FOR SALE: CROSS-DOCK TRUCK TERMINAL

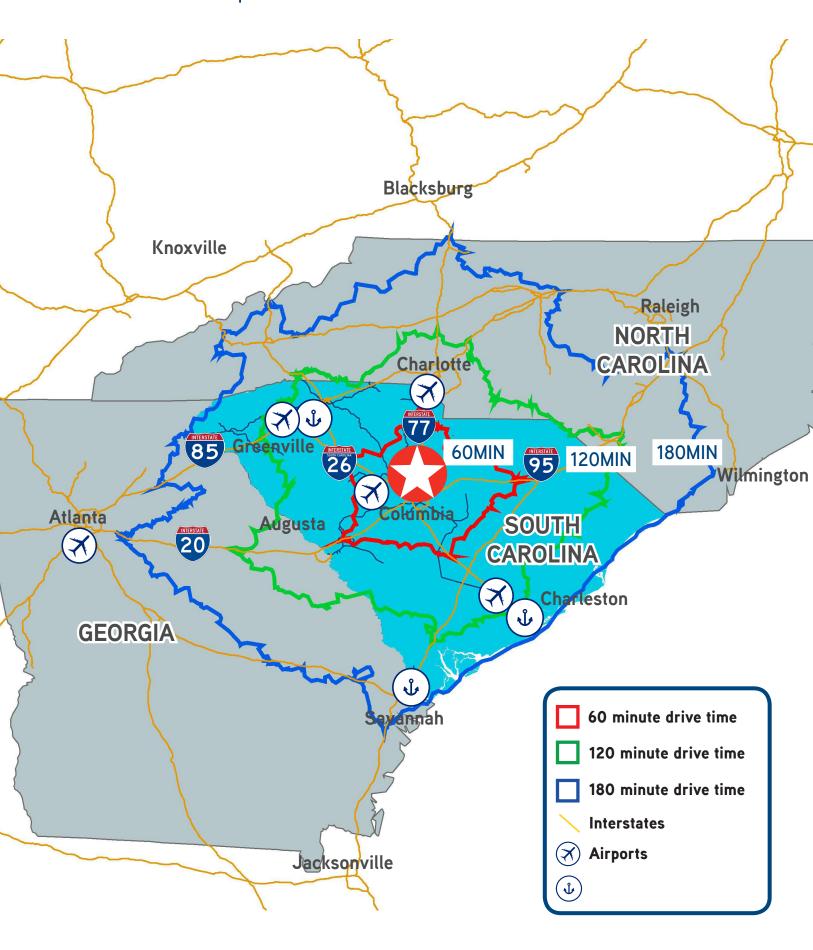
±98,700 SF ON ±23.69 ACRES IN CENTRAL COLUMBIA

5921-6011 SHAKESPEARE ROAD COLUMBIA, SOUTH CAROLINA 29223

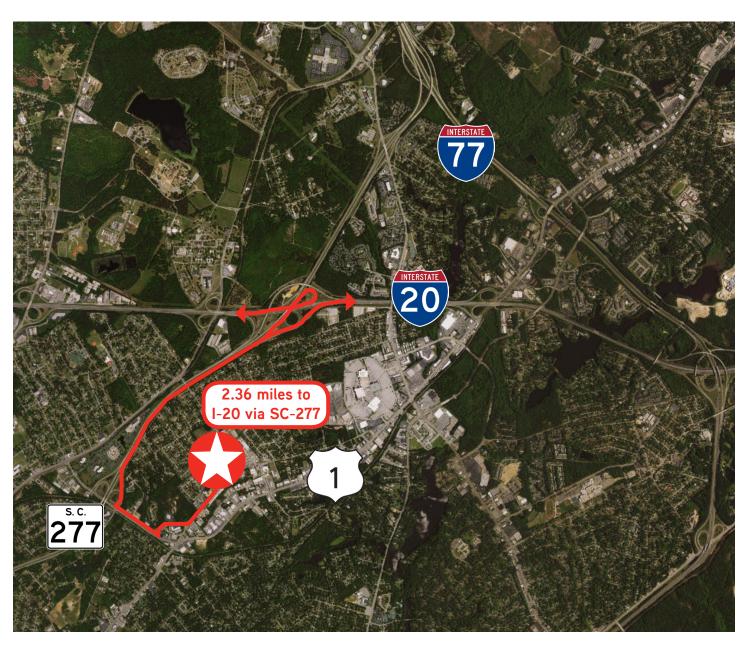




Drive Time Map



Interstate Connectivity Map



Site Proximity



3 minutes to I-20



1 minute to US-1



5 minutes to I-77



2 minutes to SC-277

Regional Demographics

The Columbia MSA makes up over 17% of South Carolina's population and offers favorable demographics, with strong population growth and a skilled, educated labor force.



