

A stylized, light green tree logo with a thick trunk and a full, rounded canopy, positioned to the left of the main title.

# FAIRFIELD

*Commerce Center*

Developed by:









# FAIRFIELD *Commerce Center*

Welcome to **Fairfield Commerce Center (FCC)** — a 684 acre, premier Business and Industrial Park located just off I-77 in central South Carolina. **FCC** is strategically located less than one hour's drive from two major metropolitan areas — Columbia, SC and Charlotte, NC.

The park is owned and developed by Fairfield County, SC. All due diligence required for development has been performed. Phase I infrastructure has been designed and is currently being installed. The park has been fully master-planned and has recently achieved the highest level of site certification offered in South Carolina, making it one of the largest Class A parks in the State to achieve certification under the new, more rigid standards adopted in 2010 by the South Carolina

Department of Commerce.

The goal of **Fairfield Commerce Center** is simple – to provide a high quality, strategically located, campus style business and industrial park for world class companies to call home. The park includes 19 parcels, ranging from 12 to 86 acres and can accommodate building and site configurations of all shapes and sizes. The natural beauty of the surrounding area has been incorporated into the infrastructure planning and has resulted in a unique and fresh perspective on business and industrial park design. We invite you to explore all that **Fairfield Commerce Center** has to offer and you'll see why Fairfield County is known as the natural resource for business in South Carolina.



# COMPETITIVE ADVANTAGES



South Carolina offers a low operating cost, pro-business environment with a nationally recognized workforce. South Carolina's strategic location on the eastern seaboard, coupled with Fairfield County's location in the center part of the state ensures easy access to markets. Fairfield Commerce Center enjoys hassle-free access to interstates, commercial airports and deepwater ports. The area's mild climate, unparalleled quality of life, access to diverse educational opportunities and quality healthcare facilities further enhance Fairfield Commerce Center's competitive advantage.



# FAIRFIELD Commerce Center



## LOWER COSTS:

South Carolina's low corporate income tax rate, low cost, reliable power and low unionization rates position it as a cost effective location for business. Fairfield Commerce Center enjoys all of these benefits along with the ability to offer qualifying businesses the advantage of being included in Foreign Trade Zone 127.

## PRO-BUSINESS:

State and local leadership are dedicated to continually establishing an environment where businesses can prosper. For the past six years, the Pollina Corporation has ranked South Carolina as one of the top five most business friendly states. Additionally, South Carolina was ranked fifth among the "Most Dynamic States for Entrepreneurs" by Entrepreneur magazine.

Fairfield County prides itself in taking a customer focused, customized approach to Economic Development. Rather than pursuing a "one size fits all" approach, our economic development team invests the time to fully understand what is most important to the investing company, carefully considers what is learned and then provides a customized incentive package designed to meet the needs of the company. This approach ensures the package is relevant and impactful rather than general and meaningless.

In 2011, South Carolina was named the top state for Economic Growth Potential by Business Facilities Magazine and is considered one of the most business-friendly states in the nation.



# WORK FORCE

FCC is located within 15 minutes of one of the fastest growing residential areas in Columbia. As more people call South Carolina and specifically Fairfield County home, the State's fast growing labor force continues to outpace national growth levels. With a workforce of more than 316,000 people within a 45-minute drive time and a nationally recognized workforce training program, you are sure to find the employees you need in order to be successful.

The State is committed to furthering the skills of its expanding technical workforce. To this end, a customized worker training program, known as readySC, is offered through the State's technical college system. readySC has trained hundreds of thousands of employees in a variety of skill areas and was ranked as the No. 4 workforce training program in the nation by Expansion Management magazine.



## FACTS ABOUT SOUTH CAROLINA'S WORK FORCE:

- One of the lowest unionization rates in the U.S.

(U.S. Bureau of Labor Statistics)

- One of the lowest work stoppage rates in the U.S. with minimal working time lost due to strikes in manufacturing and non-manufacturing industries combined.

