

LIGHTWOOD

International Commerce Center

SPEC AND BUILD TO SUIT OPPORTUNITIES AVAILABLE



NAIColumbia

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The Lightwood International Commerce Center is situated at Farrow Road and I-20 in Columbia, SC. This prime location is approximately 11 miles from the new Scout Manufacturing facility, just under a mile from I-20, about 2 miles from I-77, and around 9 miles from I-26. Additionally, Trane and the Ritedose Corporation are both located within a 5-mile distance.

PARK DETAILS

Park Size: ±113.10 acres
 Total SF: ±750,000 SF
 Total Buildings: 4
 Size Range: ± 56,000 - 260,000 SF
 Zoning: [M-1; Legacy light industrial](#)
 Interstate Access: Excellent
 I-20 Immediate access (exit 72)
 I-77 two miles via Hwy 555 (Farrow Rd exit 19)

UTILITIES: **Water:** City of Columbia - 12 inch
 - will meet ESFR sprinkler system requirements
Sewer: East Richland County Public Service District - 10”
 - committed to deliver on site
Gas: Dominion Energy - 6 inch
Electric: Dominion Energy - 115 kV and 138 kV

“**Jeff Ruble**

Director
 Richland County Economic Development Office

Richland County has experienced record-breaking years of investments, most notably in 2023 with the recruitment of over \$2.3 billion in capital investment and nearly 4,600 new jobs. These investments are accelerating opportunities for suppliers and producers to locate in the county and be well-positioned for future success.



	TRANSPORTATION	MILES
	CAE International Airport	16
	Charlotte Douglas International Airport	86
	UPS Air Hub	16
	FedEx Air	16
	FedEx Ground	14
	Port of Charleston	130
	Port of Savannah	167
	I-20	0.2
	I-77	3
	I-26	9
	Scout Motors	11
	Norfolk Southern Railway	Adjacent to



PREPARED FOR:
Chesterfield.

CONCEPTUAL MASTERPLAN
LIGHTWOOD INTERNATIONAL COMMERCE CENTER
RICHLAND COUNTY, SC

September 23, 2024

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only. It is not to be used for construction and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and certain features are for illustrative purposes only and are subject to an accurate survey and property description.

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Size	±221,000 SF Spec Building
Office	To Suit
Configuration	Rearload
Construction	Concrete Tilt Wall
Dimensions	850 x 260
Clear Height	32'
Lighting	Motion activated LED 25 FC @ 36" AFF
HVAC	Suspended gas heaters and 2.0 air changes/hr
Fire Protection	ESFR with K-22 heads
Columns	~50' x 50' (typ) with 60' speed bay
Dock Doors	~40 - 9' x 10' doors (15 with 40,000 lbs mechanical levelers)
Additional Dock Equipment	To Suit
Drive-In Door	2 -12' x 16' doors
Clerestory Windows	To Suit
Roof	45mil TPO white membrane roofing with R-15 insulation
Slab	7" - 4,000 psi non-reinforced concrete
Truck Court	140' deep concrete truck court
Trailer Parking	TBD
Auto Parking	To Suit
Power	4,000 amp, 277/480 volt service, 3 phase
Utilities	Water: City of Columbia Sewer: East Richland County Public Service Gas: Dominion Power: Dominion



CONTACT BROKERS FOR LEASE RATE



BUILDING 1

SIZE: 221,000 SF
 CONCRETE CONSTRUCTION
 REARLOAD CONFIGURATION
 32' CLEAR HEIGHT
 ESFR SPRINKLER
 ~40 DOCK DOORS
 PARKING: TO SUIT

