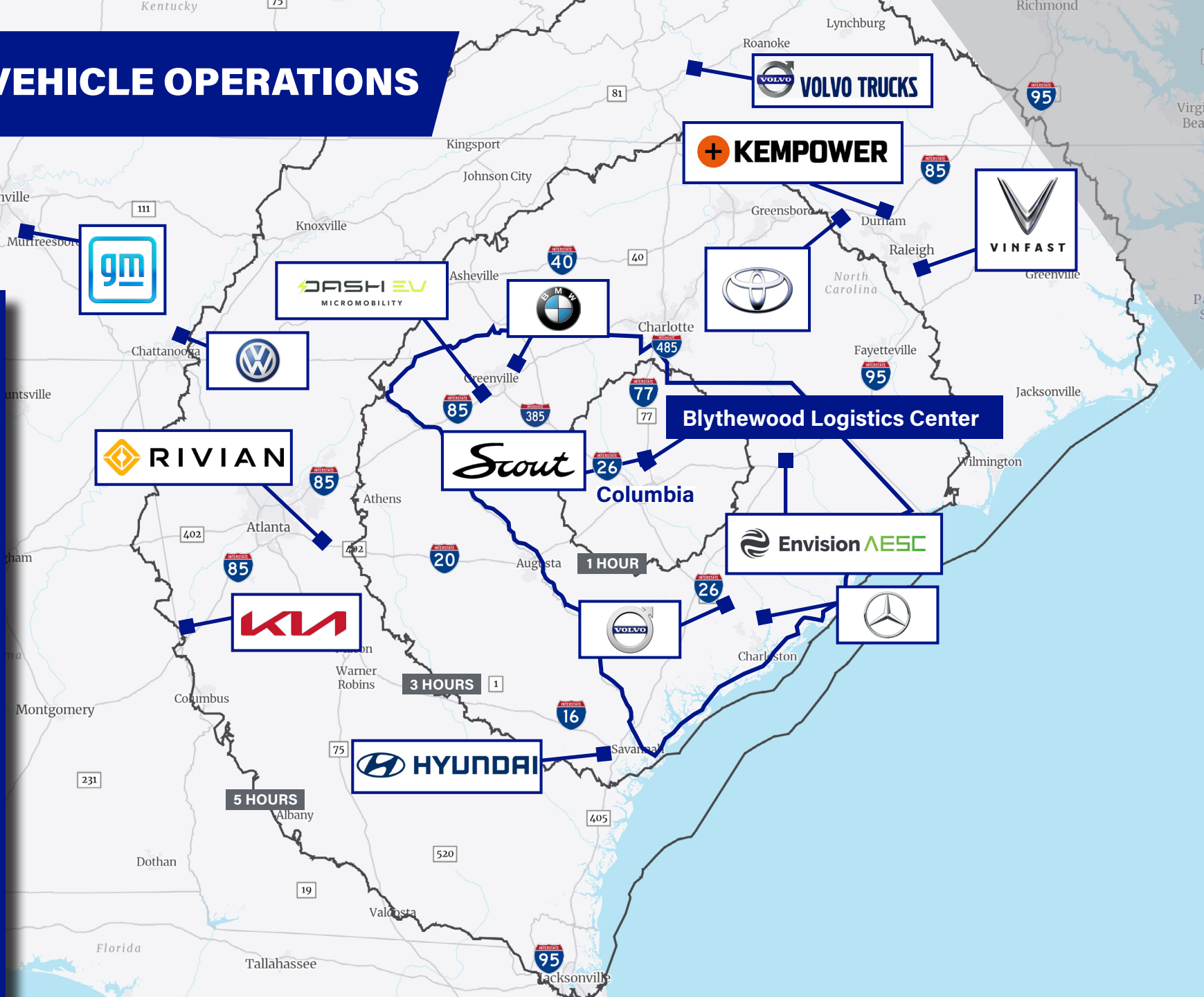
+ KEMPOWER
217 miles

VOLVO TRUCKS
224 miles

KIA
297 miles

BMW
345 miles

gm
474 miles



DRIVE TIME

1



111 minutes

2



68 minutes

3



8 minutes

4



74 minutes

5



118 minutes

6



91 minutes

7



135 minutes

8

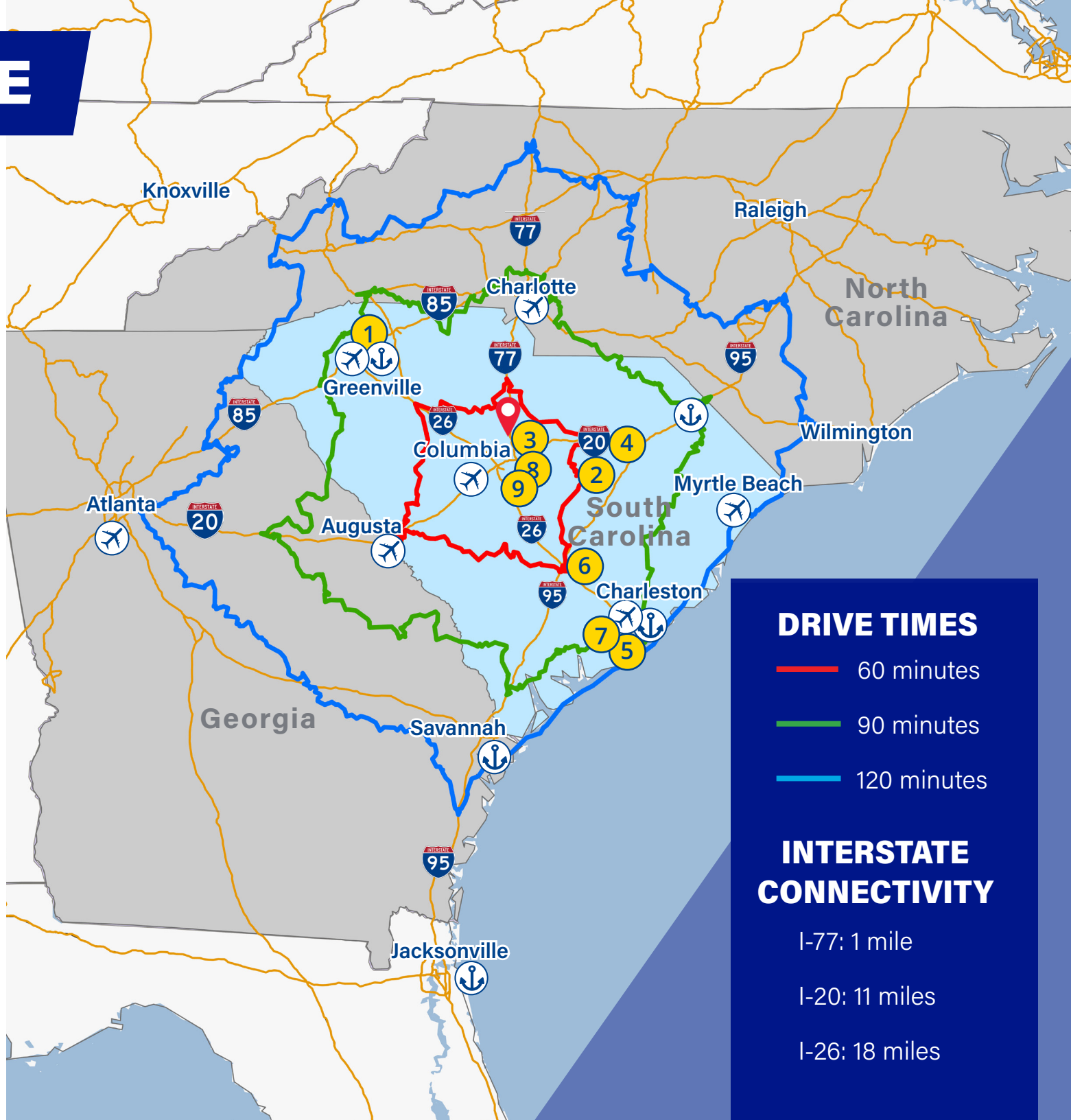


22 minutes

9



23 minutes



DRIVE TIMES

— 60 minutes

— 90 minutes

— 120 minutes

INTERSTATE CONNECTIVITY

I-77: 1 mile

I-20: 11 miles

I-26: 18 miles

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.

Blythewood Logistics Center is located two hours from the Port of Charleston, which is now the 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.

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

#1 BUSINESS INCENTIVE PROGRAMS
Area Development Magazine (2025)

#1 STATE WITH LARGEST CONCENTRATION OF FOREIGN DIRECT INVESTMENT JOBS
Area Development Magazine (2025)

126 MILLION CONSUMERS
WITHIN A DAY'S DRIVE

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

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

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

#4 HIGHEST POPULATION GROWTH RATE IN U.S.
U.S. Census (2024)

#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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