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Sandy Run
INDUSTRIAL PARK

Speculative Industrial Building

±519,792 square feet | For Lease or Sale

201 Integrity Way, Gaston, SC

RED ROCK
DEVELOPMENTS

Building Specifications

±519,792 SQUARE FEET

Building specs

Building size	±519,792 SF
Available space	±519,792 SF warehouse/distribution Office built-to-suit
Building dimensions	546' x 952'
Site	±53.94 acres
Parking	260 spaces (expandable to 368 spaces)
Clear height	36' clear first bay in minimum under joist
Column spacing	52' x 56' 65' speed bay
Municipality	Calhoun County

Truck Court

Truck loading dock	185' deep truck court 60' concrete pad
Trailer storage	135 spaces (expandable to 256 spaces)
Dock doors	(98) 9'2" x 10' dock-high doors (26) 7' x 8' mechanical levelers (40,000 lbs)
Drive-in doors	(4) drive-in doors

Construction

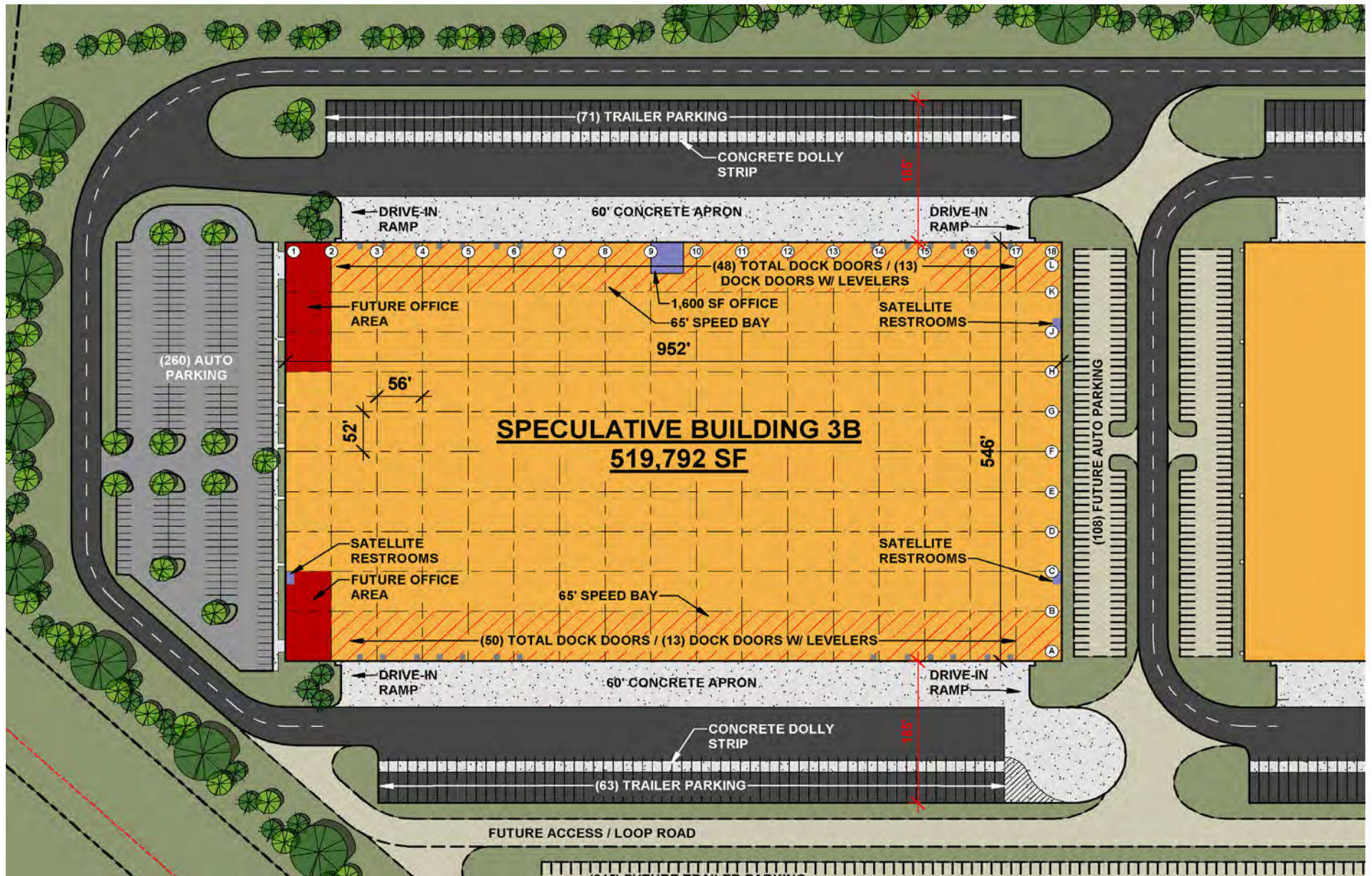
Roof	45 mil white TPO membrane
Walls	Tilt-up concrete
Floors	8" caulked floor
Fire Protection	ESFR sprinklered
Lighting	25 foot-candle 3' AFF LED
Heating/Ventilation	Gas fired units 60" x 78" roof mounted fans for .25AC/hr

