



**FOR LEASE OR SALE: LARGE OFFICE/WAREHOUSE OPPORTUNITY**

**211 BUSINESS PARK BLVD**

Columbia, South Carolina

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# 211 BUSINESS PARK BLVD

## Property Features

211 Business Park Blvd. features ±23,039 SF of office-warehouse in Columbia, SC. The ±3.52 acre site features 3 separate parking areas, ±8,000 SF of office, ±15,039 SF of warehouse, and ±1 acre of undeveloped land. 211 Business Park Blvd. is situated less than 5 minutes from Interstate 77.

### AVAILABILITY:

- ◆ Class A Office/Warehouse featuring ±23,039 SF
- ◆ Features:
  - ±8,000 SF of Office
  - ±15,039 SF of Warehouse
  - ±1 AC Undeveloped
- ◆ Contains Private and open offices, conference room, large reception area and two sets of restrooms
- ◆ 100% heated and cooled
- ◆ Less than one mile to I-77
- ◆ Ample parking - 3 Separate Parking Lots
- ◆ Electricity: 208 V, 230 V, and 480 V Three-Phase Power
- ◆ Two Dock High Doors
- ◆ Less than One Mile from Hilton Garden Inn and Residence Inn

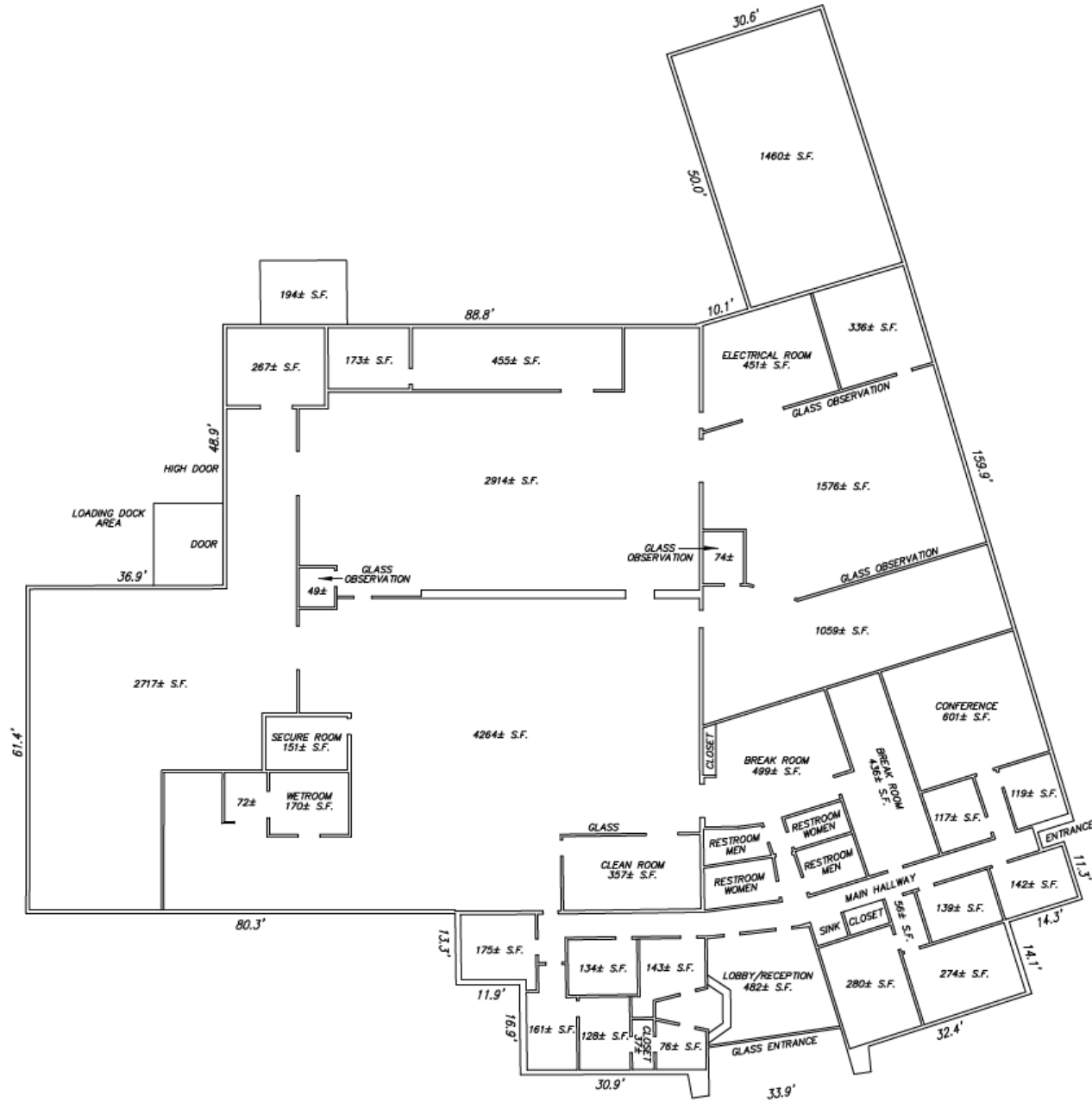
**LEASE RATE: \$7.25 PSF NNN**

**SALES PRICE: ~~\$1,382,340~~  
\$1,250,000**



# 211 BUSINESS PARK BLVD

## Floorplan



# 211 BUSINESS PARK BLVD

## Columbia Market Overview

### INTRODUCTION TO COLUMBIA, SC

Located in central South Carolina, Columbia, is the State capitol, and is the largest city in the state. Columbia, S.C. is identified by a rapidly growing population of college students, young professionals, families, and retirees, and is one of the most business-friendly states in the southeast. Additionally, South Carolina has also been recognized as one of the best states to retire by Forbes.

Home to the University of South Carolina, a supply of well educated graduates provide a foundation for a stable work force and allows for economic ingenuity and world-class research for the region's businesses. Businesses with a major presence in the region include SCANA, Palmetto Health Alliance, BlueCross BlueShield of SC, Bank of America, Wells Fargo, TD Bank, BB&T, Aflac and UPS.

Columbia is home to Fort Jackson, the Army's largest basic training facility. More than 3,500 active duty soldiers with 12,000 family members are assigned to the base and call the area home. Each weekend these family members fill Columbia's hotels as they visit for basic training graduations. In 2011, Fort Jackson generated a total of \$1.69 billion in economic activity within the Columbia MSA.

Columbia's central location of South Carolina makes it easily accessible from a large number of major cities in the south-east. With three major interstates converging in Columbia (I-77, I-26, & I-20) and 24-hour ground access to more than 66% of the U.S. market, it is home to a number of logistics companies and distribution centers.

