

252,720 SF

408,240 SF

252,720 SF

FUTURE  
DEVELOPMENT

# 803 PARK

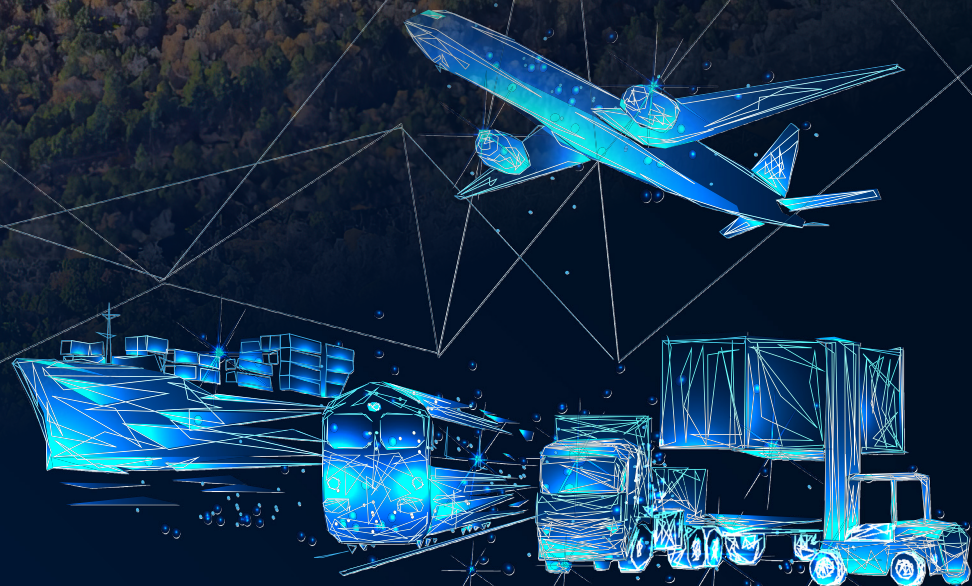
Columbia, South Carolina  
UP TO 1 MILLION SQUARE FEET

Gateway One | ±252,720 SF with 140,400 SF For Lease

Gateway Two | ±408,240 SF For Lease

Gateway Three | ±252,720 SF Fully Leased

[VIEW WEBSITE](#) 





# About the Park

A MULTIMODAL INDUSTRIAL PARK

Magnus Development Partners is developing 803 Park, consisting of four speculative developments adjacent to the CAE Airport in Columbia, SC. The park can accommodate nearly one million square feet across four buildings for a wide range of users. Gateway One and Gateway Three buildings have been constructed with future plans to construct Gateway Two and Gateway Four.

PARK OVERVIEW

MULTIMODAL HUB

GATEWAY ONE

GATEWAY TWO

LOCATION

DEVELOPMENT TEAM





"803 Industrial Park is the Columbia market's most versatile industrial development. We look forward to the economic impact this development will bring to the central South Carolina region, resulting in new businesses and job creation."

**Kevin Werner**  
Magnus Development

## Why 803?



Up to ±1M SF available



Near FedEx & UPS hubs



Location outperforms competing sites



Ideal for last-mile facilities



3 interstates within 5 minutes



COLUMBIA, SOUTH CAROLINA | [WWW.803INDUSTRIALPARK.COM](http://WWW.803INDUSTRIALPARK.COM)

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PARK OVERVIEW

MULTIMODAL HUB

GATEWAY ONE

GATEWAY TWO

LOCATION

DEVELOPMENT TEAM

# A Multimodal Hub

PLANES, TRAINS, TRUCKS + SHIPS

803 Industrial Park is unique from competing properties in its multimodal capabilities; the park is adjacent to CAE Airport, the UPS regional air hub, the UPS ground hub, FedEx Freight and a Norfolk Southern transload rail terminal. Additionally, the site is 1 mile from I-26 with easy access to surrounding markets via I-77, I-20 and I-95 and within two hours of the Port of Charleston.



PLANES



TRAINS



TRUCKS



SHIPS

[VIEW WEBSITE](#)

“There is truly nothing like this development available in the market. The benefits this site will bring to a user are unique in its many transportation and logistics capabilities.”