BUILDING 2

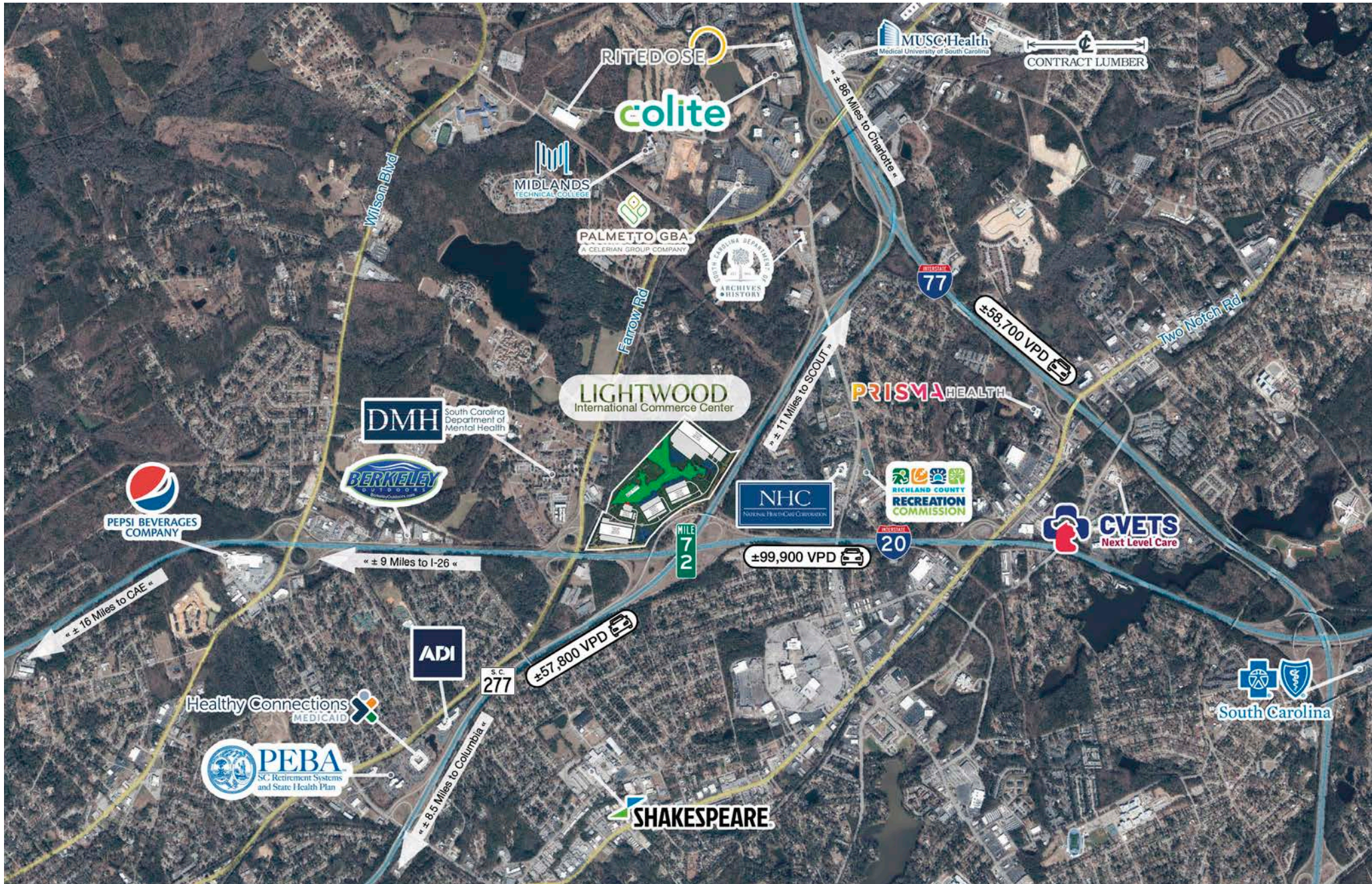
SIZE: 56,000 SF
 CONCRETE CONSTRUCTION
 REARLOAD CONFIGURATION
 32' CLEAR HEIGHT
 ESFR SPRINKLER
 ~10 DOCK DOORS
 PARKING: TO SUIT