Columbia Metropolitan Airport (CAE) marked its fifth consecutive year of growth in 2016. The airport's enplanements grew by 30,000 people for an overall passenger total exceeding 1 million. Delta, American Eagle, US Airways, and United Airlines serve the Columbia metro. Airlines have responded to the market demand and are adding seat capacity. Larger aircraft gives passengers better access to the west coast and to South American markets. Air freight companies operating from CAE include Airborne Express, Federal Express, Mountain Air Cargo, Piedmont, Bankair, and United Parcel Service. UPS selected Columbia as the home of their southeast regional air cargo hub in 1994. Today the hub handles 42,000 packages per hour.

Columbia is served by CSX Transportation & Norfolk Southern rail lines. Passenger service in South Carolina is provided by Amtrak. The Port of Charleston, just 112 miles from Columbia, is accessed by both rail lines and is one of the busiest container ports along the Southeast and Gulf coasts.



# 211 BUSINESS PARK BLVD

## Columbia Market Overview

### POSITIVE BUSINESS CLIMATE

Columbia has been recognized as an exceptional city to start and grow a business. There are over seventy foreign affiliated companies and fourteen Fortune 500 Companies located in Columbia. Columbia has also been recognized in various publications for its attractiveness to both new businesses and to job seekers.

Home to a number of businesses that support the community, as well as the state government, Columbia is also host to the US Army's largest, and most active, initial entry training installation at Fort Jackson. In addition to the South Carolina state government, major employers include the Palmetto Health hospital system, Blue Cross Blue Shield of SC, Lexington Medical Center, the University of South Carolina, SCANA (a Fortune 1000 energy holding company), Wal-Mart, and UPS, who operates their "Southeastern Regional Hub" out of the Columbia Metropolitan Airport. Columbia is home to a growing cluster of insurance, technology, and service industries. In 2012, Amazon completed construction on a 1.2 million square foot fulfillment center in West Columbia, SC, approximately 5.6 miles from downtown Columbia. The facility, one of the largest on the east coast for Amazon, employs approximately 2,000 people, and represents an overall investment of approximately \$125 million in the region. According to a 2012 Economic Impact Analysis completed by USC's Moore School of Business, firms affiliated with Insurance Technology in South Carolina had a total economic impact of approximately \$6.7 billion and directly and/or indirectly are associated with nearly 37,000 jobs.

- The Columbia Metro area was selected as one of America's "Best Places to Live and Work" by Expansion Management and rated as a "Five-Star Community".
- The Columbia Metro area was selected as one of "America's 50 Hottest Cities" for business relocations and expansions by Bloomberg Business Week.
- Forbes named Columbia as one of the nation's metropolitan areas offering the most "bang-for-the-buck". Columbia came in 12th on the America's Best Bang-For-The-Buck Cities based on housing market, employment, cost of living and commuting time.

