

SHOP GROVE INDUSTRIAL PARK

220 RANGER POINT COURT | COLUMBIA, SC

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 **VIRTUAL TOUR**

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Property Summary

Building Specifications

Available space	±42,000 SF to ±98,648 SF
Building dimensions	775' x 280'
Clear height	32'
Typical bay spacing	55' x 50'
Speed bay spacing	60'
Car parking	49 auto parking spaces available

Construction

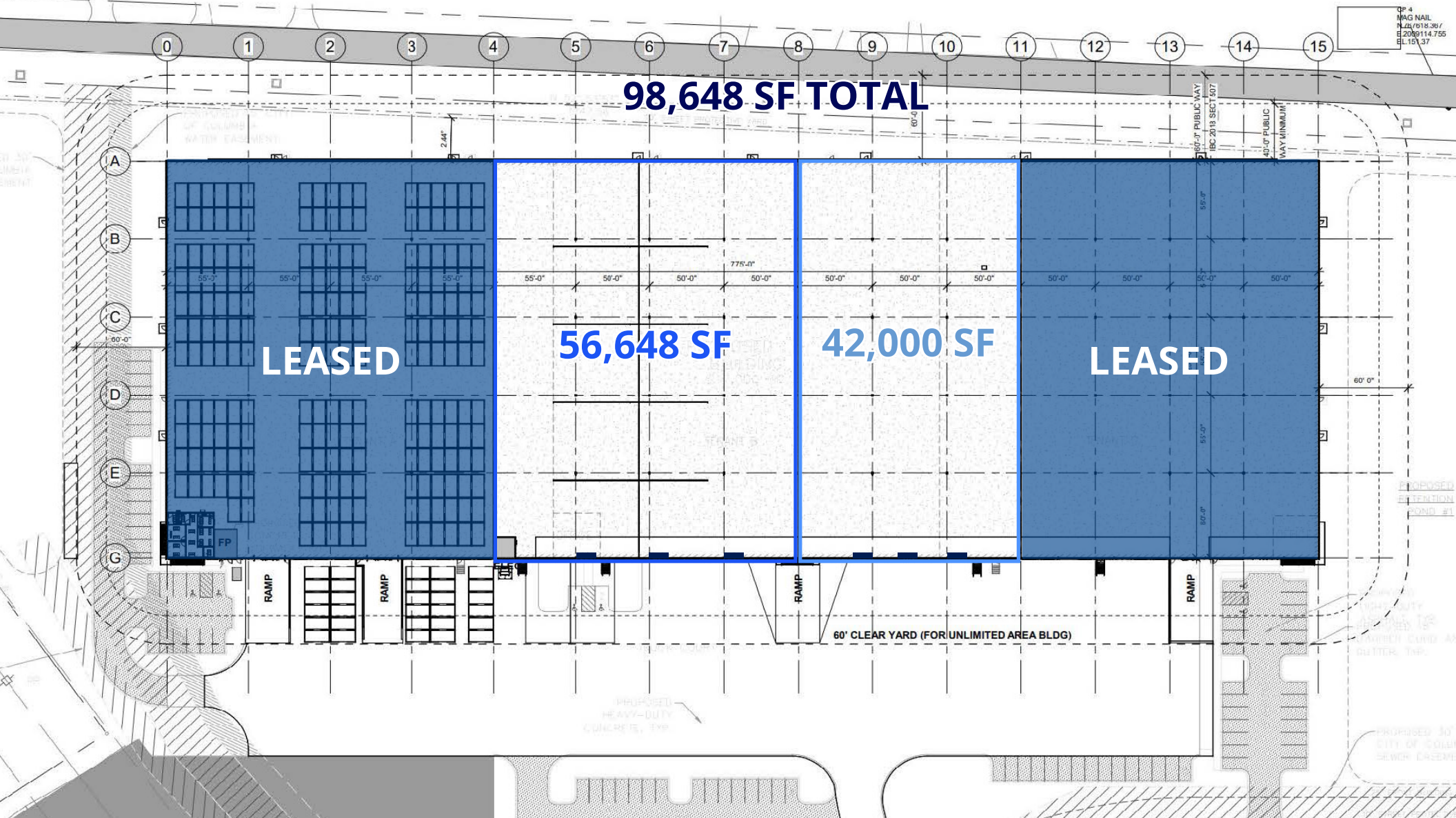
Walls	Tilt up concrete panel
Roof	TPO membrane
Floors	6" reinforced concrete (4,000 psi)
Fire suppression	ESFR System with K22 heads
Heating/Ventilation	Gas unit heaters in warehouse Roof exhaust fans with outside air intake louvers mounted in perimeter wall panels
Lighting	Motion activated LED high-bay lights 30 foot-candles
Electrical	1,500 kVA transformer

Truck Court

Truck court	140' deep (60' heavy-duty concrete, 80' heavy-duty asphalt)
Dock doors	Six (6) 9' x 10' dock high doors available & 12 knockout panels
Drive-in door	12' x 14' drive-in door to be added upon tenant request

Lease rate: **Call brokers for pricing**





Site Plan



About the area

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.