**Chuck Salley, SIOR**  
Colliers | South Carolina

Located at the end of the CAE airport runway

CAE Metropolitan Airport and UPS Regional Air Hub  
<1 mile

CLT International Airport  
105 miles

CHS International Airport  
105 miles

Easy access to Norfolk Southern and CSX rail lines

Norfolk Southern Transload Terminal  
<1 mile

CSX Terminal  
7.5 miles

Inland Port Greer  
110 miles

Inland Port Dillon  
120 miles

Direct connectivity to South Carolina’s network of interstates

I-26  
1 mile

I-77  
3.2 miles

I-20  
5.6 miles

I-95  
85 miles

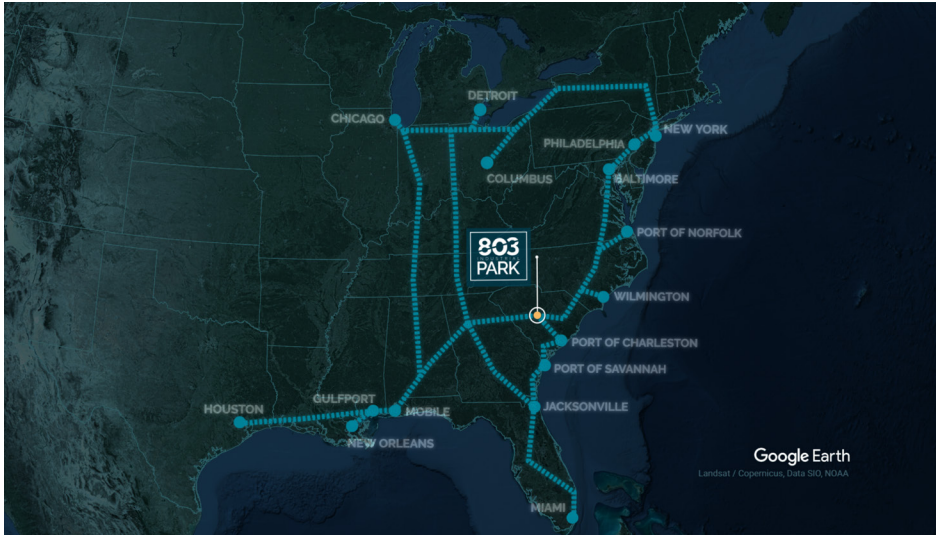
Southeastern U.S. ports link to over 100 foreign ports

