Lexington County Industrial Park



ESTABLISHED PARK WITH TWO MILLION+ SQUARE FEET OF CLASS A INDUSTRIAL SPACE

Strategically located in the heart of South Carolina, the Lexington County Industrial Park offers over 2 million square feet of Class A industrial space within an established logistics corridor. Providing unparalleled connectivity, the park is located less than one mile from I-26 and I-77, just 6 miles from CAE—the state's largest cargo airport—and within 100 miles of the Port of Charleston.

Developed by Magnus Development Partners, which has more than 50 years of experience delivering world-class build-to-suit and speculative industrial solutions, the park is home to more than 15 high-profile tenants, including Home Depot, Domino's Supply Chain, Kardex Remstar, Republic National Distributing and Scholastic Book Fairs.

LOCATED IN ESTABLISHED, PROVEN INDUSTRIAL CORRIDOR

LESS THAN 100 MILES TO THE PORT OF CHARLESTON

COLUMBIA METROPOLITAN AIRPORT

6 MILES FROM CAE AIRPORT, STATE'S LARGEST CARGO AIRPORT

IDEAL GEOGRAPHIC MIDPOINT IN SOUTH CAROLINA

26 77

1 MILE TO I-26 AND I-77

MORE THAN 2 MILLION SF OF CLASS A SPACE

Lexington County Industrial Park









IDEAL INDUSTRY SECTORS

- ADVANCED MANUFACTURING
- AEROSPACE MANUFACTURING
- AUTOMOTIVE MANUFACTURING
- DISTRIBUTION CENTERS
- LIFE SCIENCES





LOCATION

County	Lexington
Latitude/Longitude	33° 54.809407' N/81° 04.627253' W

DESCRIPTION

Total Acreage	290 acres
Largest Developable Contiguous Parcel	7.9 acres
Zoning	Intensive Development

UTILITIES

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

TRANSPORTATION AND ACCESS

Nearest Interstate: East/West	I-26	1 mile
Nearest Interstate: North/South	I-77	1 mile
Nearest Highway	US Highway 321	At Site
Nearest Commercial Airport	Columbia Metro (CAE)	6 Miles
Nearest General Aviation Airport	LB Owens	10 miles
Nearest International Airport	Charlotte Douglas (CLT)	105 miles
Nearest Port	Port of Charleston	100 miles
Rail	Norfolk Southern	3.5 miles

COUNTY *of* LEXINGTON
ECONOMIC DEVELOPMENT
SOUTH CAROLINA

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