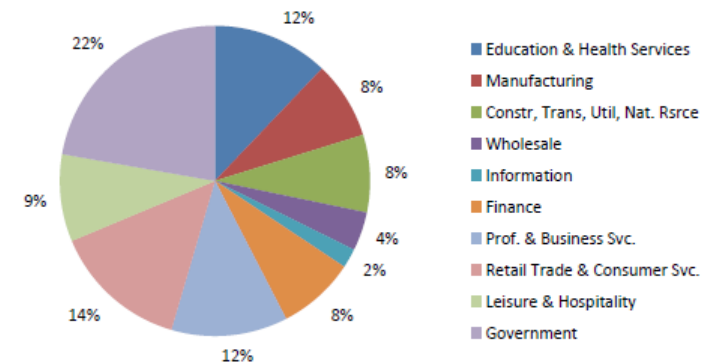
Columbia's Top 5 Largest Employers (excluding state government)	
Palmetto Health	9,066
Blue Cross Blue Shield of South Carolina	6,459
Lexington Medical Center	6,000
University of South Carolina	5,839
SCANA Corporation	3,000

### EMPLOYMENT

As the State Capitol of South Carolina, the State of South Carolina is the largest employer group in Columbia, employing approximately 77,000 people. The State government provides Columbia with stable employment levels and steady employment growth and helps to insulate the city in economic downturns. It also has helped to insure the strength and stability of Columbia's middle class. In addition to the state government, major employment groups include health care providers, educational institutions, insurance and banking. The City of Columbia enjoys a Labor Force of 440,000 people.

Within Columbia there are over 30 companies with international ties to 13 countries across the globe. Businesses from Australia, Belgium, Canada, China, Denmark, Finland, France, Germany, Italy, Japan, Luxembourg, the Netherlands, and the United Kingdom all take advantage of the strong transportation network and wonderful quality of life. Since 1988, these companies have invested over \$1.5 billion into the local economy.

### EMPLOYMENT BY SECTOR



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## Columbia Market Overview

### CULTURE & RECREATION

Cultural outlets are an important feature of Columbia and the surrounding area. The Koger Center, a modern performing arts center, features shows for the South Carolina Philharmonic Orchestra, Columbia City Ballet, and traveling Broadway tour groups. Local museums include the Columbia Museum of Art, the University of South Carolina's McKissick Museum, EdVenture Children's Museum and the South Carolina State Museum. The award winning Riverbanks Zoo and Botanical Gardens are located on the banks of the Congaree River.

Recreational opportunities abound in Columbia beginning with Lake Murray, a 50,000 acre lake with over 650 miles of shoreline. Columbia also features the Three River Greenway, a system of parks and pedestrian walkways located along the Congaree, Broad and Saluda Rivers. Spirit Communications Ballpark, an 8,500 seat venue, currently under construction for the Columbia Fireflies minor league team, will add professional baseball for entertainment.

Additionally in 2012, the Nickelodeon Theatre, South Carolina's only non-profit art house film theater, relocated to Main Street adjacent to Mast General Store. In operation since 1979, "the Nick" is the home to over 25,000 filmgoers each year. The theatre is one of the most progressive in the Southeast, and it is the State's only Art Theatre.



### POPULATION & DEMOGRAPHICS

Job growth continues to attract new residents. In July 2014, the population of the Columbia metro area was 800,495, up from 740,140 in 2010, according to the U.S. Census Bureau. Population and household growth rates and job formations reflect the Columbia MSA. In four years, the population increased by 8.2% or 2.05% per year which exceeds 1.86% annual growth from 2000 and 2010. The population is expected to continue increasing by about 12,000 (1.4%) per year.

- ◆ According to esri Community Profile and the U.S. Census Bureau, Average Household Income for the city of Columbia was \$61,009 in 2015 and is projected to increase to \$68,720 in 2020.
- ◆ Households earning over \$50,000 per year represented 39.2% in 2015. This group grows to nearly 45% by 2020.
- ◆ Due to the student resident base, the majority of the population is age 15 to 24. In 2015, this group represented 27% of the population and is expected to be about the same in 2020. However, median age is and remains about 30.
- ◆ Housing units within the city are projected to increase over 6% between 2015 and 2020, from 55,331 to 58,736.
- ◆ 49% of units are and will remain renter occupied.

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## Location Map



### Columbia Metropolitan Airport (CAE)

The Columbia Metropolitan Airport (CAE) is a significant generator of economic activity in South Carolina. It serves as a critically important competitive advantage for economic development in the Midlands region. CAE is responsible for approximately \$832 million in total economic output, 3,911 jobs, and \$170 million in labor income.

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