



803 INDUSTRIAL PARK

Columbia, South Carolina
1 MILLION SQUARE FEET | 4 BUILDINGS

Building One | ±204,120 SF
Delivering Fall 2021

[VIEW WEBSITE](#) 





PARK OVERVIEW

MULTIMODAL HUB

BUILDING ONE

LOCATION

DEVELOPMENT TEAM

About the Park

A MULTIMODAL INDUSTRIAL PARK | POWERED BY COLUMBIA METROPOLITAN AIRPORT

Columbia Metropolitan Airport (CAE) and Magnus Development Partners have partnered to develop 803 Industrial Park, a new speculative development adjacent to the CAE Airport in Columbia, SC. The park will consist of nearly one million square feet across four buildings to accommodate a wide range of users. Magnus Development will break ground on Building One, a 204,120-square-foot building, in Spring 2021.





"803 Industrial Park is the Columbia market's most versatile industrial development. We are excited about our flourishing partnership with CAE and look forward to the economic impact this development will bring to the central South Carolina region, resulting in new businesses and job creation."

Kevin Werner
Magnus Development

Why 803?



Up to ±1M SF
available



Near FedEx &
UPS hubs



Location outperforms
competing sites



Ideal for last-mile
facilities



3 interstates within
5 minutes



COLUMBIA
METROPOLITAN AIRPORT



COLUMBIA, SOUTH CAROLINA | WWW.803INDUSTRIALPARK.COM

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A Multimodal Hub

PLANES, TRAINS, TRUCKS + SHIPS

803 Industrial Park is unique from competing properties in its multimodal capabilities; the park is adjacent to CAE Airport, the UPS regional air hub, the UPS ground hub, FedEx Freight and a Norfolk Southern transload rail terminal. Additionally, the site is 1 mile from I-26 with easy access to surrounding markets via I-77, I-20 and I-95 and within two hours of the Port of Charleston.



PLANES



TRAINS



TRUCKS



SHIPS

[VIEW WEBSITE](#)



"There is truly nothing like this development available in the market. The benefits this site will bring to a user are unique in its many transportation and logistics capabilities."

