

# CAE Enterprise Park



## THE POWER OF PROXIMITY: READY-TO-DEVELOP LAND WITH DIRECT AIRPORT ACCESS

Strategically located adjacent to the Columbia Metropolitan Airport, the CAE Enterprise Park is a premier development hub home to industry leaders including FLEX, Allied Air, Harsco Rail, Beverage South, and Ferrous Engineering & Tool. With the potential for a future taxiway connector, this is the ideal location for your large-scale operations in the advanced, aerospace, and automotive manufacturing sectors, as well as chemical products and life sciences industries.

**COLUMBIA**  
METROPOLITAN AIRPORT

ADJACENT TO  
CAE



3 MAJOR INTERSTATES  
WITHIN 5-MINUTES



ADJACENT TO UPS & FEDEX  
AIR CARGO HUBS



FOREIGN-TRADE ZONE 127  
AVAILABLE



ADJACENT TO  
AIRPORT CAMPUS



IDEAL FOR AEROSPACE  
MANUFACTURING

# CAE Enterprise Park



**ALLIED**  
Air Enterprises

  
Beverage South  
Columbia

**flex.**

  
**FERROUS**  
ENGINEERING & TOOL

**flex.**

**HARSCO** RAIL  
Enabling Technology in Motion

**CAE**  
ENTERPRISE  
**PARK**  
powered by CAE



### **METROPOLITAN DRIVE SPECULATIVE BUILDING**

Located in CAE Enterprise Park, this Class A industrial facility offers ±247,000 SF of build-to-suit space. Designed for maximum efficiency, the building features a 36' clear height, 50' x 50' column spacing, and a robust 6-inch reinforced concrete floor capable of 6,000-pound point loads. Logistics are optimized with 24 dock-high doors (expandable to 54), two drive-in doors, a 130-foot truck court, and up to 100 trailer parking spaces for seamless scalability.

### **DIRECT RUNWAY ACCESS VIA MULTI-MODAL SKYBRIDGE**

Plans are underway for a multi-modal skybridge at CAE Enterprise Park, creating a direct connection between the park and the Columbia Metropolitan Airport (CAE) runways. This innovative feature offers tenants streamlined taxiway access and "front-door" runway connectivity, providing a unique competitive advantage of unparalleled efficiency.

### **IDEAL INDUSTRY SECTORS**



**ADVANCED  
MANUFACTURING**



**AEROSPACE  
MANUFACTURING**



**AUTOMOTIVE  
MANUFACTURING**



**CHEMICAL  
PRODUCTS  
(HEAVY  
MANUFACTURING)**



**LIFE  
SCIENCES**





#### LOCATION

|                    |                         |
|--------------------|-------------------------|
| County             | Lexington               |
| Latitude/Longitude | 33°9486913/ -81.1504775 |

#### DESCRIPTION

|                                       |                       |
|---------------------------------------|-----------------------|
| Total Acreage                         | 520 ± acres           |
| Largest Developable Contiguous Parcel | 199 acres             |
| Zoning                                | Intensive Development |

#### UTILITIES

|             |                 |
|-------------|-----------------|
| Water       | City of Cayce   |
| Natural Gas | Dominion Energy |
| Wastewater  | City of Cayce   |
| Electricity | Dominion Energy |
| Telecom     | AT&T, Spectrum  |

#### TRANSPORTATION AND ACCESS

|                                  |                         |           |
|----------------------------------|-------------------------|-----------|
| Nearest Interstates: East/West   | I-26, I-20              | 4 miles   |
| Nearest Interstate: North/South  | I-77                    | 5 miles   |
| Nearest Highway                  | SC Highway 602          | At Site   |
| Nearest Commercial Airport       | Columbia Metro (CAE)    | Adjacent  |
| Nearest General Aviation Airport | LB Owens                | 13 miles  |
| Nearest International Airport    | Charlotte Douglas (CLT) | 105 miles |
| Nearest Port                     | Port of Charleston      | 114 miles |
| Rail Transload                   | Norfolk Southern        | 1 mile    |



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SOUTH CAROLINA

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