



Sandy Run

INDUSTRIAL PARK

Speculative Industrial Building

±497,952 square feet | Delivery Q2 2023

Interstate 26 & US-Highway 21 | Gaston, SC



Building Specifications

±497,952 SQUARE FEET | DELIVERY Q2 2023

Building specs

Building size	±497,952 SF (expandable to ±663,936 SF)
Building dimensions	494' x 1008'
Site	±60 acres
Parking	198 car spaces (expandable)
Clear height	36' clear height
Bay spacing	Interior bays: 56' x 52' Speed bays: 56' x 65'
Municipality	Calhoun County

Truck Court

Truck loading dock	200' deep truck court with 60' concrete pad
Trailer parking	152 trailer parking spaces (expandable)
Dock doors	(108) 9'x10' dock high doors
Drive-in doors	(4) 12'x14' drive-in doors

Construction

Roof	45 mil, white, mechanically fastened TPO
Walls	Tilt-up concrete
Floors	7" un-reinforced concrete slab 4,000 psi
Fire Protection	ESFR
Lighting	LED

Utilities

Power	Dominion Energy 4,000 AMP 277/480V (8,000 AMP capacity)
Gas	Dominion Energy 4" main
Water	Calhoun County 10" main
Sewer	Calhoun County 10" main
Telecommunications	AT&T



Chuck Salley, SIOR
Managing Director
803 401 4266
chuck.salley@colliers.com

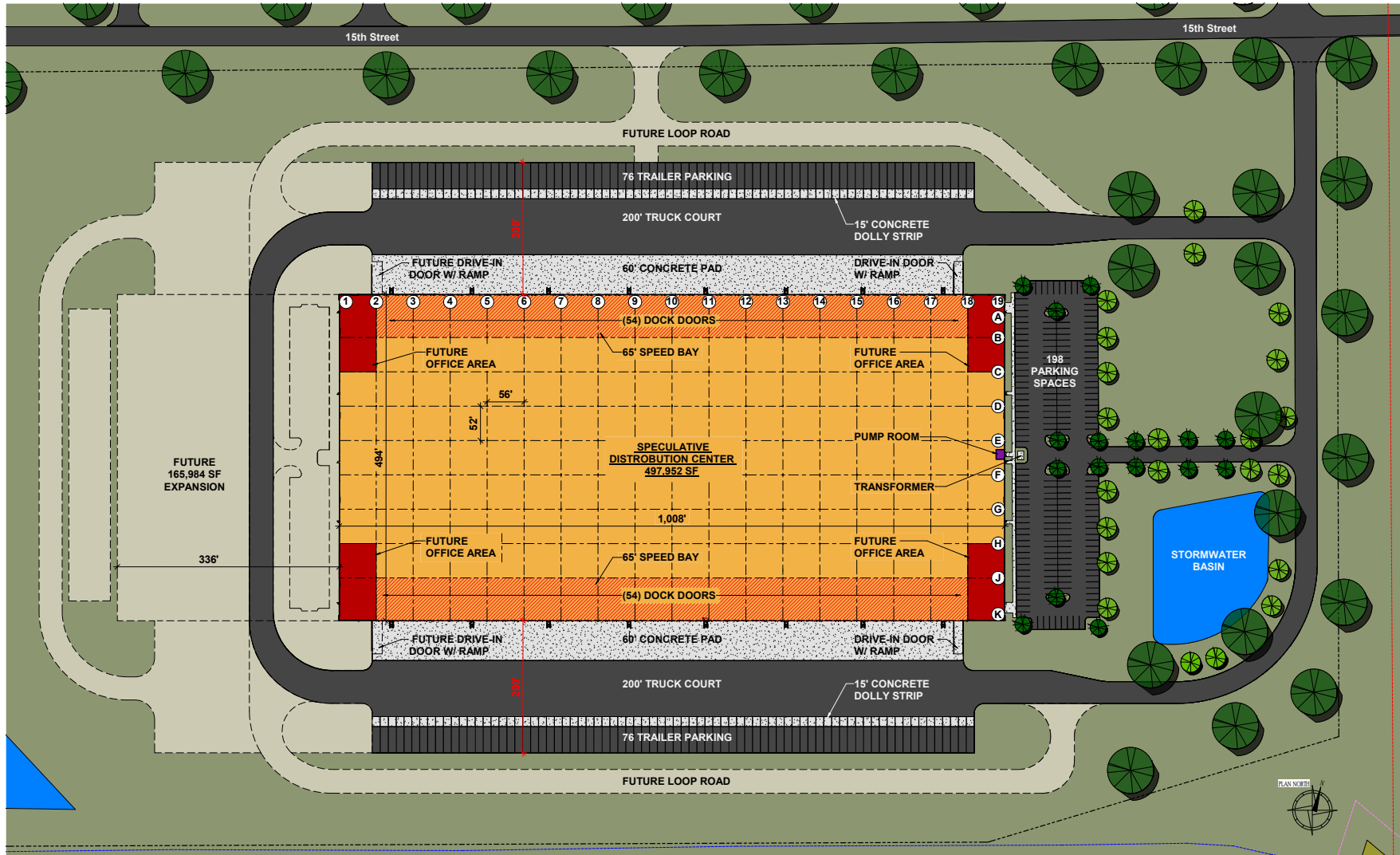
Dave Mathews, SIOR
Vice President
803 401 4293
dave.mathews@colliers.com