Chuck Salley, SIOR
Colliers International

Located at the end of the CAE airport runway

CAE Metropolitan Airport and UPS Regional Air Hub
<1 mile

CLT International Airport
105 miles

CHS International Airport
105 miles

Easy access to Norfolk Southern and CSX rail lines

Norfolk Southern Transload Terminal
<1 mile

CSX Terminal
7.5 miles

Inland Port Greer
110 miles

Inland Port Dillon
120 miles

Direct connectivity to South Carolina's network of interstates

I-26
1 mile

I-77
3.2 miles

I-20
5.6 miles

I-95
85 miles

Southeastern U.S. ports link to over 100 foreign ports

Port of Charleston
115 miles

Port of Savannah
154 miles

Port of Norfolk
399 miles

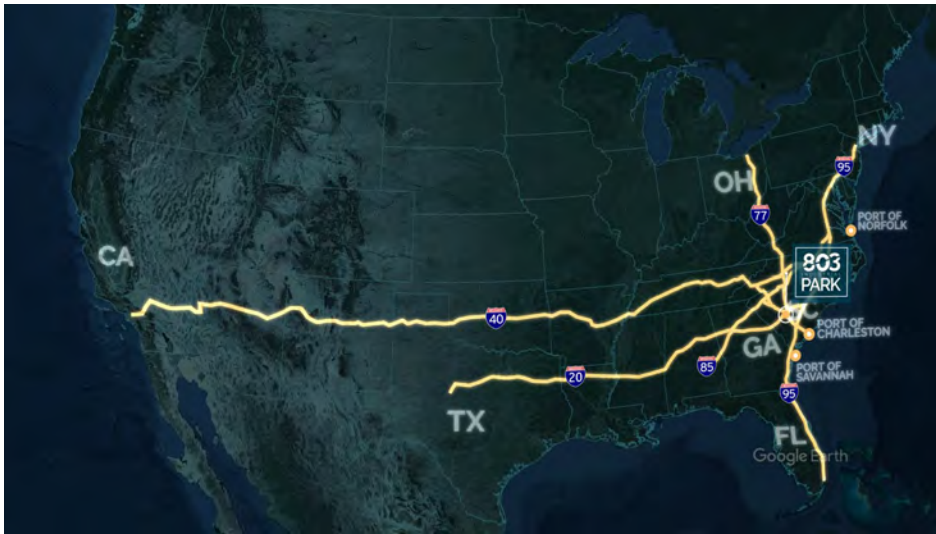
Port of Jacksonville
285 miles



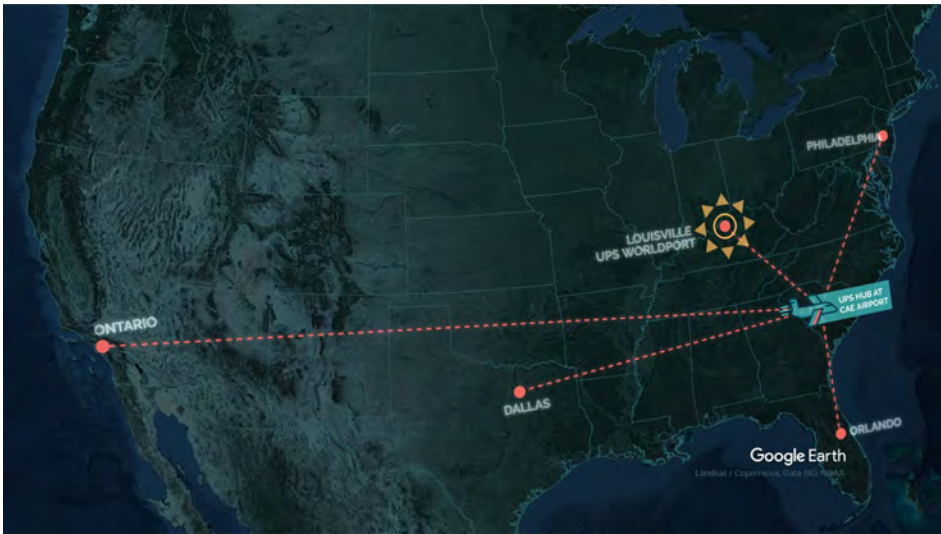
Connected to every major market and port on the East and Gulf Coasts via rail service.



Located 115 miles from the Port of Charleston, which will be the deepest port on the U.S. East Coast by 2021. The Port of Charleston is currently investing \$2.8 billion in improvements and directly serves over 100 foreign ports.



66% of the U.S. population is within a day's drive.



Located next to a UPS regional air hub, which connects to Louisville, a UPS Worldport.

In addition, Columbia Metropolitan Airport offers nonstop travel to 8 cities or just one stop to over 400 cities. Over 40 businesses operate on the airport's campus and create a combined total of over 1,871 full time jobs with a direct payroll of nearly \$80 million. Local support of CAE helps the airport continue to put more dollars back into the local economy and it allows the airport to compete for bigger planes, new air service and better fares.



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Building One

204,120 SQUARE FEET

Building One will feature a 190-foot deep truck court allowing 72 trailer drop spaces, up to 57 dock-high doors, 50-foot by 54-foot bays, 32-foot clear heights, ESFR fire protection and LED lighting. The building will be subdividable for users needing as little as 34,020 square feet of space.



[VIEW WEBSITE](#)

Building One

Base Building Specifications

BASE BUILDING SHELL

Building size	204,120 SF (11,340 SF per bay)
Subdividable	34,020 SF
Building dimensions	210'x 972'
Construction	Tilt concrete panel
Clear height	32' clear height
Typical bay spacing	54' x 50'
Dock (speed bay) spacing	60' deep
Car parking	Per code

TRUCK COURT

Truck loading dock	190' deep truck court
Truck court	60' concrete apron at dock positions
Trailer drops	Up to 72 trailer drops
Dock doors	Sixteen (16) 9' x 10' dock high doors expandable (one (1) per bay) Up to 57 dock-high doors available
Drive-in door	Two (2) (12' x 14') drive-in doors (additional available upon tenant request)

EQUIPMENT

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

FLOORS

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



WALLS

Tilt-up concrete wall panels
Insulated roof (R-Value of 12.1)

ROOF

45mil white TPO roof
External gutters and down spouts

FIRE PROTECTION

ESFR fire suppression system with fire pump

WATER & SEWER

Sanitary sewer lines	30' from the inside face of the front of the building
Domestic water line	Installed overhead 30' from the inside face of the front of the building

