

### Location

Address: Carolina Pines Dr.  
City: Blythewood  
State: South Carolina  
ZIP Code: 29016  
County: Richland  
Tax Map ID: R17600-01-33

### Sales/Lease Information

Sale: \$60,000.00 to \$90,000.00 per ac  
\$148,263.00 to \$222,394.50 per ha  
Lease: Not available for lease  
Subdividable: Yes

### Property Information

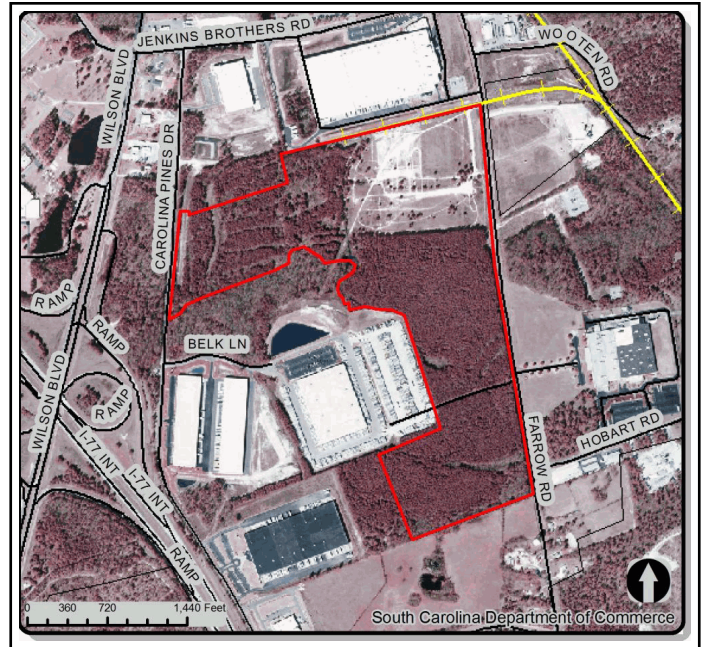
Site or Park: Park  
Subject Property Size: 115.20 ac/46.62 ha  
Additional Property Available:  
Max Available for Purchase: 115.20 ac/46.62 ha  
Min Available for Purchase: 10.00 ac/4.05 ha  
Certified Property:  
Zoning Description: M-1 (Light Industrial)  
Surrounding Landuse: Distribution & Manufacturing  
Current Landuse of Property: Class A Industrial Park  
Minimum Elevation: 406.00 ft/123.75 m  
Maximum Elevation: 451.00 ft/137.46 m  
Primary Soil Type: Sand

### Transportation Accessibility

Closest Interstate  
Interstate-77: 1.11 mi/1.79 km  
Closest Port  
Charleston: 123.33 mi/198.44 km  
Closest Rail Line  
NSR:  
Rail Access: Yes  
Closest Commercial Airport  
Columbia Metro: 20.51 mi/33.00 km  
Closest Civil Airport  
Columbia Owens Downtown: 16.08 mi/25.87 km

### Comments

The site has the ability to accommodate various building sizes up to 800,000 sq ft. The site is fully entitled and is "shovel ready".