Thomas Beard, SIOR
Vice President
803 401 4247
thomas.beard@colliers.com

John Peebles
Brokerage Associate
803 401 4226
john.peebles@colliers.com

Site Plan

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Sandy Run

INDUSTRIAL PARK

Masterplan



About the Park

Sandy Run Industrial Park is located in the counties of Lexington and Calhoun, which have seen continuous growth in their industrial markets. Sandy Run is a ±760.9-acre, fully entitled industrial park with access to all utilities. Red Rock Developments is the exclusive developer for build-to-suit and speculative buildings.

The park features direct access from Highway 21 on Interstate 26 (Exit 119) and is located near the Amazon Distribution Center, Nephron Pharmaceuticals and the Columbia Metropolitan Airport. The park is strategically positioned close to I-77 and I-20, allowing for a quick and efficient distribution process for a multitude of manufacturing purposes.

Nearby Users



602



INTERSTATE 77



302



INTERSTATE 26



Sandy Run Industrial Park



Fish Hatchery Rd



Meadowfield Rd

Mack St

INTERSTATE 26

Old Sandy Run Rd



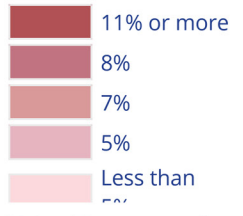
Blackville Rd



Old State Rd

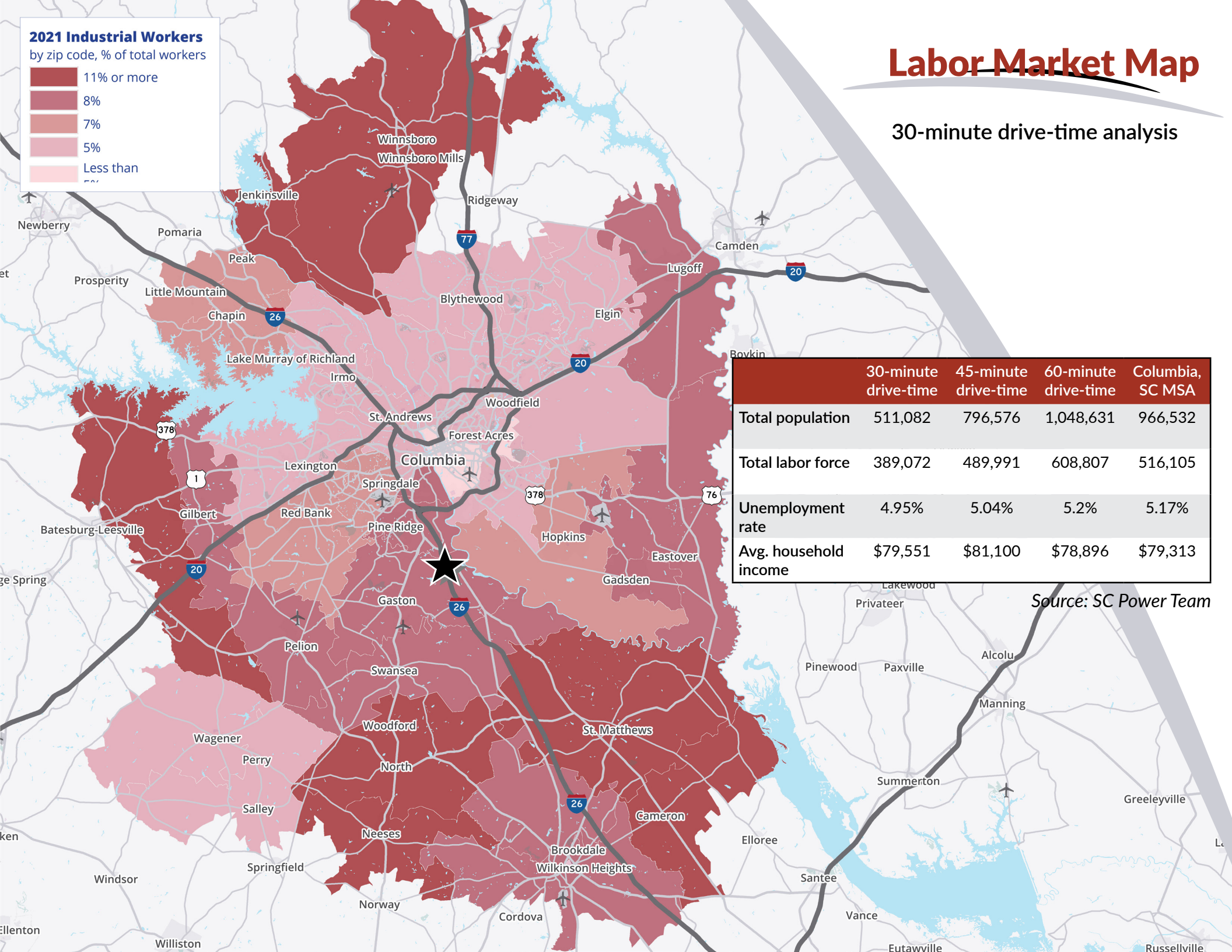


2021 Industrial Workers
by zip code, % of total workers



Labor Market Map

30-minute drive-time analysis





	30-minute drive-time	45-minute drive-time	60-minute drive-time	Columbia, SC MSA
Total population	511,082	796,576	1,048,631	966,532
Total labor force	389,072	489,991	608,807	516,105
Unemployment rate	4.95%	5.04%	5.2%	5.17%
Avg. household income	\$79,551	\$81,100	\$78,896	\$79,313