(U.S. Dept. of Labor)

- Ranked 5th in the nation based on quality, availability of workers and workforce training.

(CNBC)



# FAIRFIELD Commerce Center



## 45 MINUTE DEMOGRAPHIC SUMMARY

### Total Population:

1990:	2000:	2010:	2015*:
443,227	508,289	592,986	642,276

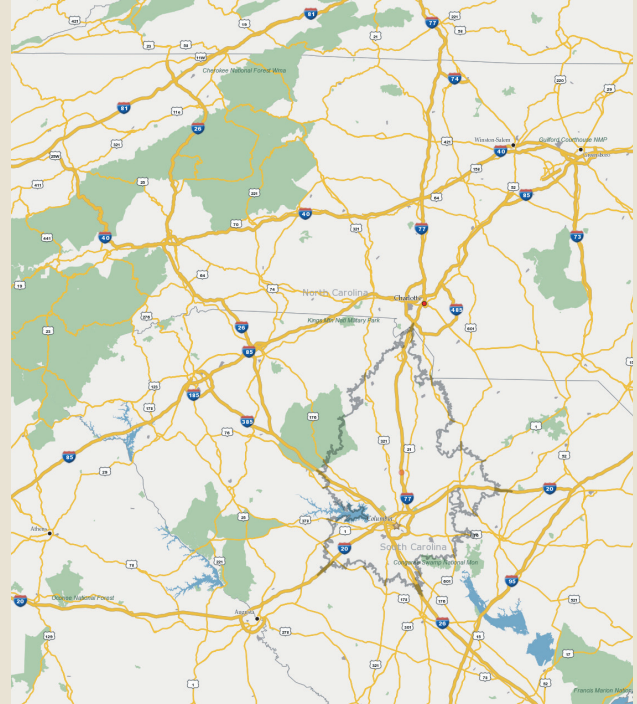
### Employment and Business:

1990:	2000:	2010:	2015*:
Age 16+ Population			
345,548	396,934	465,050	501,426
In Labor Force			
240,248	269,735	316,642	341,118
Unemployed			
4.5%	5.5%	9.2%	6.1%

### Educational Attainment:

1990:	2000:	2010:	2015*:
Age 25+ Population			
273,791	322,715	384,414	425,182
High School Graduate			
26.3%	25.3%	26.5%	27.0%
Some College, No Degree			
19.0%	21.5%	20.2%	19.5%
Associates Degree			
7.9%	7.7%	8.7%	9.1%
Bachelor's Degree			
16.6%	19.2%	20.6%	21.2%
Graduate Degree			
8.5%	10.2%	12.7%	13.8%

\*Numbers and percentages are estimated.



## EMPLOYEE INFORMATION

Number of Employees:	331,527
Number of Establishments:	24,360
Employed in Blue Collar Professions:	85,424
Employees in White Collar Professions:	159,337

## AVERAGE WAGES

Skilled Production	\$16.18
Maintenance and Machine Operator	\$18.00 - \$25.00
First-line-production supervisor	\$23.00 - \$26.00
Median annual salary for managers	\$95,000



# ACCESSIBILITY



Fairfield  
County is  
uniquely  
positioned  
halfway  
between NY  
and Miami.

Fairfield County is located in the Midlands region of South Carolina. It is uniquely positioned halfway between New York and Miami, within 24 hour ground access to more than 70% of the US market. The total area of the county is 687 square miles. The county seat, which is the Town of Winnsboro, is located approximately 28 miles from the State's capital, Columbia.



# FAIRFIELD Commerce Center



## AIRPORTS

### FAIRFIELD COUNTY GENERAL AVIATION

The Fairfield County Airport is located less than 7 miles from **Fairfield Commerce Center (FCC)** and its 5,000 ft runway will easily accommodate most corporate jets.