Port of Charleston  
115 miles

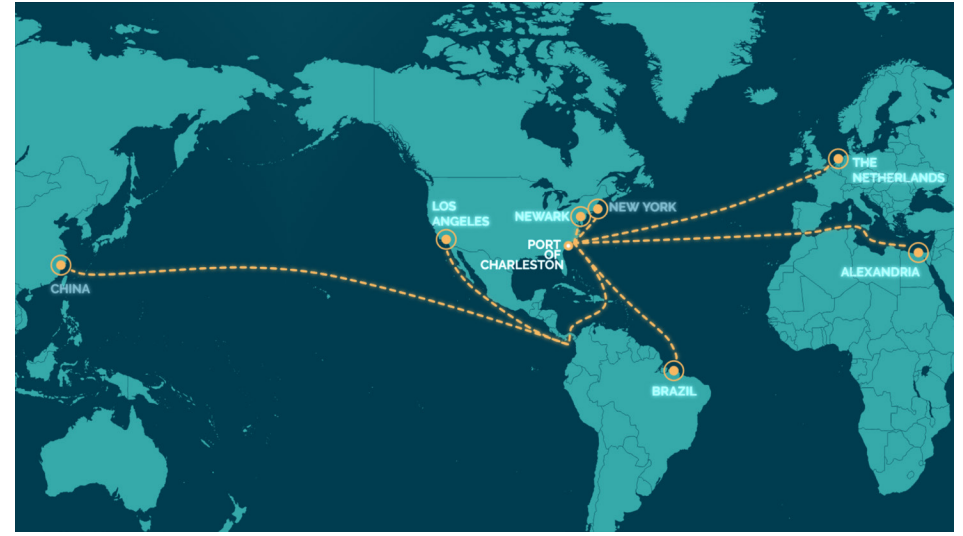
Port of Savannah  
154 miles

Port of Norfolk  
399 miles

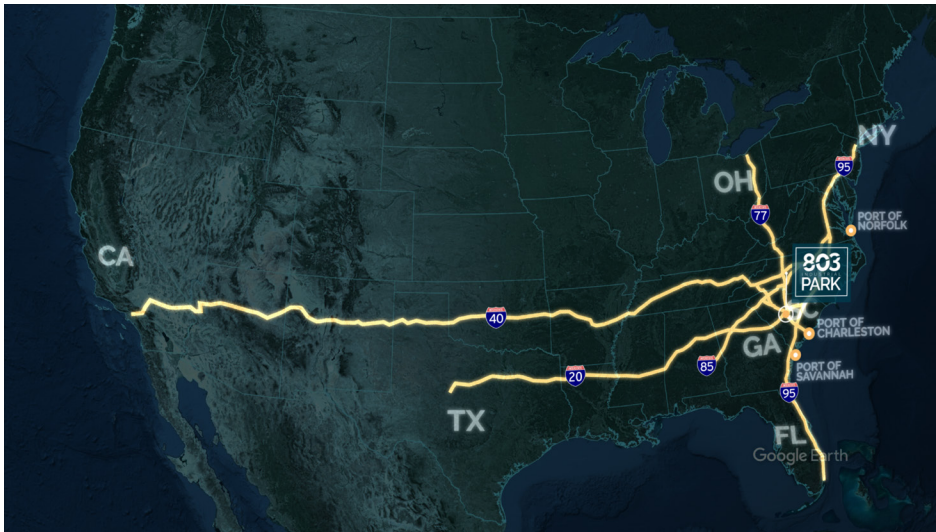
Port of Jacksonville  
285 miles



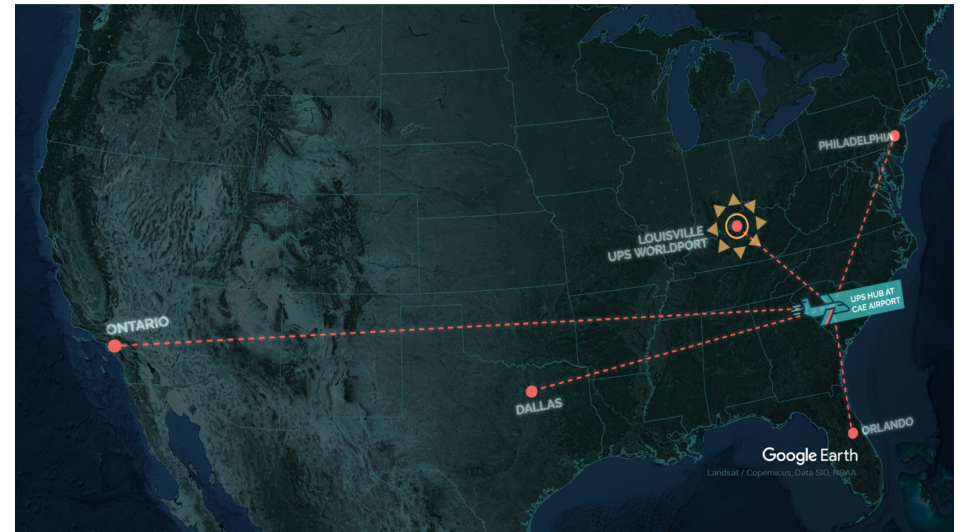
Connected to every major market and port on the East and Gulf Coasts via rail service.



Located 115 miles from the Port of Charleston, the deepest port on the U.S. East Coast. The Port of Charleston is currently investing \$2.8 billion in improvements and directly serves over 100 foreign ports.



66% of the U.S. population is within a day's drive.



Located next to a UPS regional air hub, which connects to Louisville, a UPS Worldport.

In addition, Columbia Metropolitan Airport offers nonstop travel to 8 cities or just one stop to over 400 cities. Over 40 businesses operate on the airport's campus and create a combined total of over 1,871 full time jobs with a direct payroll of nearly \$80 million. Local support of CAE helps the airport continue to put more dollars back into the local economy and it allows the airport to compete for bigger planes, new air service and better fares.