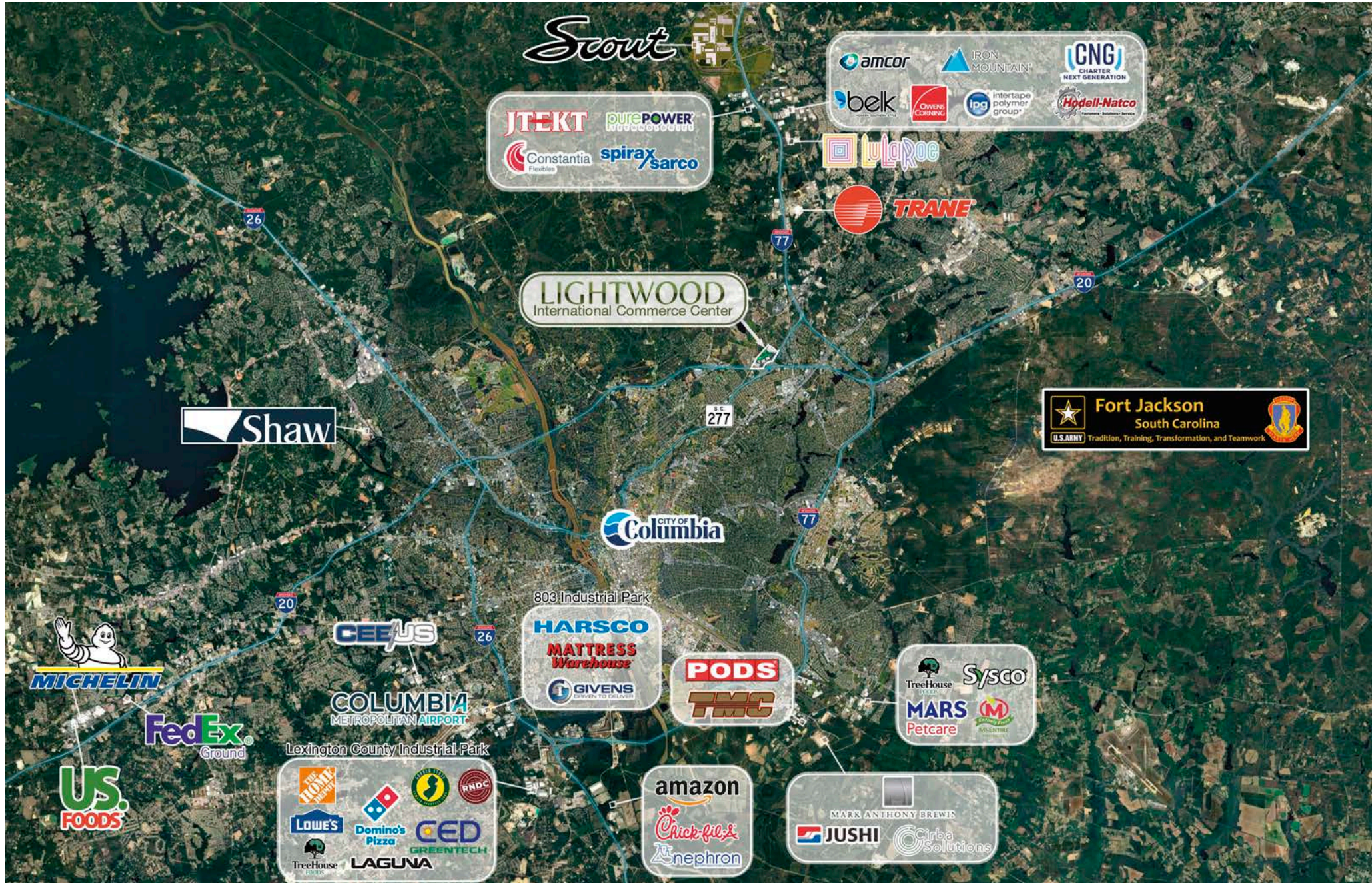
BUILDING 3

SIZE: 210,000 SF
 CONCRETE CONSTRUCTION
 REARLOAD CONFIGURATION
 32' CLEAR HEIGHT
 ESFR SPRINKLER
 ~40 DOCK DOORS
 PARKING: TO SUIT

BUILDING 4

SIZE: 260,000 SF
 CONCRETE CONSTRUCTION
 REARLOAD CONFIGURATION
 32' CLEAR HEIGHT
 ESFR SPRINKLER
 ~50 DOCK DOORS
 PARKING: TO SUIT





Scout

The *Scout* Project

In March 2023, Scout Motors Inc. shared their plan to build new Scout vehicles at a state-of-the-art factory to be built in Blythewood, South Carolina. The site spans 1,100 acres and is located about 20 minutes northeast of Columbia. At the Richland County site, the company will build all-electric, next-generation trucks and rugged SUVs harkening back to the iconic Scout vehicles produced from 1960 to 1980. The company's \$2-billion investment will create 4,000 permanent jobs. At full production capacity, they plan to produce more than 200,000 Scout vehicles annually at the facility.

LIGHTWOOD to *Scout*
International Commerce Center

 **Via Farrow Road & I-77**
± 10 Miles
 **± 15 Minutes**

LIGHTWOOD
International Commerce Center



Central South Carolina

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.