Shop Grove Industrial Park is located less than two hours from the Port of Charleston, which 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.



The Scout Motors production facility is a \$2 billion investment with the potential to create 4,000+ permanent jobs. The company is making an additional investment of \$300 million in South Carolina to build a Supplier Park on the site of its Production Center in Blythewood. This is expected to support approximately 1,000 additional supplier jobs.

Other Nearby Employers



MARK ANTHONY BREWING

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)

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360° VIRTUAL TOUR

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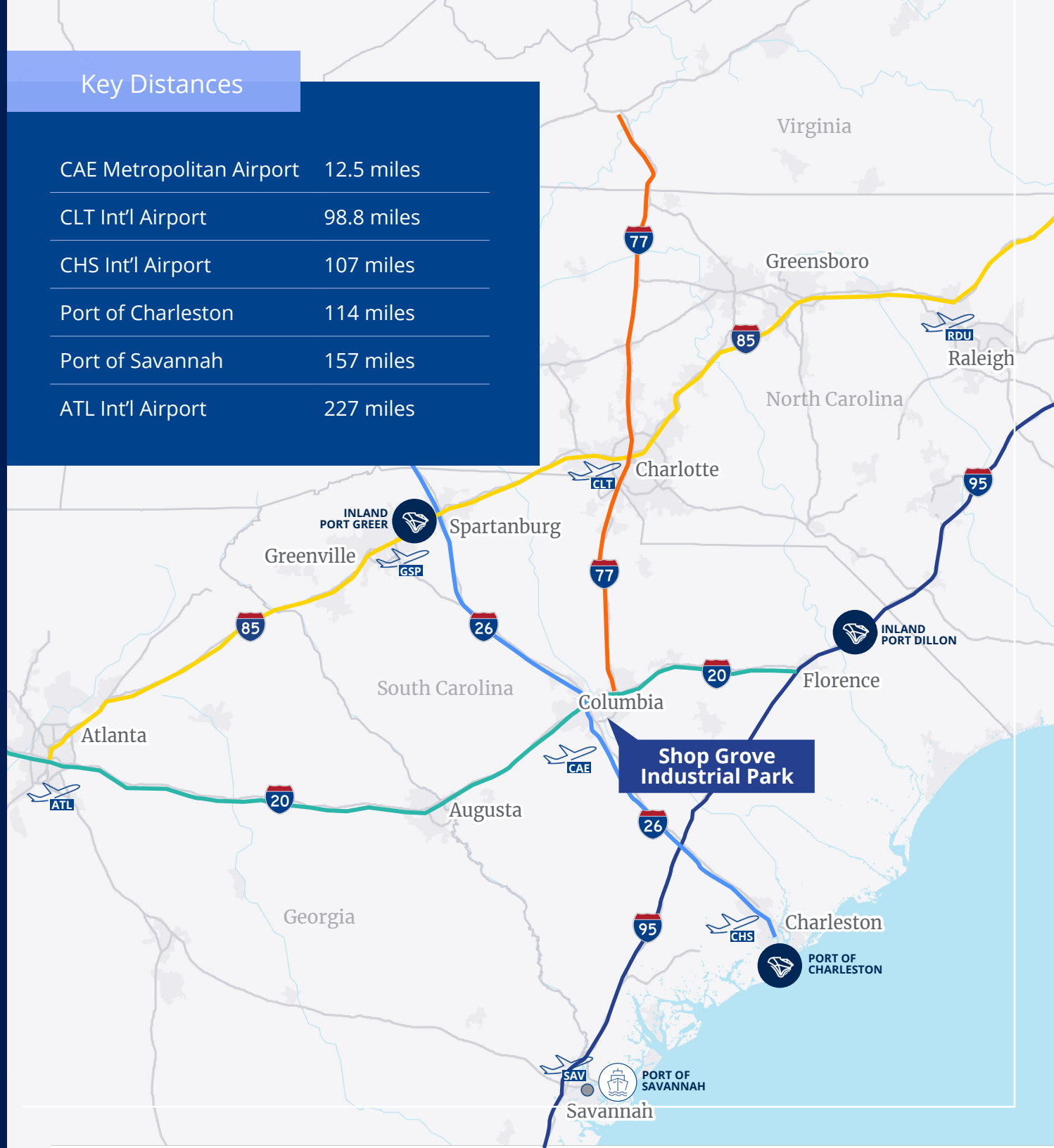
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Key Distances

CAE Metropolitan Airport	12.5 miles
CLT Int'l Airport	98.8 miles
CHS Int'l Airport	107 miles
Port of Charleston	114 miles
Port of Savannah	157 miles
ATL Int'l Airport	227 miles



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