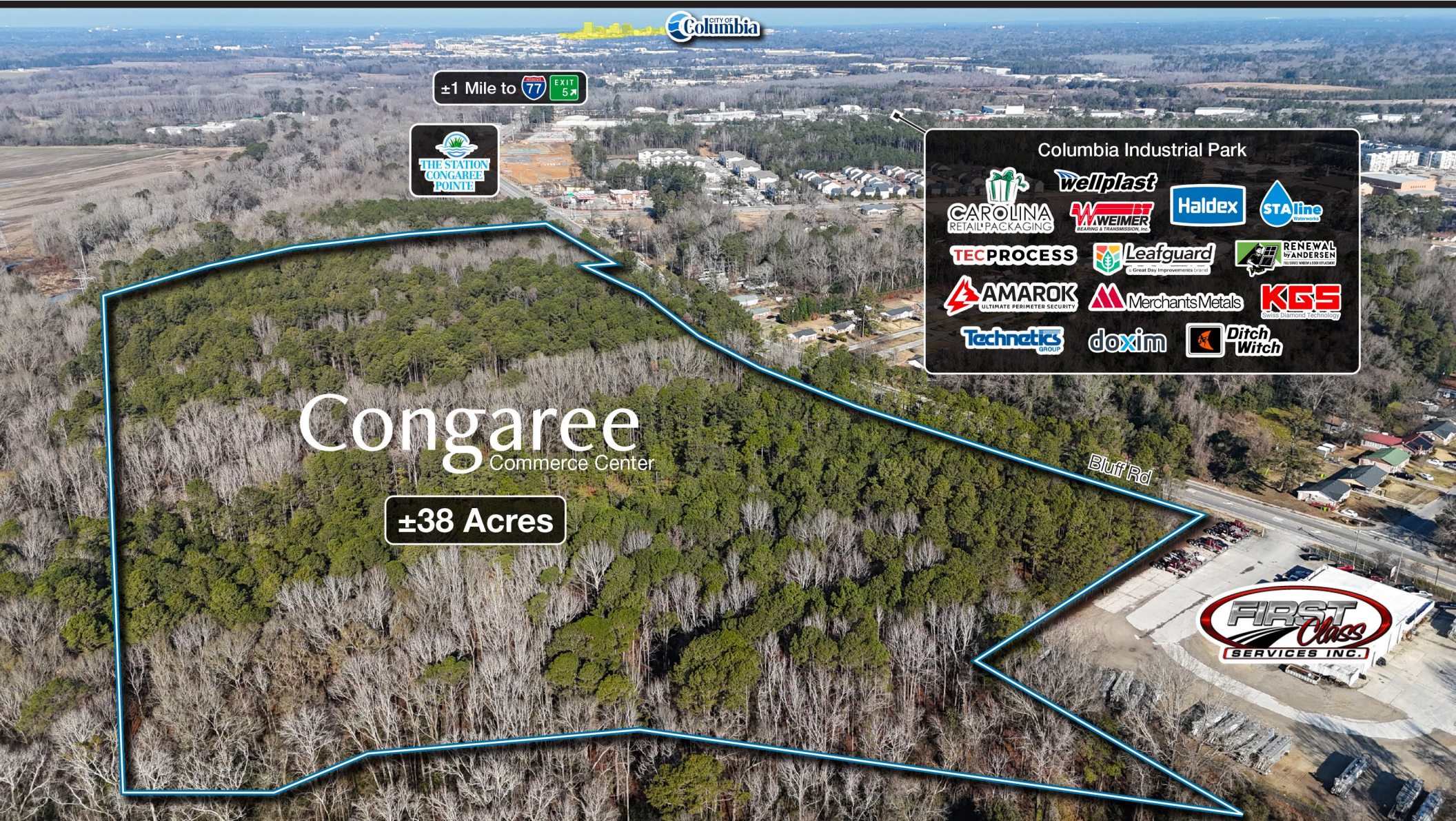


# Congaree

Commerce Center

FOR BUILD-TO-SUIT



Congaree  
Commerce Center

±38 Acres

Columbia Industrial Park

**NAI Columbia**

**APPIAN**   
INVESTMENTS

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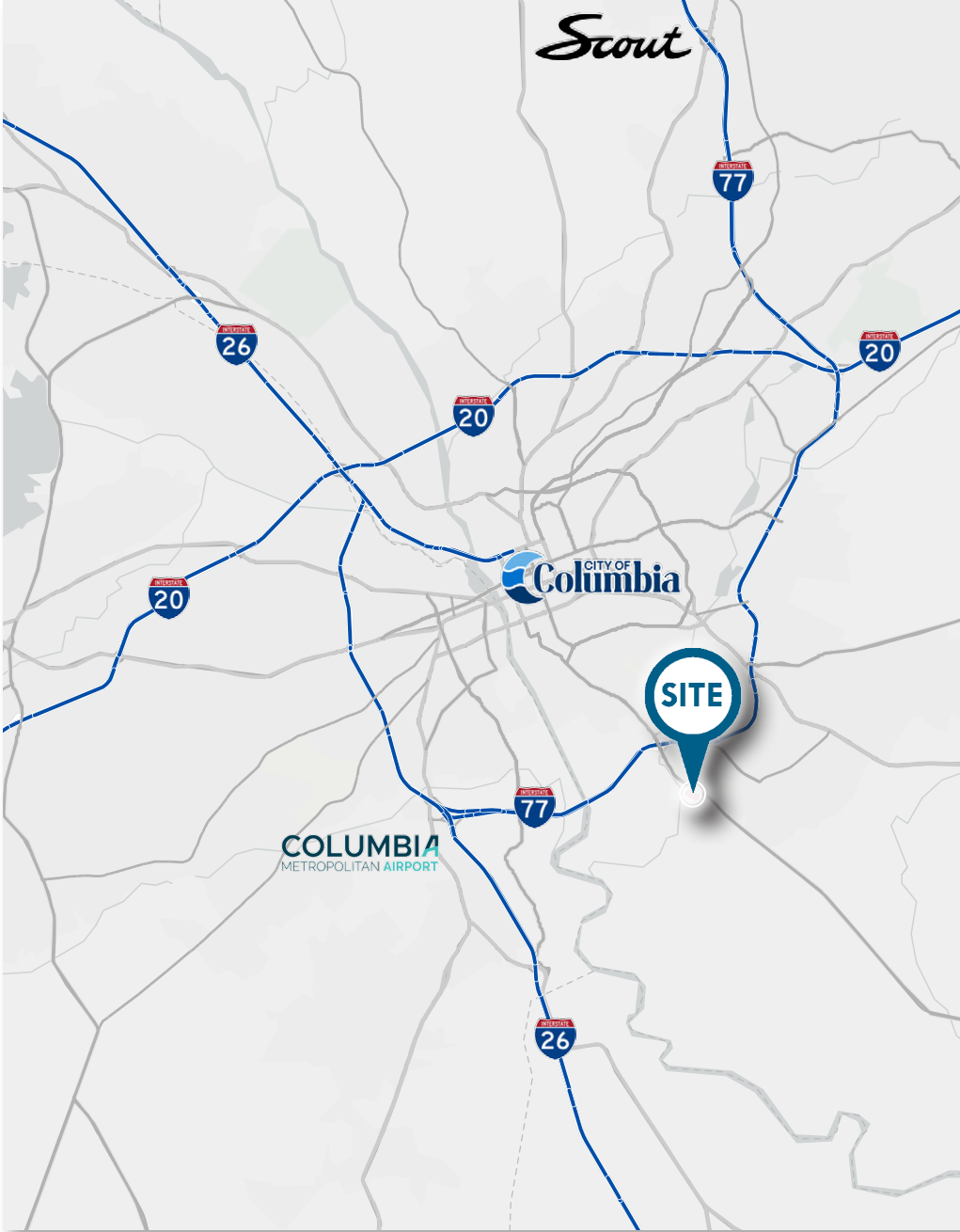
The information contained herein is deemed reliable but is not guaranteed. NAI Columbia makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.

# Park Overview

The Congaree Commerce Center is a premier industrial development strategically positioned within the Southeast Columbia industrial submarket. Located just one mile and one turn from I-77 and six miles from the I-26/I-77 interchange, the park offers exceptional connectivity to the greater Columbia region, key Southeastern markets, and major port infrastructure, including the Port of Charleston (109 miles) and the Port of Savannah (145 miles).

Designed to accommodate the increasing demand for Class A industrial space, Congaree Commerce Center is well positioned to benefit from the region's continued growth, including the transformative Scout Motors investment in nearby Blythewood and the expansion of Columbia's manufacturing base.