Utilities

Power	Dominion Energy (2) 2,000 AMP Panels
Gas	Dominion Energy 6" main 2" service
Water	Calhoun County 10" main 2" water line
Sewer	Calhoun County 8" main 6" full building length with 3 laterals
Telecommunications	AT&T Tri-Co Link

Floor Plan

±519,792 SF



Masterplan



Built to Scale. Ready at Every Size.

From 50,000 SF to 1,201,200+ SF

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.

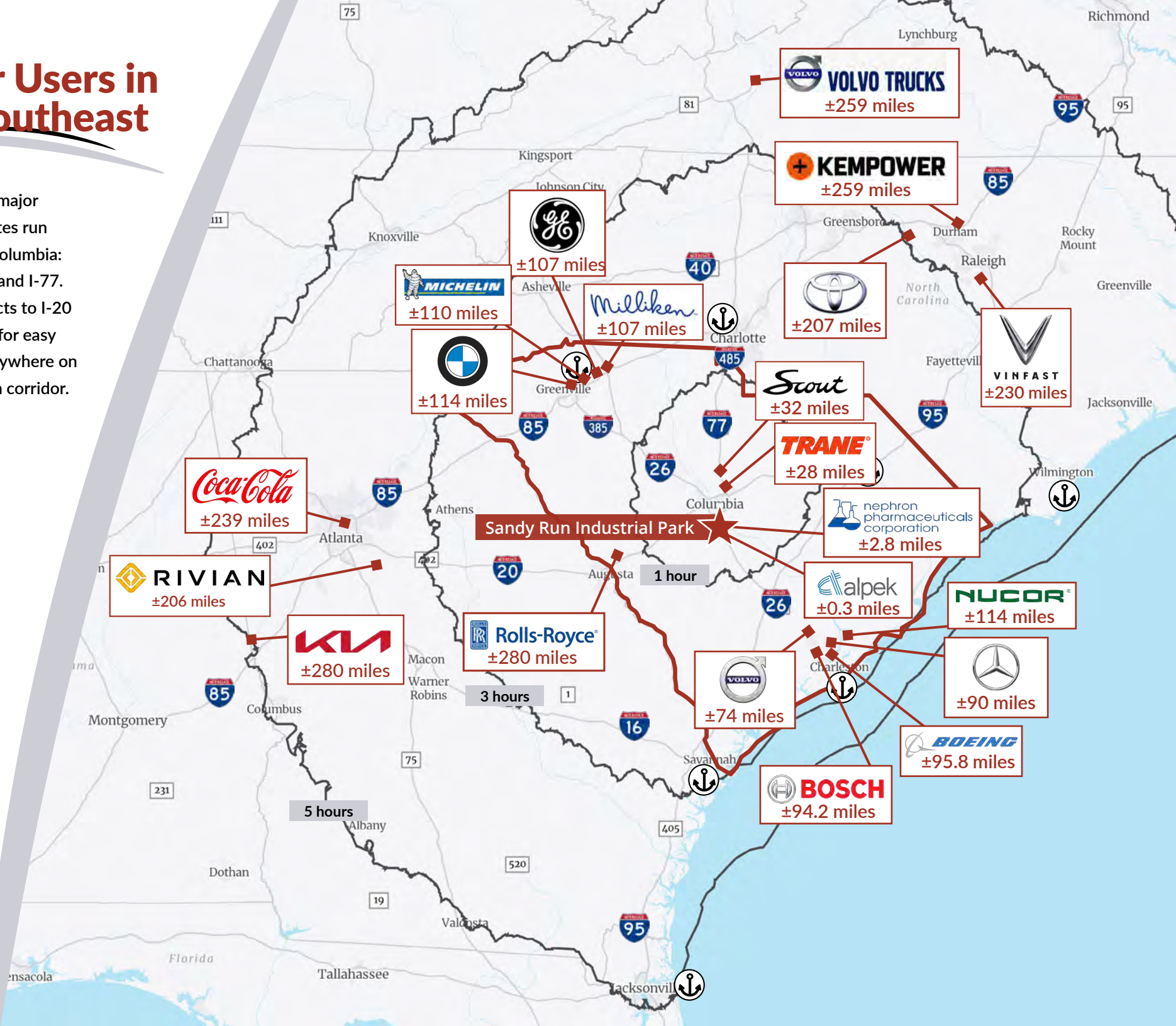
The park features direct access from Highway 21 on Interstate 26 (Exit 119) and is located near the Amazon Distribution Center, Nephron Pharmaceuticals and the Columbia Metropolitan Airport. The park is strategically positioned close to I-77 and I-20, allowing for a quick and efficient distribution process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