Source: SC Power Team


Trucking Time

Interstates

 1 minute

 4 minutes

 14 minutes

 50 minutes

Airports

CAE Metropolitan: 12 minutes

CLT International: 97 minutes

CHS International: 87 minutes

GSP International: 104 minutes

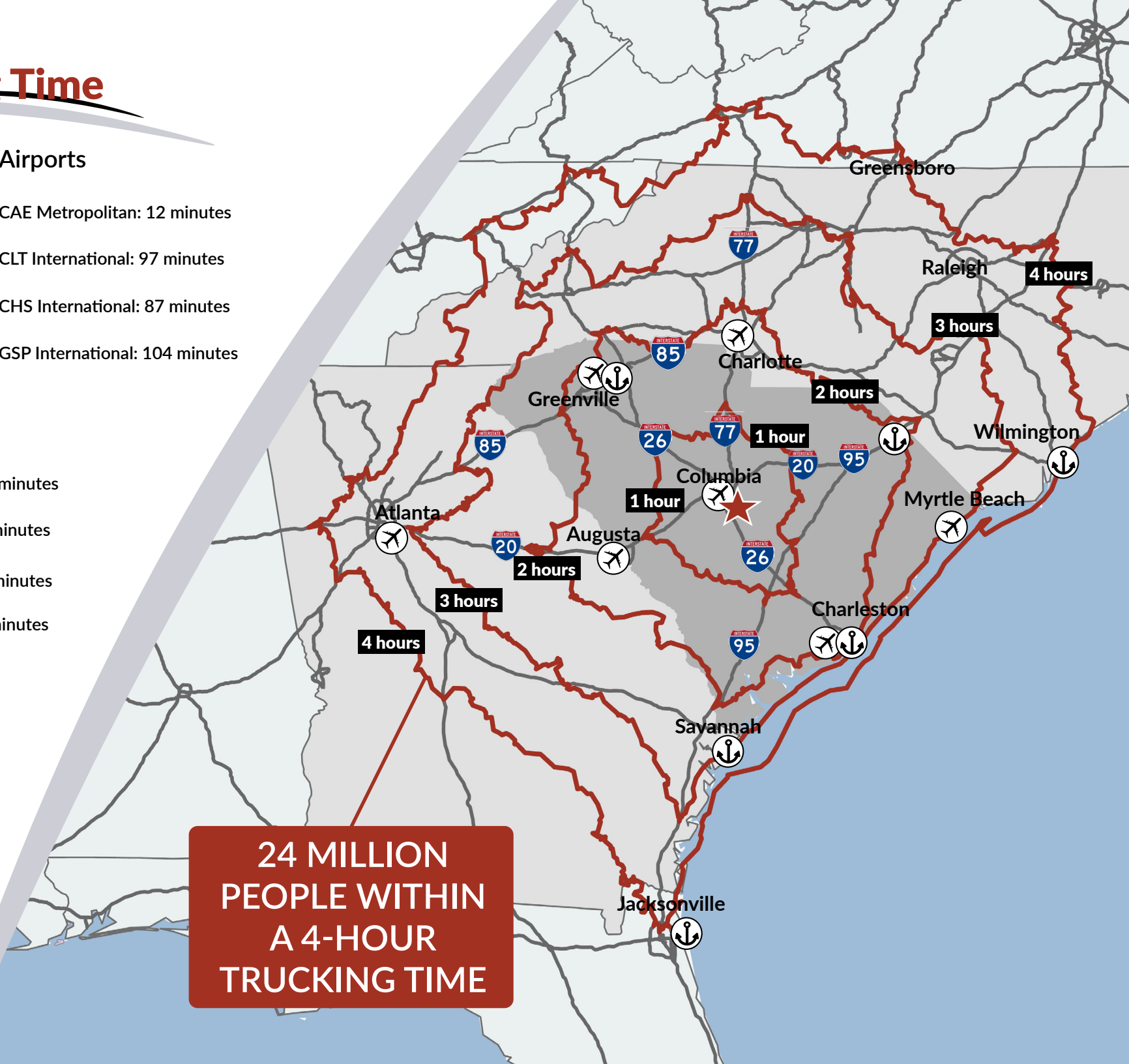
Ports

Port of Charleston: 100 minutes

Inland Port Greer: 110 minutes

Inland Port Dillon: 103 minutes

Port of Savannah: 140 minutes



**24 MILLION
PEOPLE WITHIN
A 4-HOUR
TRUCKING TIME**

Central South Carolina

About

Positioned in the heart of South Carolina and the rapidly growing Southeast, the Central SC region's natural geographic advantage translates into efficient connections to customers and suppliers. Combining a desirable location with smart investments in infrastructure, competitive industrial utility rates and a cost of living well below the national average, Central SC delivers a globally connected, world-class home.

[-CentralSC Alliance](#)

Major Employers



Calhoun County Tax Rate

Sandy Run Industrial Park enjoys one of the lowest property tax rates in South Carolina.

Market Facts

Industrial Highlights: Columbia, SC

Columbia's ease of accessibility is a primary factor in site selection for both businesses and residents and many are drawn to Columbia due to its convenient location. The Columbia, SC Metropolitan Statistical Area (MSA) is made up of six counties centrally located in South Carolina, halfway between the Port of Charleston and South Carolina Inland Port in the Greenville-Spartanburg market. In addition, major interstates run through the Columbia region, allowing short drive-time access to Charlotte, NC; Atlanta, GA; and Charleston and Greenville, SC, among others. The region's airport, Columbia Metropolitan Airport (CAE), sees more than 1.3 million passengers per year, processes more than 500 million pounds of air cargo and is home to a UPS regional air hub with direct access to the UPS Louisville Worldport.

Additionally, several airports are within a two-hour drive time, including Charlotte Douglas International Airport (CLT), Charleston International Airport (CHS), Greenville-Spartanburg International Airport (GSP) and Augusta Regional Airport (AGS).

Columbia is also positively affected by the robust statewide import/export business throughout the state; the region is seeing more new companies land in Columbia who are directly supporting the booming automotive industry. Also, South Carolina imports are setting records annually with the Port of Charleston moving more cargo boxes through the port in 2021 than ever before. The Port of Charleston is on track to be the deepest port on the East Coast in 2022. The Inland Ports in Greer and Dillon add to the connectivity of the state by providing a direct route via a Norfolk Southern rail line to the Port of Charleston, and also reported a record number of shipments in 2021. The ports continue to grow with no signs of slowing down, and Columbia is directly benefiting from the record-breaking successes throughout the related industries.

Why South Carolina?

94 MILLION CONSUMERS
WITHIN A DAY'S DRIVE

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

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

#6 HIGHEST POPULATION GROWTH RATE IN U.S.

STATE OF THE YEAR
business facilities (2017)

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

TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS THROUGH FOREIGN INVESTMENT

ibm-plant location international



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