The site is surrounded by a strong roster of established industrial users, including Jushi USA, Mark Anthony Brewing, Amazon, Chick-fil-A Supply, Mars, Sysco, and FedEx Ground. In a market where large-scale development sites are becoming increasingly limited, Congaree Commerce Center offers a rare opportunity for users seeking scale, access, and long-term strategic advantage.



# Development Option A

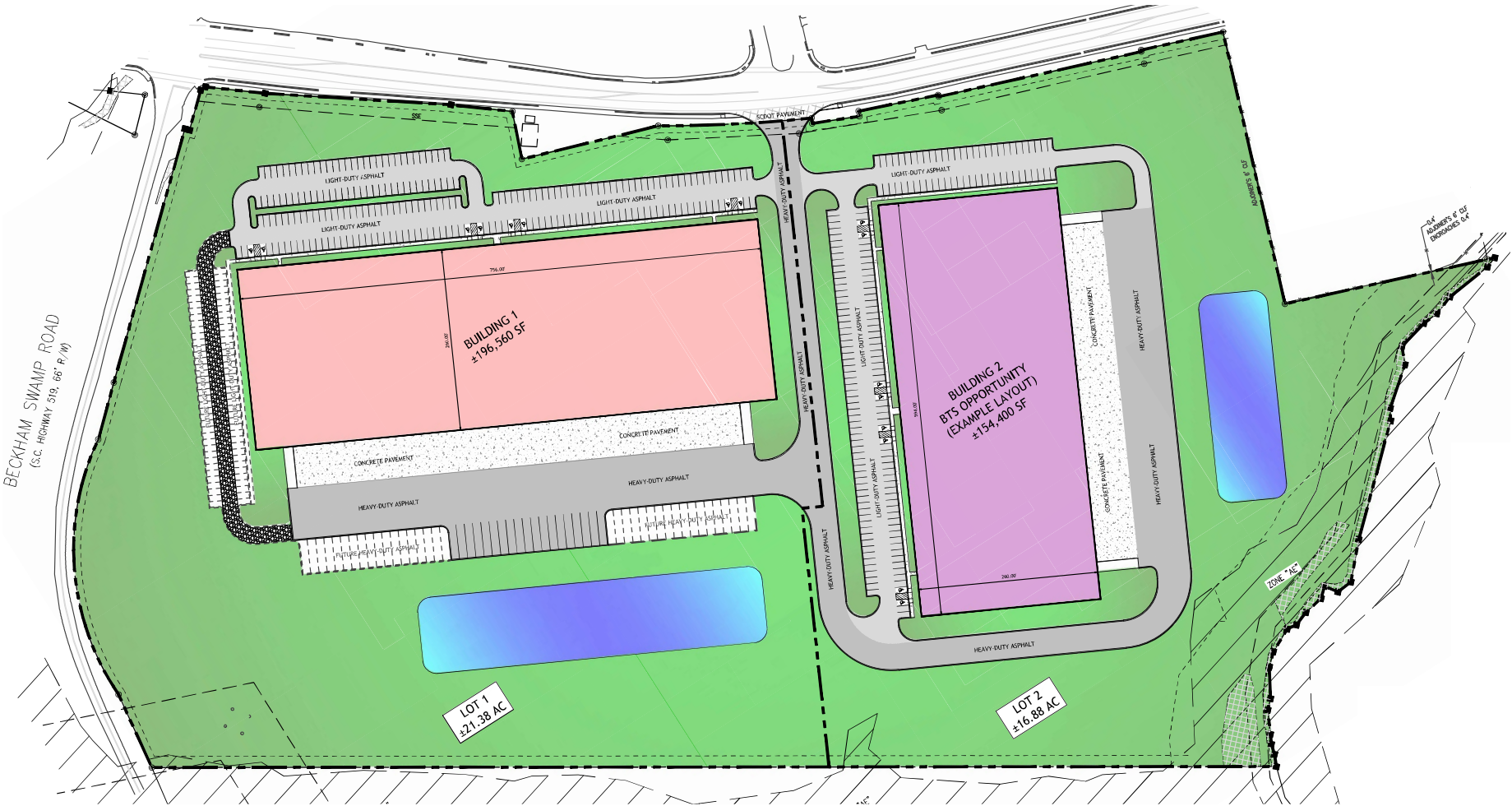


Building 1 (Warehouse/Distribution)	
Total Building SF:	±196,560 SF
Construction:	Concrete
Configuration:	Rear Load
Clear Height:	32'
Sprinkler:	ESFR
Dock Doors	12
Parking:	295 Spaces