PARK OVERVIEW

MULTIMODAL HUB

GATEWAY ONE

GATEWAY TWO

LOCATION

DEVELOPMENT TEAM

VIRTUAL TOUR 

VIEW WEBSITE 

# Gateway One

252,720 SQUARE FEET TOTAL | 140,400 SQUARE FEET REMAINING FOR LEASE

The Gateway One building features a 190-foot deep truck court allowing 72 trailer drop spaces, 9 dock-high doors (expandable), 1 drive-in door, 50-foot by 54-foot bays, 32-foot clear heights, ESFR fire protection and LED lighting. The building is subdividable for users needing as little as 56,160 square feet of space.



# Gateway One Base Building Specifications

## BASE BUILDING SHELL

Building size	252,720 SF
Available SF	140,400 SF
Subdividable	56,160 SF
Building dimensions	260'x 972'
Construction	Tilt concrete panel
Clear height	32' clear height
Typical bay spacing	54' x 50'
Dock (speed bay) spacing	60' deep
Car parking	208 parking spots

## TRUCK COURT

Truck loading dock	190' deep truck court
Truck court	20' concrete dolly pad
Trailer drops	Up to 72 trailer drops
Dock doors	Nine (9) 9' x 10' dock-high doors (expandable, one (1) per bay)
Drive-in door	One (1) (12' x 14') drive-in door (additional available upon tenant request)

## EQUIPMENT

7' x 8' 30,000 lb. edge of dock levelers at all dock doors

## FLOORS

6" non-reinforced sealed concrete  
Rack loading up to 6,000 lb. Point loading on 3" x 4" base plate  
Sealed with penetrating hardener  
Epoxy joint filler



## WALLS

Tilt-up concrete wall panels  
Insulated roof (R-Value of 12.1)

## ROOF

45mil white TPO roof  
External gutters and down spouts

## FIRE PROTECTION

ESFR fire suppression system with fire pump

## WATER & SEWER

Sanitary sewer lines	30' from the inside face of the front of the building
Domestic water line	Installed overhead 30' from the inside face of the front of the building

## ELECTRICAL, LIGHTING, HEATING

Electrical	2,000 amp service, 480/277v 3-phase
Lighting	LED motion-controlled high-bay lights 25-foot candle without tenant racking
Ventilation	1 air change per hour
Heating	Unit heaters for freeze protection



PARK OVERVIEW

MULTIMODAL HUB

GATEWAY ONE

GATEWAY TWO

LOCATION

DEVELOPMENT TEAM

[VIEW WEBSITE](#)

# Gateway Two

408,240 SQUARE FEET TOTAL | 408,240 SQUARE FEET REMAINING FOR LEASE

The Gateway Two building will feature a 190-foot deep truck court, up to 32 dock-high doors (expandable up to 120 doors), 50-foot by 54-foot bays, 36-foot clear heights, ESFR fire protection and LED lighting.





# Gateway Two Base Building Specifications

## BASE BUILDING SHELL

Building size	408,240 SF
Available SF	408,240 SF
Building dimensions	420'x 972'
Construction	Tilt concrete panel
Clear height	36' clear height
Typical bay spacing	54' x 50'
Dock (speed bay) spacing	60' deep
Car parking	320 parking spaces

## TRUCK COURT

Truck loading dock	190' deep truck court
Truck court	8' concrete dolly pad
Dock doors	Thirty-two (32) 9' x 10' dock high doors   Expandable up to 120 doors
Drive-in door	Four (4) (12' x 14') drive-in doors

## EQUIPMENT

7' x 8' 40,000lb. capacity mechanical dock levelers (pit) at dock high OH doors

## FLOORS

- 7" non-reinforced sealed concrete
- Rack loading up to 10,000 lb. Point loading on 6" x 6" base plate
- Sealed with penetrating hardener
- Floor joints filled with joint filler



## WALLS

Tilt-up concrete wall panels

## ROOF

45 mil mechanically fastened TPO roof

## FIRE PROTECTION

ESFR fire suppression system with fire pump

## WATER & SEWER

Sanitary sewer lines	6" sanitary sewer 30' from the inside face of the front of the building
Domestic water line	3" domestic water service including multiple 2" future services stubbed into building