Airports

2/3
OF THE U.S. POPULATION ACCESSIBLE WITHIN A DAY'S DRIVE

HOME TO THE **LARGEST** AIR CARGO OPERATION IN SC AT CAE

Columbia Metropolitan Airport

COLUMBIA METROPOLITAN AIRPORT ±15 Miles from Site

70 million pounds of landed weight cargo in 2022

Charlotte Douglas International Airport

CLT CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT ±90 Miles from Site

Nearly 43 million passengers served annually

INTERSTATES

NE TO SW	SE TO NW	S TO N	N TO S
FLORENCE, SC TO KENT, TX	CHARLESTON, SC TO KINGSTON, TN	COLUMBIA, SC TO CLEVELAND, OH	HOULTON, ME TO MIAMI, FL

ELECTRICITY

SC HAS ONE OF THE LOWEST INDUSTRIAL POWER RATES AT ROUGHLY 14% BELOW THE NATIONAL AVERAGE.

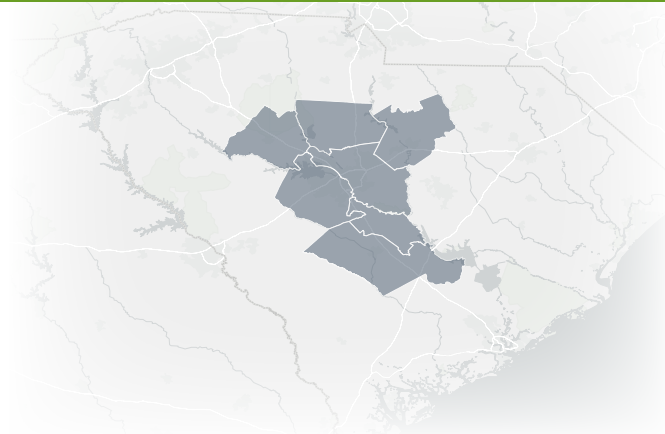
GREEN INITIATIVES ARE ON THE RISE, HELPING BUSINESSES STRETCH THEIR DOLLARS. SC AND POWER COMPANIES PROVIDE REBATES AND INCENTIVES FOR QUALIFIED BUSINESSES.