Building 2 (Warehouse/Distribution)	
Total Building SF:	±86,400 SF
Construction:	Concrete
Configuration:	Rear Load
Clear Height:	32'
Sprinkler:	ESFR
Dock Doors	12
Parking:	130 Spaces

Building 3 (Build to Suit)	
Total Building SF:	±56,000 SF
Construction:	Concrete
Configuration:	Rear Load
Clear Height:	32'
Sprinkler:	ESFR
Dock Doors	12
Parking:	86 Spaces

# Development Option B



Building 1 (Warehouse/Distribution)	
Total Building SF:	±196,560 SF
Construction:	Concrete
Configuration:	Rear Load
Clear Height:	32'
Sprinkler:	ESFR
Dock Doors	12
Parking:	295 Spaces

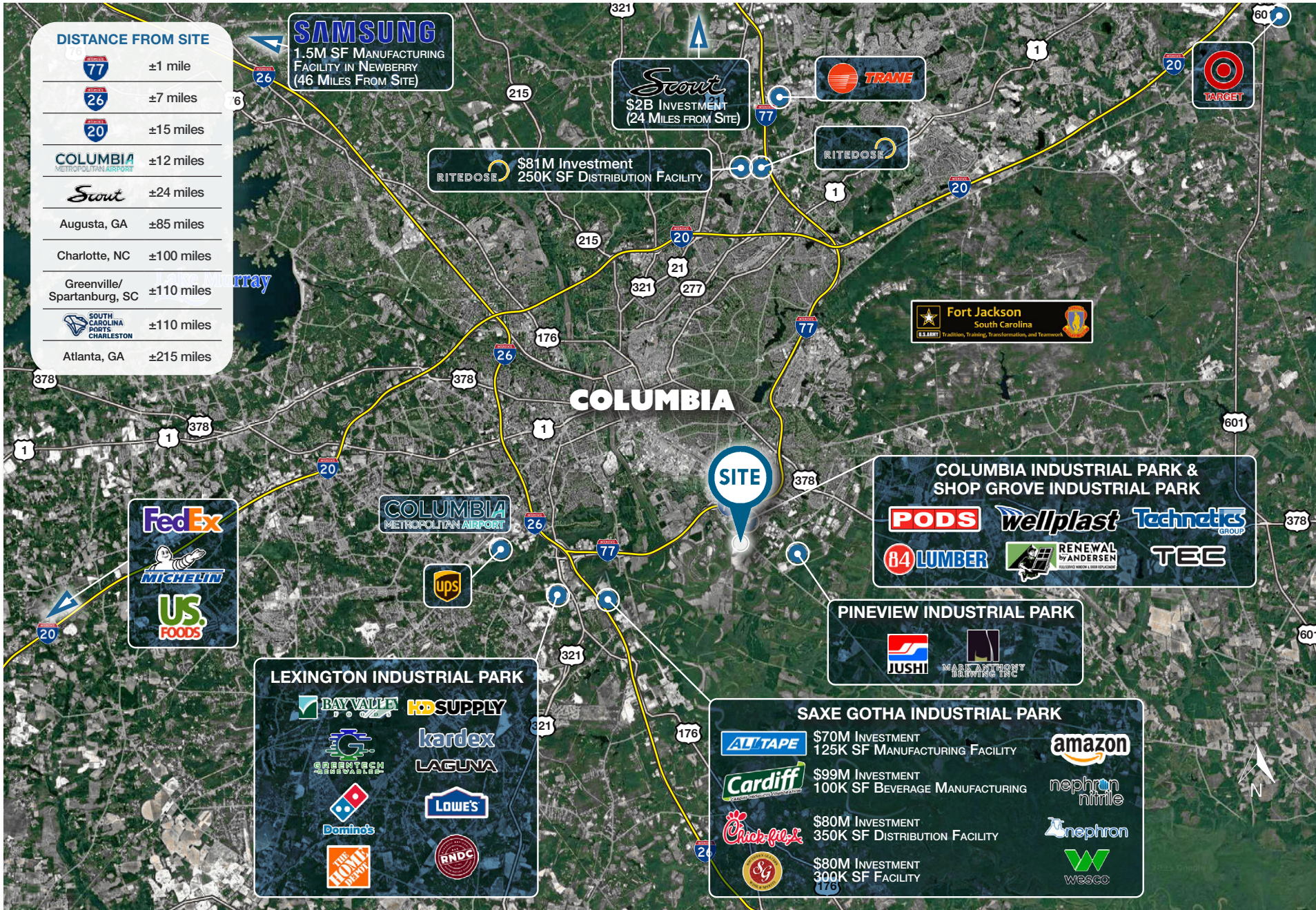
Building 2 (Build to Suit)	
Total Building SF:	±154,400 SF
Construction:	Concrete
Configuration:	Rear Load
Clear Height:	32'
Sprinkler:	ESFR
Dock Doors	12
Parking:	130 Spaces