## ELECTRICAL, LIGHTING, HEATING

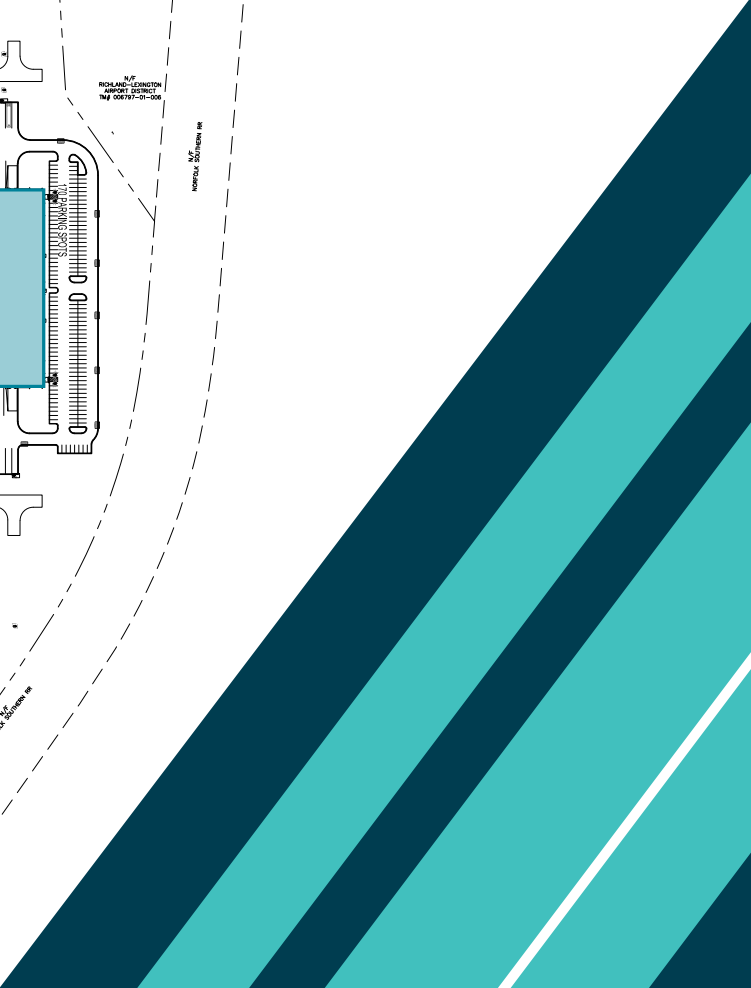
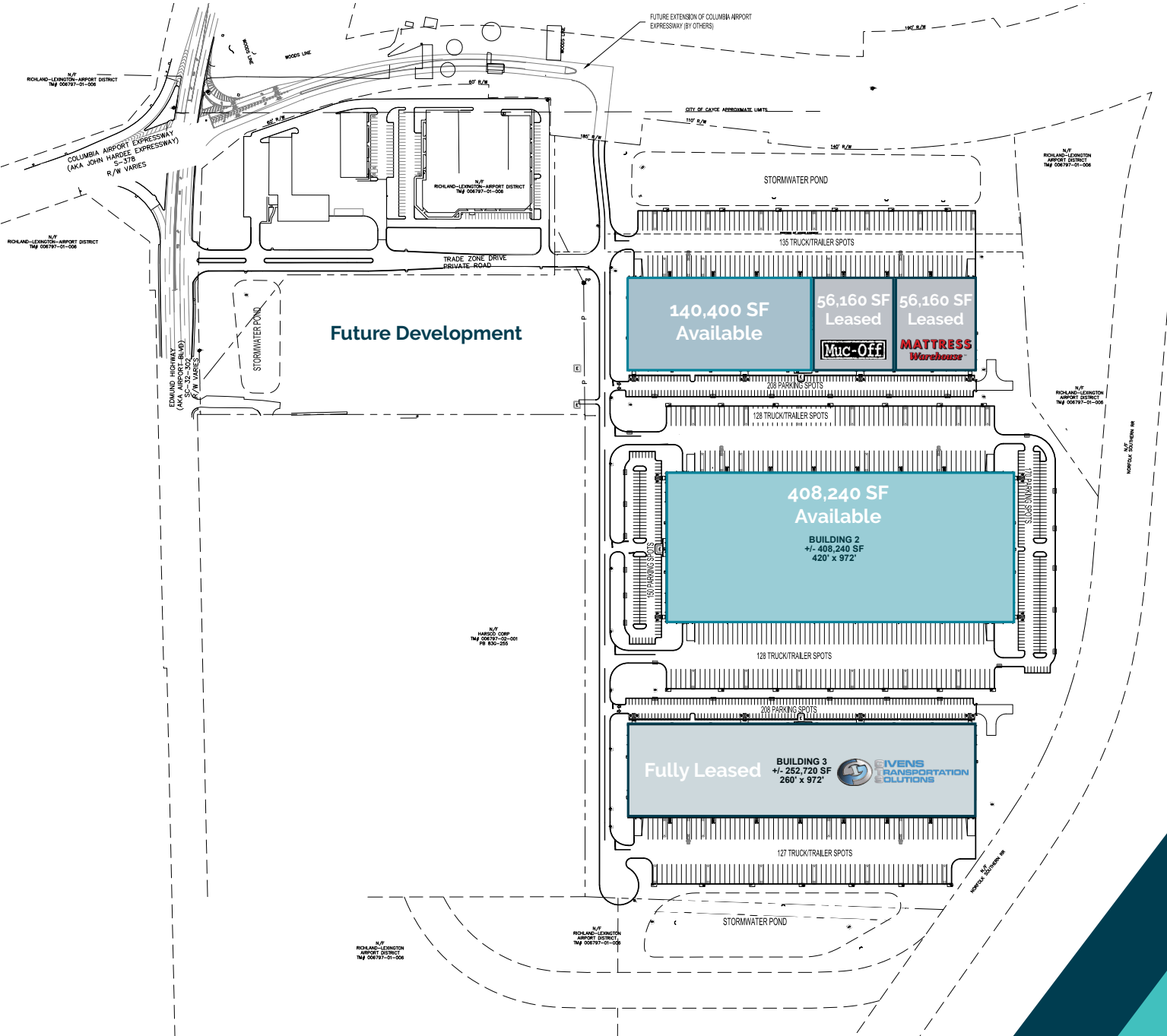
Electrical	House service including 480/277v 3-phase power and 120/208v single-phase power Service conduits from transformer stubbed into building
Lighting	LED high bay fixtures with motion sensors
Ventilation	1 air change per hour
Heating	Unit heaters for freeze protection of ESFR system only