Sandy Run Industrial Park offers unmatched flexibility in scale, accommodating users at every stage of growth. From smaller facilities of approximately 50,000 square feet to large-scale distribution and manufacturing campuses exceeding **1.2 million square feet**, the park's master-planned layout allows companies to right-size today while preserving room to expand tomorrow.

Fully entitled sites, modern infrastructure, and scalable design make Sandy Run a long-term solution — not just a first move.

Major Users in the Southeast

Three major
interstates run
through Columbia:
I-26, I-20 and I-77.
I-95 connects to I-20
and I-26 for easy
access to anywhere on
the Eastern corridor.



Nearby Users

Downtown Columbia ↑



LEXINGTON COUNTY INDUSTRIAL PARK



kardex

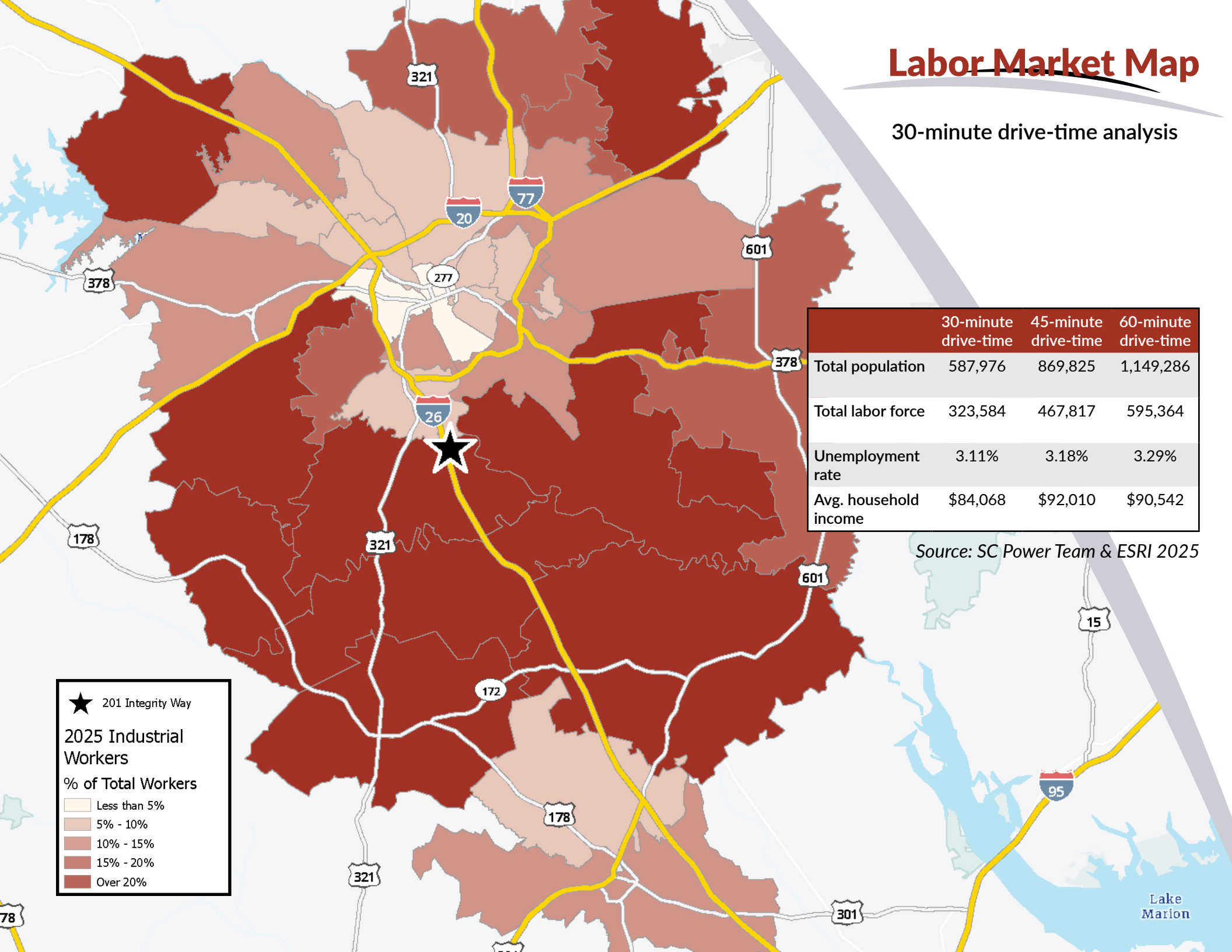
unum



The 12th Street Extension project is underway and will provide dual access from Sandy Run Industrial Park to I-77 and I-26