POPULATION





HOUSEHOLDS

2022: **337,571** (ESRI forecast) 2017: **319,423** (ESRI estimate) 2010: **294,881** (Census)



HOUSEHOLD INCOME

Average: 2022: **\$81.015** (ESRI forecast) 2017: \$70.989 (ESRI estimate) Median: 2022: \$59,576 (ESRI forecast) 2017: \$52,965 (ESRI estimate)



AGE (2017 ESRI Estimate) 20-34: 186.347 (22.4%) 35-64: 317.224 (38.1%) 65+: 118.878 (14.2%)



RACE & ETHNICITY (2017 ESRI estimate) Caucasian: 57.5%

African American: 33.1% Hispanic Origin: 5.5%



EDUCATIONAL ATTAINMENT

(2017 Population ESRI Estimate) High School Graduate: 26% Some College: 31% Bachelor/Graduate/Professional Degree: 32%

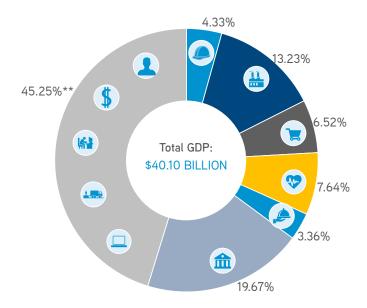
Source: ESRI Demographics, Colliers International

Economy & Labor Market

According to the Bureau of Economic Analysis (BEA), in 2017, South Carolina's current-dollar GDP was \$219.1 billion, grew 2.3% and ranked 26th in the United States. The gross domestic product (GDP) for the Columbia region totaled \$40.1 billion in 2016, accounting for 21.82% of South Carolina's total 2016 GDP.

Total GDP is up over recent years as the economy improves and major sectors such as professional and business services grow and contribute to a larger portion of total GDP. The region's economy is largely driven by manufacturing, professional and business services, finance, insurance and real estate sectors and a strong military presence.

Major Sectors as a Percent of Columbia's GDP (2016)





Information

Health & Social Assistance



Accommodation & Food Service







Trade, Transportation & Utilities

Source: Bureau of Economic Analysis, Colliers International



THE COLLIERS ADVANTAGE

Colliers International has had a presence in South Carolina for over 100 years and is the largest commercial real estate firm in the state. Colliers International serves South Carolina with full service offices in the three major cities: Charleston, Columbia and Greenville.

Colliers International | South Carolina's Industrial Brokerage Group of professionals is the leading industrial team in Central South Carolina, with over 50 collective years of experience. Charles W. Salley, SIOR, Dave Mathews, SIOR, and Thomas Beard bring specialized knowledge to their area of focus, providing their clients with an in-depth perspective of South Carolina's manufacturing and distribution properties while assisting tenants and buyers to achieve their needs for space. Colliers International | South Carolina's Industrial Brokerage Group completed 149 transactions in 2015, 2016 and 2017 totaling over 9.2 million square feet.

The Colliers International | South Carolina Industrial Brokerage Group currently represents over 45 listings totaling over 4.5 million square feet.

STATISTICS



9.2M

SOLD OR LEASED*







\$71.5M TOTAL SQUARE FEET

SALES. **VOLUME***

\$44.5M LEASING **VOLUME***

\$116M TOTAL INDUSTRIAL **GROUP TRANSACTION VALUE***

*All statistics from 2015, 2016 and 2017

400 offices in 69 countries on 6 continents

- \$2.7 billion in annual revenue
- 2 billion square feet under management
- Over 15,400 professionals
- 68.000 lease/sale transactions
- \$116 billion total transaction value

South Carolina

- 4 offices across the state
- Over 138 staff members
- \$750 million total transaction value*
- Over 900 lease/sale transactions*
- Over 60 real estate professionals
- 14.5 million square feet under management: 4.7 million office, 1.25 million retail and 7.9 million industrial*
- 16 property managers, 23 maintenance and operations specialist, 12 support/ administrative personnel and 6 property accountants
- \$60 million value of projects under management by LCK construction services*
- 5 LCK project managers
- Over 53 professional designations
- * All statistics from fiscal year 2017

CHARLESTON

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COLUMBIA

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GREENVILLE

55 E. Camperdown Way, Suite 200 TEL +1 864 297 4950

SPARTANBURG PO Box 5565 TEL +1 864 297 4950







Professional & Business Services

^{**} Per the Bureau of Economic Analysis, Retail Trade, Information, Finance, Insurance, Real Estate, Rental & Leasing and Trade, Transportation & Utilities totals are not shown in order to avoid the disclosure of confidential information; estimates are included in higher level totals and included within the "Other" category.