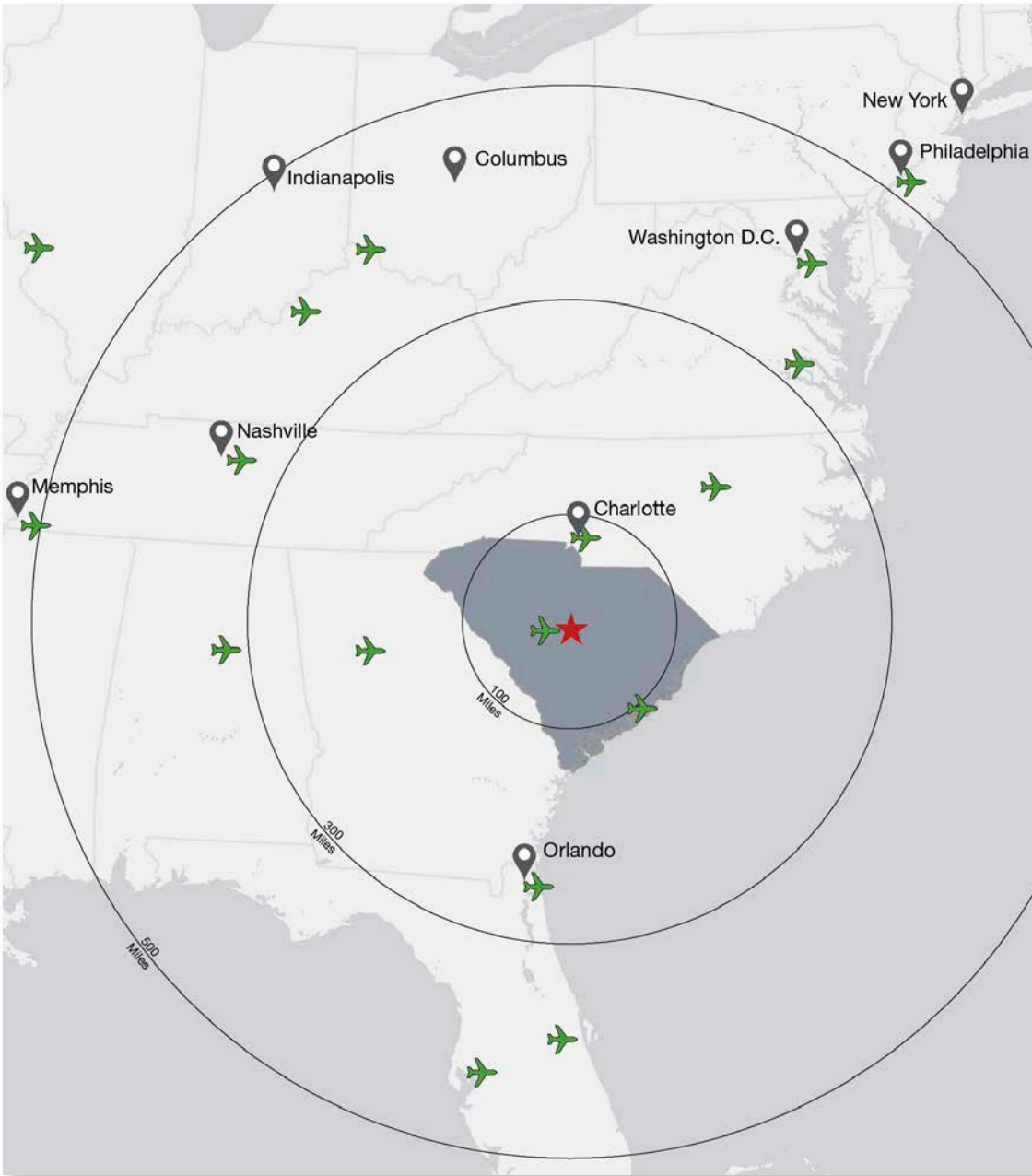
WATER & WASTEWATER

WITH SEVEN OF THE EIGHT MAJOR RIVER BASINS IN THE STATE FLOWING THROUGH CENTRAL SC, COMPANIES IN THE REGION HAVE ACCESS TO AN ABUNDANT, HIGH-QUALITY SUPPLY OF FRESH WATER.

Ports

<p>Port of Charleston</p> <p>±120 Miles from Site</p> <p>8th largest port in the U.S.</p>	<p>Port of Savannah</p> <p>±170 Miles from Site</p> <p>Largest single-terminal container facility in the nation</p>
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#6

BEST STATE FOR BUSINESS
CHIEFEXECUTIVE.NET

#16

BEST CITIES TO START A CAREER
WALLETHUB.COM

3X

THE NATIONAL AVERAGE FOR
WORKFORCE GROWTH

#5

IN THE NATION FOR CONNECTIVITY

\$1.5
BILLION
INVESTMENT
BY GLOBAL
COMPANIES

2
HOURS FROM
THE PORT OF
CHARLESTON

13
COUNTRIES
REPRESENTED BY
30 COMPANIES

24
HOURS FROM
2/3 OF US
MARKET

LEXINGTON & RICHLAND
COUNTY ECONOMIC GROWTH
SINCE 2022

\$2.9 BILLION

MORE THAN 5,000 NEW JOBS



LARGEST EMPLOYERS | EMPLOYEES
STATE OF SOUTH CAROLINA | 32,085
PRISMA HEALTH | 15,000
UNIVERSITY OF SOUTH CAROLINA | 6,456

CAPITAL INVESTMENT IN EV
SINCE 2017 (SC)

\$9.6 BILLION

SC RANKS **#1** IN
PASSENGER VEHICLE EXPORTS
IN THE US

SOUTH CAROLINA RANKS AS ONE OF THE TOP FIVE STATES TO DO BUSINESS IN THE NATION ACCORDING TO AREA DEVELOPMENT MAGAZINE

AGGRESSIVE INCENTIVES POSITION INDUSTRIES FOR GROWTH AND CREATE AN EXCEPTIONAL ECONOMIC CLIMATE THAT MAXIMIZES RETURN ON INVESTMENT.

The Newcomers

\$2 BILLION INVESTMENT | ±4,000 NEW JOBS | EV MANUFACTURER

\$400 MILLION INVESTMENT | ±300 NEW JOBS | 4TH LARGEST BREWER IN THE US

\$323 MILLION | ±300 NEW JOBS | EV BATTERY MATERIALS MANUFACTURER

NAI Columbia



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