# Submarket Map



# Market Map



## The *Scout* Campus

**Site Size:** ±1,100 acres in Richland County near Blythewood | ±20 minutes northeast of Columbia

**Capital Investment:** About \$2B for the main manufacturing facility

**Jobs:** 5,000+ permanent jobs expected at full operations



**Annual Production Capacity:** ±200,000 electric SUVs and pickups

**Facility Scope:** Roughly 3M SF including body shop, paint shop, final assembly, and training/technology centers

**Start of Production:** Targeted for 2027

**Site Expansion:** Announced in September 2025, Scout is investing ±\$368M in a ±2.3M SF on-site supplier park (spanning ±200 acres) for specialized space supporting a JIT assembly facility, high-volume battery assembly & up-fitting and installation of vehicle accessories | The expansion is expected to support ±1,000 new supplier jobs in SC

Congaree Commerce Center to *Scout*

 Via Bluff Road/   
 ± 23.9 Miles  
 ± 23 Minutes

# The Midlands

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

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.

CAPITAL INVESTMENT IN EV  
SINCE 2017 (SC)

**\$9.6 BILLION**



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

## The Newcomers

**Scout**

\$2.3 BILLION INVESTMENT  
±5,000 NEW JOBS  
EV AUTO MANUFACTURER



**MARK ANTHONY  
BREWING INC**

\$400 MILLION INVESTMENT  
±300 NEW JOBS  
4<sup>TH</sup> LARGEST  
U.S. BREWER



\$250 MILLION INVESTMENT  
±300 NEW JOBS  
HIGH-DENSITY FIBERBOARDS  
MANUFACTURER



\$99.6 MILLION INVESTMENT  
±300 NEW JOBS  
BEVERAGE  
MANUFACTURER

Source: South Carolina Department of Commerce

# Transportation Infrastructure



## TRANSPORTATION HIGHLIGHTS

- ☑ Columbia is one of the nation's top 5 cities for connectivity
- ☑ Columbia's interstate network that includes I-20, I-26, I-77 & I-95
- ☑ Columbia is within 24 hours of 66% of the U.S. market
- ☑ Columbia is less than a 4 hours drive from Atlanta, Research Triangle Park, Charlotte, Greenville, Charleston & Savannah

## BY AIR, SEA & RAIL

- ☑ Columbia Metropolitan Airport (CAE) is also home to the UPS Southeast Regional Air Hub, providing excellent air shipping access
- ☑ The Port of Charleston is less than 2 hours away and is the one of the largest container port on the U.S. Southeast and Gulf coasts
- ☑ The Port of Savannah is less than 3 hours away and is the largest single-terminal container facility in the nation
- ☑ Rail service in Columbia is provided by both CSX Transportation and Norfolk Southern

## AIRPORTS

Columbia Metropolitan Airport

**CAE** ± 12 miles from Site

40,000 Tons of freight moved in 2025

Charlotte Douglas International Airport

**CLT** ±101 miles from Site

Nearly 43 million passengers served annually

Charleston International Airport

**CHS** ±106 miles from Site

36 Million lbs. ~18,000 tons of cargo moved in 2025

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

## PORTS

SC Inland Port-Greer

**IPG** ±121 miles from Site

205,523 Rail moves annually

Port of Charleston

**POC** ± 110 miles from Site

8<sup>th</sup> Largest port in the U.S.

Port of Savannah

**GP** ±145 miles from Site

Largest single-terminal container facility in the nation

## INTERSTATES



NE TO SW  
FLORENCE, SC TO KENT, TX



SE TO NW  
CHARLESTON, SC TO KINGSTON, TN



S TO N  
COLUMBIA, SC TO CLEVELAND, OH



N TO S  
HOULTON, ME TO MIAMI, FL

Sources: COLA Economic Development & Central SC Alliance

# Contact

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INVESTMENTS

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