ELECTRICAL, LIGHTING, HEATING

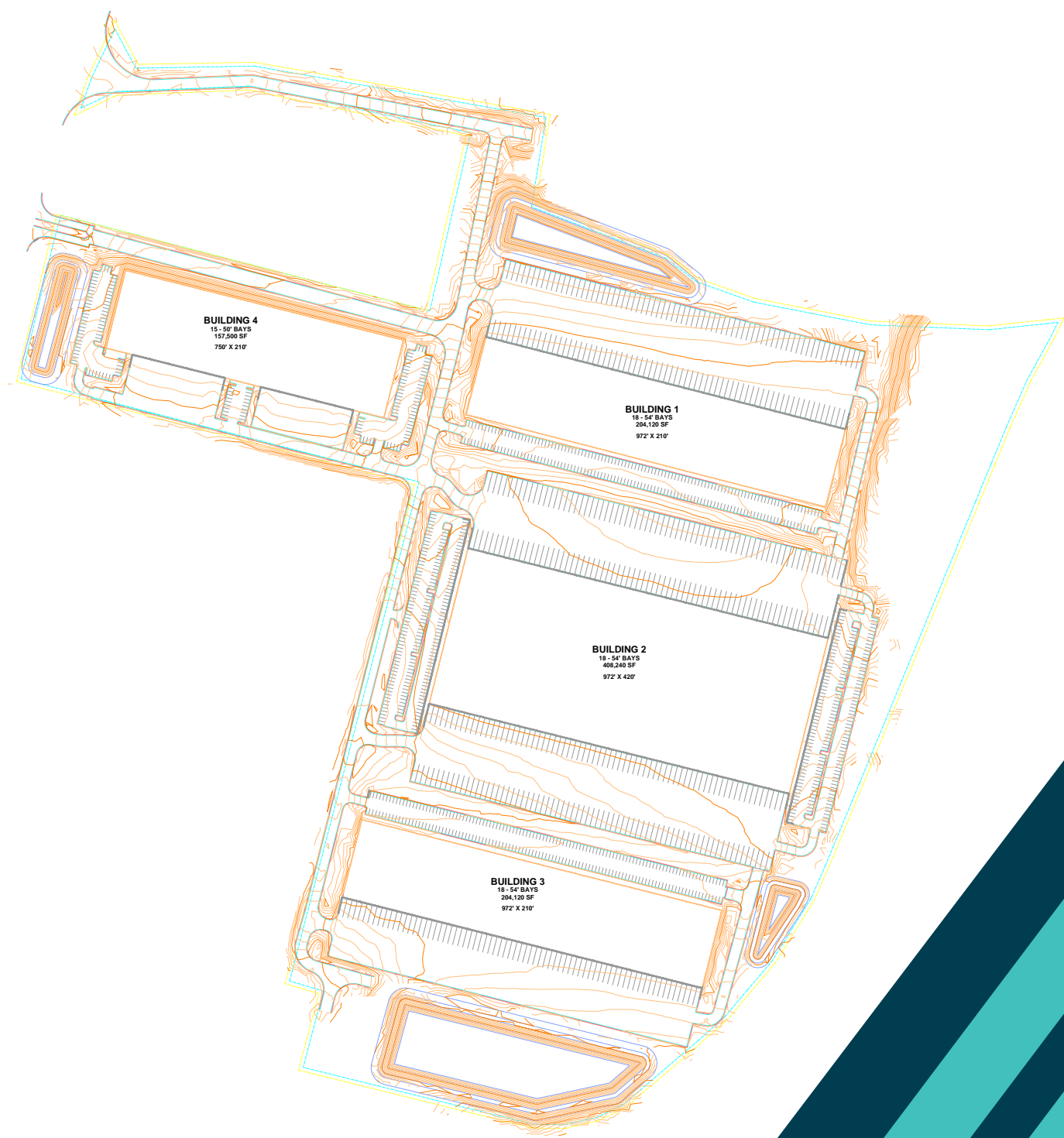
Electrical	2,000 amp service, 480/277v 3-phase
Lighting	LED motion-controlled high-bay lights 25-foot candle without tenant racking
Ventilation	1 air change per hour
Heating	Unit heaters for freeze protection



Conceptual rendering



Site Plan





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Why South Carolina

ECONOMIC IMPACT

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.

#6 HIGHEST POPULATION
GROWTH RATE IN U.S.

#3 STATE FOR DOING
BUSINESS
area development magazine (2020)

#3 STATE FOR LOW
LABOR COSTS
area development magazine (2020)

STATE OF THE YEAR
business facilities (2017)

#4 STATE FOR WORKFORCE
TRAINING PROGRAMS
area development magazine (2020)

94 MILLION CONSUMERS
WITHIN A DAY'S DRIVE

#3 BEST STATE FOR
DOING BUSINESS
chief executive magazine (2018)

**TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS
THROUGH FOREIGN INVESTMENT**
ibm-plant location international

#1 INTERNATIONAL MBA PROGRAM | TOP 3 FOR 31 CONSECUTIVE YEARS
UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 22 CONSECUTIVE YEARS
UNIVERSITY OF SOUTH CAROLINA
u.s. news and world report (2021)