Labor Market Map

30-minute drive-time analysis



Trucking Time

Interstates

	1 minute
	4 minutes
	14 minutes
	50 minutes

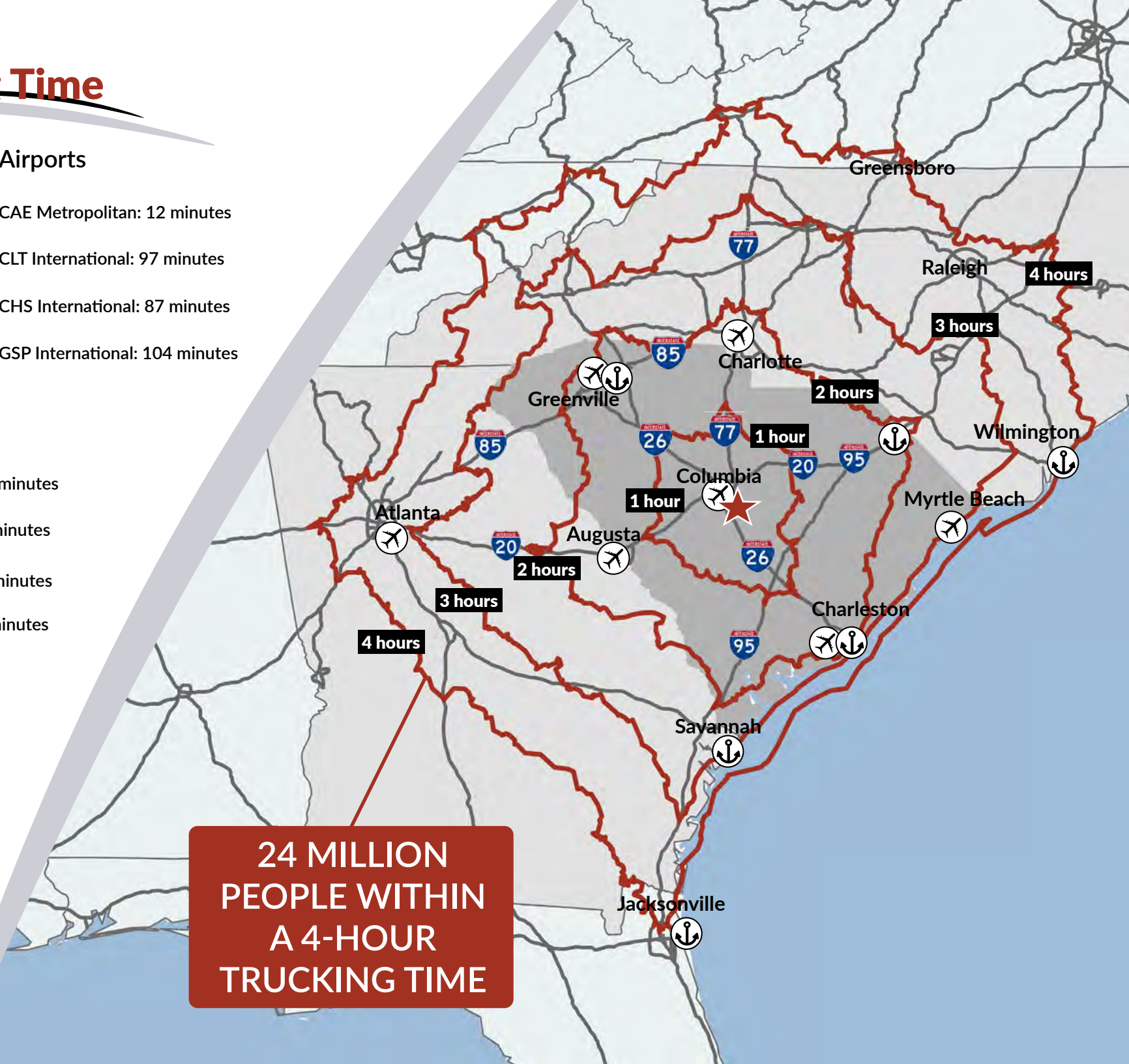
Airports

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

A Location That Works as Hard as Your Operation

Sandy Run combines infrastructure, access, and labor in a way few Southeast industrial parks can match. 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](#)

Calhoun County Tax Rate

Calhoun County's exceptionally low property tax rate, competitive utility costs, and pro-business environment provide meaningful long-term operating savings. Paired with a deep, skilled labor pool within a 30–60-minute drive time, Sandy Run delivers both workforce reliability and cost efficiency – critical advantages in today's industrial market.

Major Employers



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 for success in electric vehicle (EV) production. Scout Motors, coming soon ±30 miles from the site, is leading the charge for EV manufacturers and suppliers in Columbia. Also, South Carolina imports are setting records annually. South Carolina Ports continue to move significant volumes through Charleston, handling 2.6 million TEUs in fiscal year 2025, which is up 3% from the year prior. The Port of Charleston is