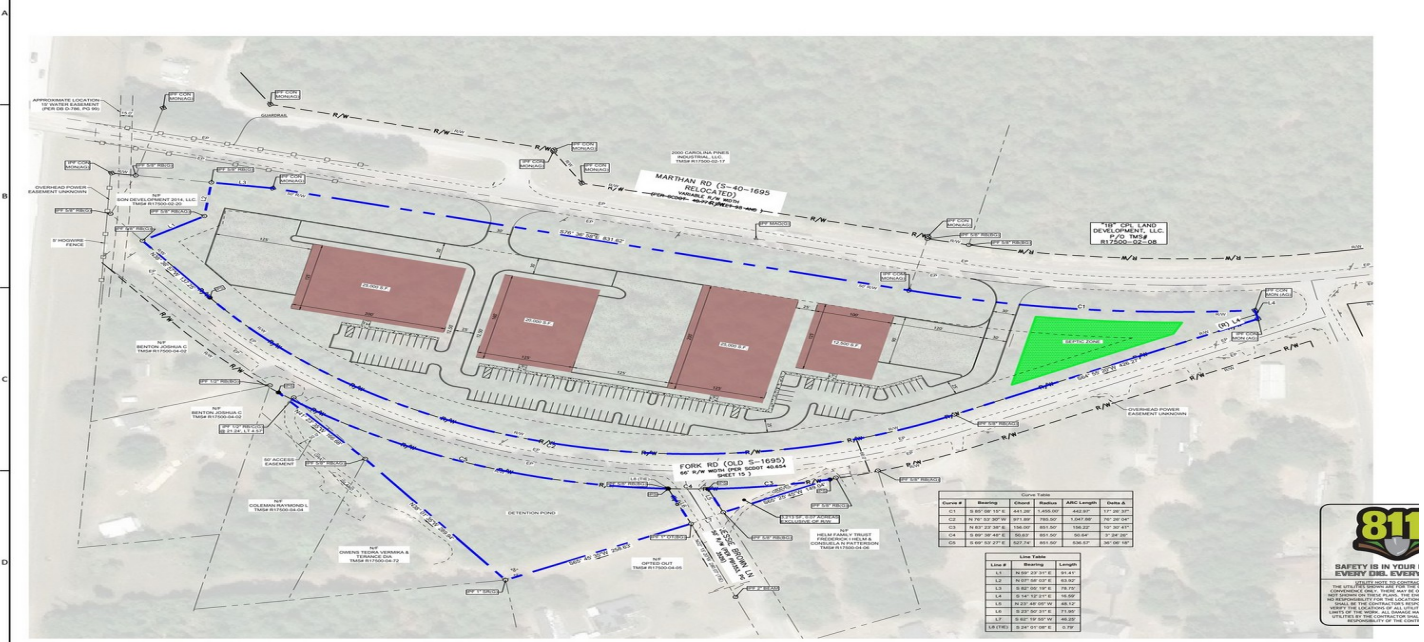


# North Columbia Business Park

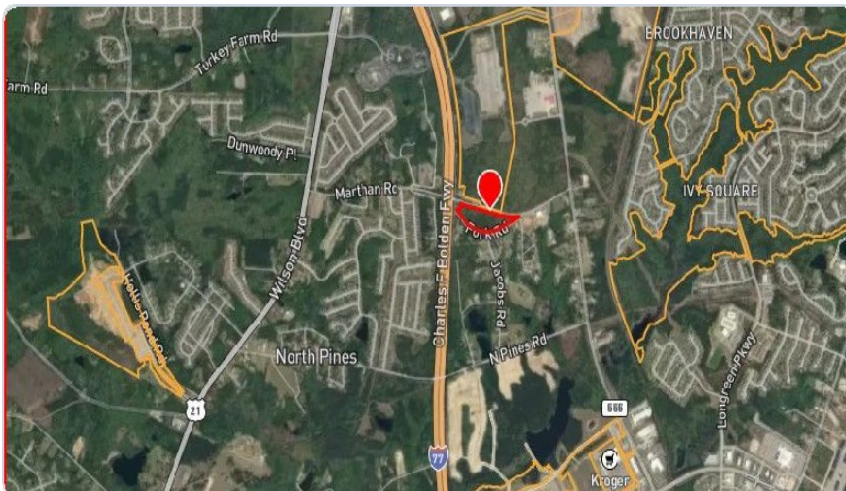
Ready for Vertical Construction — Spring 2027

Buildings for Sale or Lease

## POSSIBLE BUILDING LAYOUT



## Location Highlight



Killian Road Diamond Interchanges

State Highway 21 Diamond Interchange

(3) Miles South of Scout Motors Plant

Exposure & Signage on Interstate 77

2025 Daily DOT Traffic Count 55,000-61,000

## PROPERTY SPECIFICATIONS

|                                  |                                                                   |
|----------------------------------|-------------------------------------------------------------------|
| LAND SIZE                        | 9.95 Acres                                                        |
| BUILDING SIZE RANGE              | 15,000 SF – 80,000 SF                                             |
| MINIMUM BUILDING SIZE TO KICKOFF | 15,000 SF                                                         |
| ACCESS                           | Two Diamond Interchanges - Killian Road (I-77) & State Highway 21 |
| PRODUCT TYPE                     | Shallow Bay Industrial                                            |
|                                  |                                                                   |

## REGIONAL & LOGISTICS BENEFITS

### Scout Motors MEG Facility

Less than 3 miles to Scout Motors' state-of-the-art high-tech manufacturing and distribution center — next to one of the Southeast's most active advanced-industry campuses.

### Strong Regional Demographics

North Columbia is among the fastest-growing MSAs in the region, fueling tenant demand for industrial space, housable labor force, and consumer reach.

### Robust Labor Force

Deep pool of skilled manufacturing & logistics workers; favorable labor costs and quick commutes from surrounding communities.

### Strategic Logistics Position

Direct I-77 and State Highway 21 connectivity feeds into the broader Southeast freight network — ideal for manufacturing, distribution, and last-mile operations.

## CONTACT US

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