

803 Industrial Park



A Multimodal Industrial Park

The 803 Industrial Park offers unique multimodal capabilities, providing a significant advantage for businesses seeking diverse transportation options. The park is adjacent to the Columbia Metropolitan Airport (CAE), the UPS regional air hub, the UPS ground hub, FedEx Freight, and a Norfolk Southern transload rail terminal. It's also just a mile from I-26, giving you easy access to other major interstates like I-77, I-20, and I-95. From the park, you're just a two-hour drive to the Port of Charleston.

CAE

ADJACENT TO
CAE AIRPORT



3 MAJOR INTERSTATES
WITHIN 5-MINUTES



ADJACENT TO UPS
AND FEDEX HUBS



FOREIGN-TRADE ZONE 127
AVAILABLE

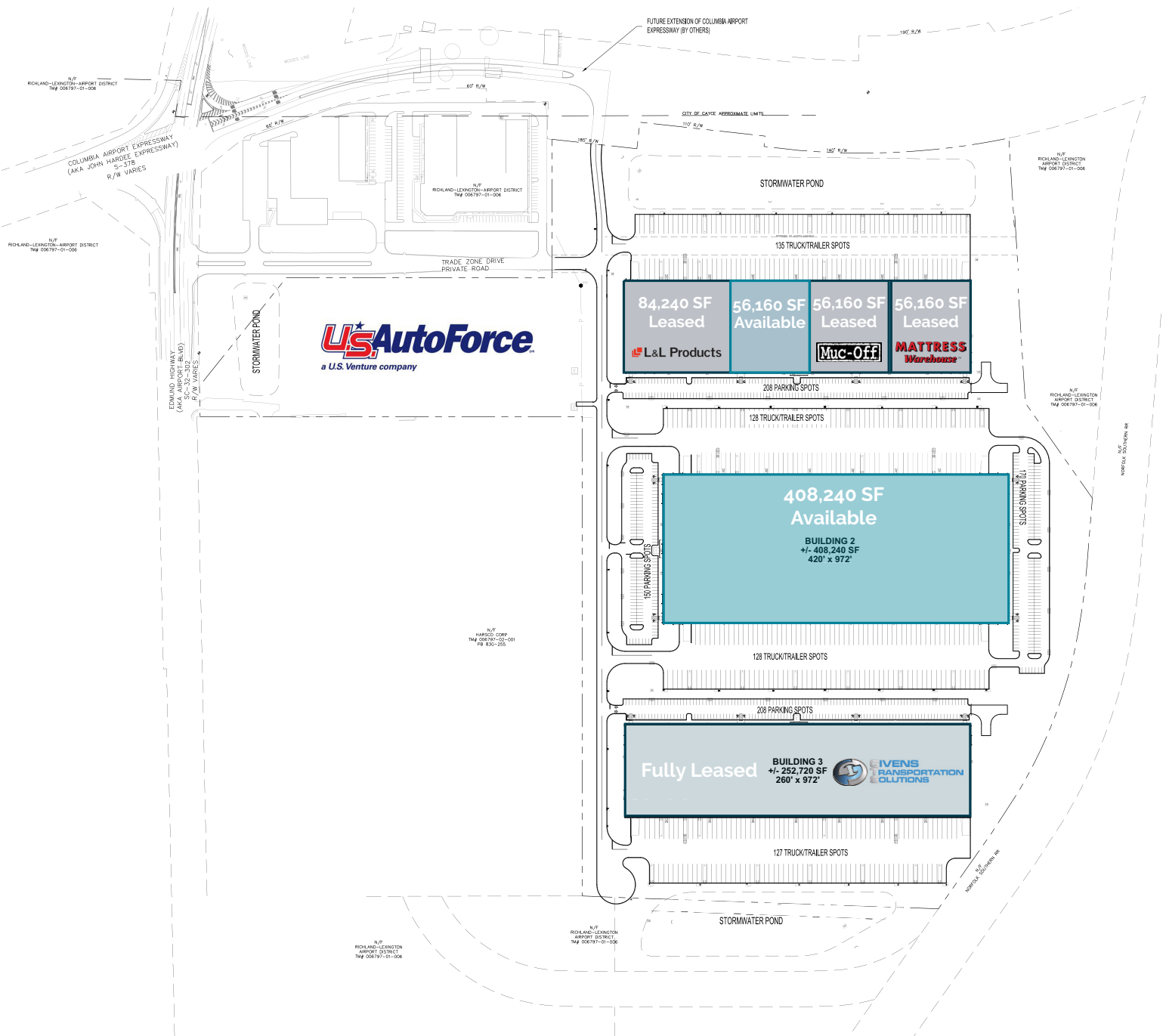


ONE DAY'S DRIVE TO
66% OF US POPULATION



IDEAL FOR LAST-MILE
DISTRIBUTION CENTERS

803 Industrial Park



New Construction Class-A Industrial Space Now Available

The 803 Industrial Park has four new speculative developments next to the CAE Airport in Columbia, South Carolina. Current tenants include Givens Transportation Solutions (GTS), Mattress Warehouse, L&L Products and Muc-Off. Two of the buildings—Gateway One and Gateway Three—are already constructed, with plans to break ground on Gateway Two in the near future. Construction of Gateway Four is underway and will be occupied by US Auto Force.



Gateway One

252,720 SQUARE FEET TOTAL | 56,160 SQUARE FEET REMAINING FOR LEASE

The Gateway One building features a 190-foot deep truck court allowing 72 trailer drop spaces, 9 dock-high doors (expandable), 1 drive-in door, 50-foot by 54-foot bays, 32-foot clear heights, ESFR fire protection and LED lighting. The building is subdividable for users needing as little as 56,160 square feet of space.

Gateway Two

408,240 SQUARE FEET TOTAL | 408,240 SQUARE FEET REMAINING FOR LEASE

The Gateway Two building will feature a 190-foot deep truck court, up to 32 dock-high doors (expandable up to 120 doors), 50-foot by 54-foot bays, 36-foot clear heights, ESFR fire protection and LED lighting.



LOCATION

County	Lexington
Latitude/Longitude	33° 56' 27.3029" N 81° 05' 57.0301" W

DESCRIPTION

Total Sq. Ft.	1 Million
Sq. Ft. Available	464,400
Zoning	Intensive Development (ID)

UTILITIES

Water	City of Columbia
Natural Gas	Dominion Energy
Wastewater	City of Columbia
Electricity	Dominion Energy
Telecom	AT&T

TRANSPORTATION AND ACCESS

Nearest Interstate: East/West	I-26	<1 mile
Nearest Interstate: North/South	I-77	3 miles
Nearest Highway	SC Highway 602	At Site
Nearest Commercial Airport	Columbia Metro (CAE)	<1 mile
Nearest General Aviation Airport	LB Owens	10 miles
Nearest International Airport	Charlotte Douglas (CLT)	105 miles
Nearest Port	Port of Charleston	112 miles
Rail	Norfolk Southern	<1 mile



COUNTY of LEXINGTON
ECONOMIC DEVELOPMENT
 SOUTH CAROLINA

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