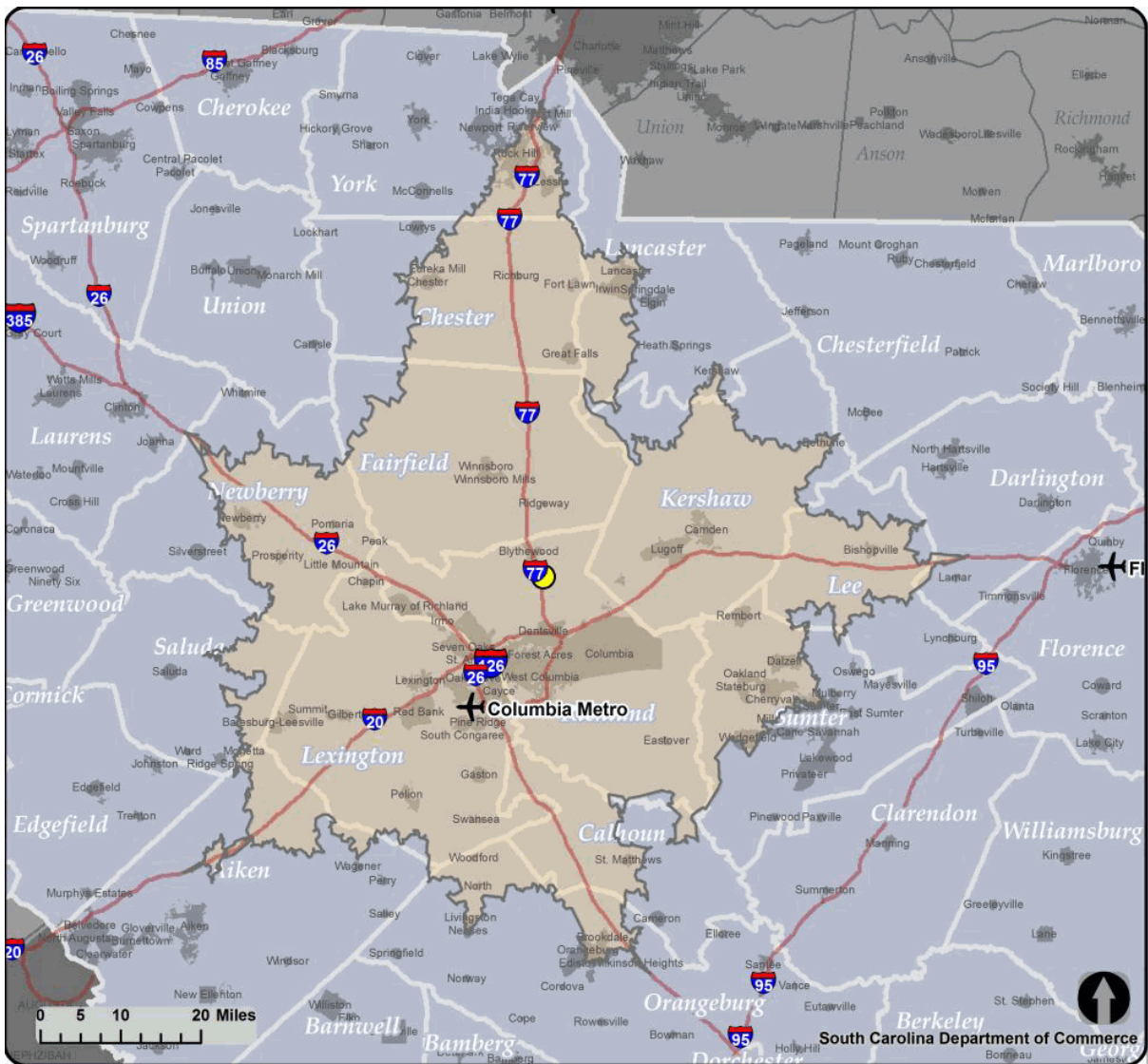
### Utilities and Service

Water Service Provider:	City of Columbia
Water Main Diameter:	16.00 in/40.64 cm
Distance to Water Line:	On Site
Comments:	12 main also available
Sewer Service Provider:	Columbia/Metro
Sewer Main Diameter:	8.00 in/20.32 cm
Sewer Type (Force or Gravity):	Gravity
Distance to Sewer Line:	On Site
Comments:	
Natural Gas Provider:	SCE&G
Natural Gas Line Diameter:	6.00 in/15.24 cm
Natural Gas Proximity:	Available
Comments:	4 in plastic main also available
Primary Electricity Provider:	South Carolina Electric and Gas
Alt. Electricity Provider:	
Comments:	SCE&G Substation is directly across the street.
Telecom Available:	AT&T
Fiber Optics Available:	Yes
Cable Available:	No
Fire Department:	Columbia/Richland Fire Service
Distance to Fire Department:	2.92 mi/4.70 km
Fire Dept.'s ISO Rating:	

### General Information

County Development Status:	Tier I	Subject Property Inside City Limits:	No
Multicounty Property:	No	School District:	Richland 2
Related Counties:	None	Tax District:	Richland 2DP
Per Capita Income for County:		Census Tract:	45079010102
Avg Hourly Wage for County:		Housing Units in Tract (2000 Census):	1,417
		Census Tract Pop. (2000 Census):	3,367

### 60 Minute Drive Time Map



Note: The data represented on this flyer and its associated maps are subject to frequent changes. The South Carolina Department of Commerce does not maintain all data associated with this product and although the maps and data are believed to be fundamentally accurate, no guarantees as to their accuracy or completeness are expressed or implied.

Data sources include the following: South Carolina Department of Commerce, South Carolina's County and Regional Economic Development Agencies, Environmental Systems Research Institute, Inc. (ESRI), South Carolina Budget and Control Board, South Carolina Geodetic Survey and South Carolina Department of Natural Resources.