Conceptual rendering



# Site Plan





PARK OVERVIEW

MULTIMODAL HUB

GATEWAY ONE

GATEWAY TWO

LOCATION

DEVELOPMENT TEAM

# Why South Carolina

ECONOMIC IMPACT

You won't find a more hospitable or business-friendly climate than South Carolina. That's not just our opinion. Area Development Magazine consistently ranks South Carolina as one of the top five states to do business in the nation. We are proud to offer a good value equation to all businesses - enterprise or entrepreneurial.

**#1** BEST STATE FOR MANUFACTURING  
wallethub.com (2023)  
site selection group (2023)

**#2** STATE FOR BUSINESS INCENTIVE PROGRAMS  
area development magazine (2022)

**#3** STATE FOR DOING BUSINESS  
area development magazine (2022)

**STATE OF THE YEAR**  
business facilities (2017)

**#3** STATE FOR WORKFORCE TRAINING PROGRAMS  
area development magazine (2022)

**#6** HIGHEST POPULATION GROWTH RATE IN U.S.











**94 MILLION CONSUMERS**  
WITHIN A DAY'S DRIVE

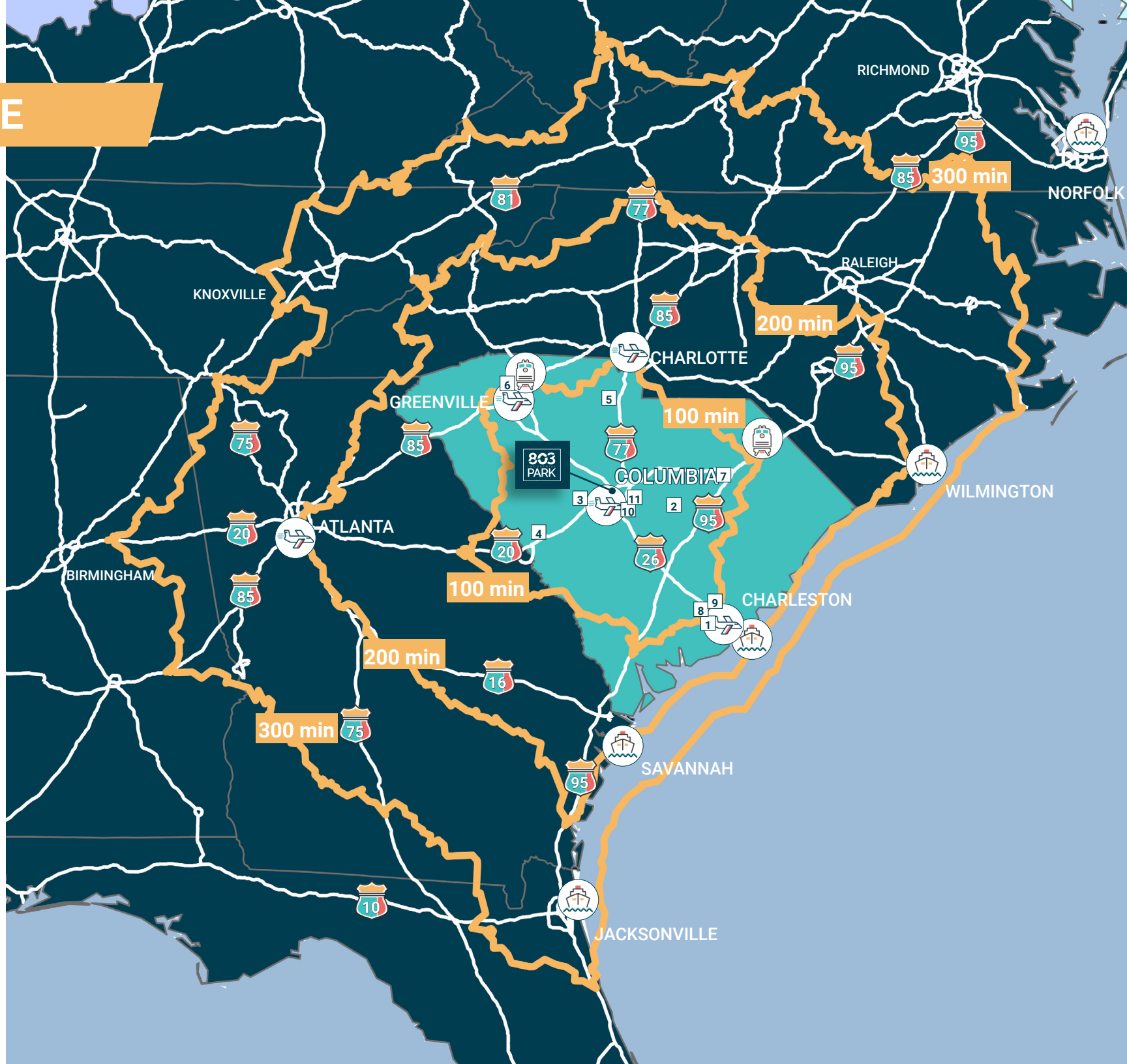
**#3** BEST STATE FOR DOING BUSINESS  
chief executive magazine (2018)

**TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS THROUGH FOREIGN INVESTMENT**  
ibm-plant location international

**#1** INTERNATIONAL MBA PROGRAM | TOP 3 FOR FOR 31 CONSECUTIVE YEARS  
UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 22 CONSECUTIVE YEARS  
**UNIVERSITY OF SOUTH CAROLINA**  
u.s. news and world report (2021)

# DRIVE TIME

-  **1** 94 MINUTES
-  **2** 71 MINUTES
-  **3** 23 MINUTES
-  **4** 55 MINUTES
-  **5** 69 MINUTES
-  **6** 103 MINUTES
-  **7** 82 MINUTES
-  **8** 92 MINUTES
-  **9** 74 MINUTES
-  **10** 20 MINUTES
-  **11** 20 MINUTES



# 803PARK

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