also the deepest port on the East Coast. Inland Port Greer moved 175,873 containers and Inland Port Dillon moved 43,266 containers in calendar year 2023, both record years; rail now carries ~23% of total marine containers to inland markets. With continued investment and rising volumes, the ports show no signs of slowing, and Columbia and the broader Midlands region are directly benefiting—SC Ports estimates \$22.3 billion in annual economic impact in the Midlands driven by port-dependent business activity.

Source: <https://scspa.com>

Why South Carolina?

#1 STATE WITH LARGEST CONCENTRATION OF FOREIGN DIRECT INVESTMENT JOBS
Area Development Magazine (2025)

#1 OVERALL COST OF DOING BUSINESS
Area Development Magazine (2025)

#1 BUSINESS INCENTIVE PROGRAMS
Area Development Magazine (2025)

126 MILLION CONSUMERS WITHIN A DAY'S DRIVE

#3 BEST BUSINESS CLIMATE IN AMERICA
Site Selection Magazine (2025)

#2 STATE FOR DOING BUSINESS
Area Development Magazine (2025)

BEST MANUFACTURING WORKFORCE IN THE NATION
Site Selection Magazine (2025)

#1 INTERNATIONAL MBA PROGRAM | TOP 3 FOR 35+ CONSECUTIVE YEARS UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 25 CONSECUTIVE YEARS
UNIVERSITY OF SOUTH CAROLINA
U.S. News and World Report (2025)

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