DRIVE TIME



1 94 MINUTES



2 71 MINUTES



3 23 MINUTES



4 55 MINUTES



5 69 MINUTES



6 103 MINUTES



7 82 MINUTES



8 92 MINUTES



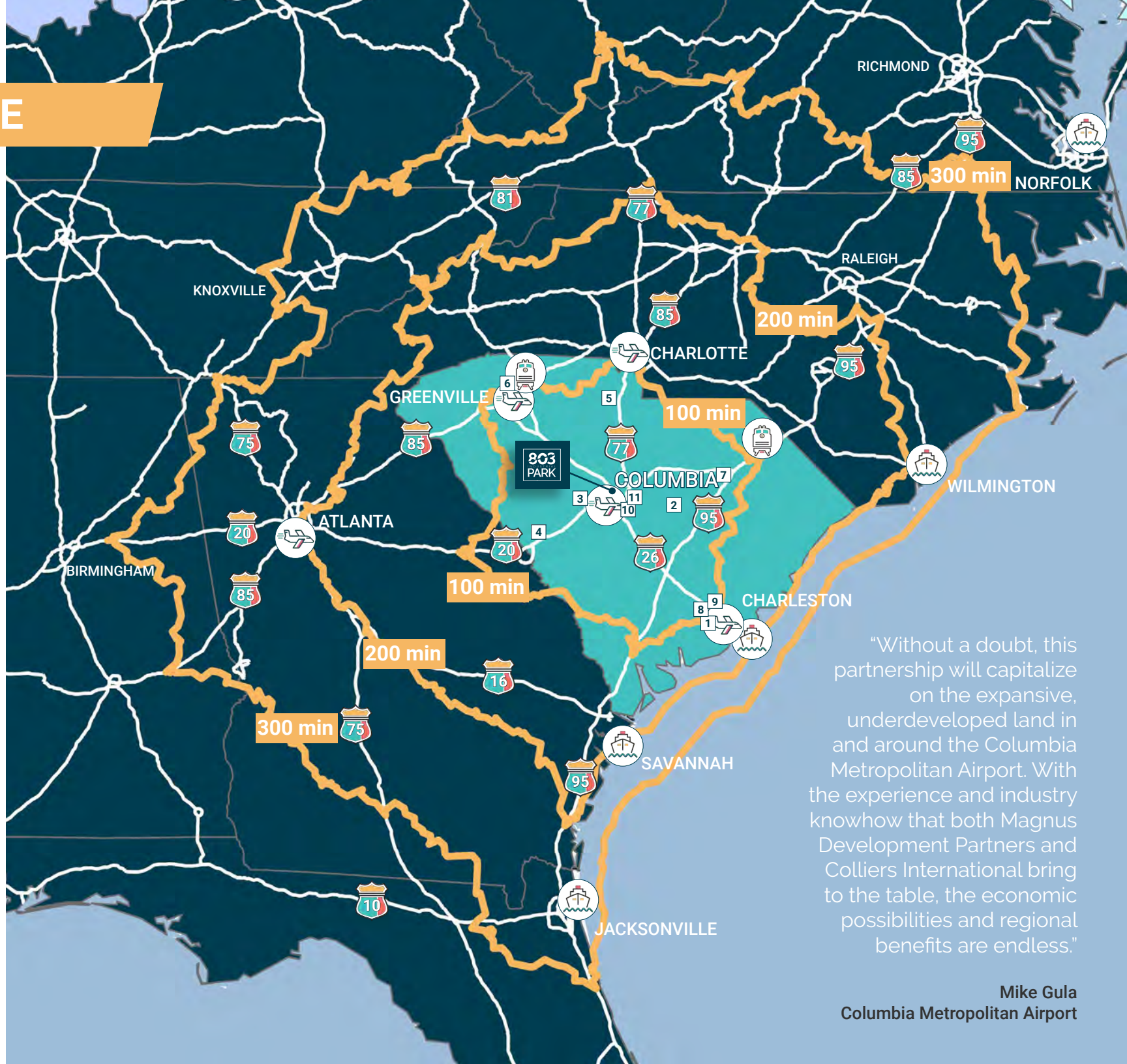
9 74 MINUTES



10 20 MINUTES



11 20 MINUTES



"Without a doubt, this partnership will capitalize on the expansive, underdeveloped land in and around the Columbia Metropolitan Airport. With the experience and industry knowhow that both Magnus Development Partners and Colliers International bring to the table, the economic possibilities and regional benefits are endless."

Mike Gula
Columbia Metropolitan Airport

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