The County-owned airport is operated by a fixed base operator and offers T-hangars for lease, general aircraft maintenance services, an avionics shop and AvGas sales. The County is

currently in the process of upgrading the airport and is resurfacing/strengthening the runway, improving the instrument approach procedures and designing a set of corporate hangars.

### COLUMBIA METROPOLITAN

Columbia Metropolitan Airport (CAE), a short 30 minute drive from FCC, offers regularly scheduled commercial airline services. Service is provided by 7 commercial passenger carriers and 4 freight carriers. Charter services are also available. Annually, CAE serves more than 1.2 million passengers and processes more than 168,000 pounds of cargo.

### CHARLOTTE/DOUGLAS INTERNATIONAL

Charlotte International Airport (CLT) is one hour's drive (74 miles) from FCC and is easily accessible via I-77. The airport offers hundreds of regularly scheduled domestic and international flights daily. CLT serves more than 32 million customers a year and its 10 commercial carriers provide more than 133 non-stop domestic and international flights daily.





# LIFESTYLE

Fairfield Commerce Center is located within twenty five miles of the City of Columbia, the University of South Carolina and the most popular suburban area of Columbia, Northeast Columbia. It is also within 75 miles of Charlotte, NC. The proximity to two major metropolitan areas provides access to countless recreational and cultural opportunities within a short hour's drive. A few include: professional and collegiate sports, live performances in one of the many performing arts venues, and outdoor recreational activities ranging from canoeing and hiking to ATV riding and whitewater rafting. No matter what you enjoy doing during your spare time, you will find that the surrounding area provides numerous opportunities for you to experience a wealth of diverse activities.

Fairfield Commerce Center's close proximity to two major metropolitan areas provides access to a wealth of diverse cultural, recreational, educational and residential opportunities.

## HEALTHCARE

Fairfield Commerce Center is located within 15 minutes of two full service hospitals, with an additional 3 hospitals located in downtown Columbia 30 minutes away. The two closest, Fairfield Memorial Hospital and Providence Northeast, offer emergency services. There are also numerous general practitioners and specialists clustered around the 5 major hospitals in the area.

## CLIMATE

Precipitation averages: 45 - 50" per year

Average temperatures:

January	HIGH 52°   LOW 31°
April	HIGH 74°   LOW 48°
July	HIGH 91°   LOW 71°
October	HIGH 74°   LOW 49°

Average snowfall: 2" per year



# FAIRFIELD Commerce Center



## HOUSING AVAILABILITY

There are numerous housing opportunities within a 30-minute drive of Fairfield Commerce Center and the selection varies from large acre farms and downtown historic homes to above store condo living and club style golf course communities.



## HIGHER EDUCATION

There are nine colleges and universities a short 30 minute drive away in the Columbia area. The State's flagship university, the University of South Carolina ([www.sc.edu](http://www.sc.edu)) is located in the heart of downtown Columbia. Others include Midlands Technical College, Allen University, Benedict College, Columbia College, Columbia International University and South University. Also located close by are SC State University, Newberry College and Central Carolina Technical College.

Midlands Technical College ([www.midlandstech.com](http://www.midlandstech.com)) provides 2-year Associate Degrees, Certifications and Continuing Education classes. They also provide customized training for local business and industry, either at the company's site or at one of their 5 campuses. The Northeast Campus of Midlands

Technical College is a short 15 minute drive down I-77 and specializes in advanced manufacturing training. The facility offers a state-of-the art shop floor and is in the process of expanding, which will allow the College to provide additional training for high demand jobs in the area.

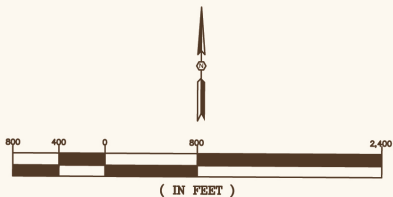
In 2009, Fairfield County partnered with Midlands Technical College and constructed a 10,000 SF Quick Jobs training facility in Winnsboro. This facility is less than 10 miles from Fairfield Commerce Center and offers Quick Jobs training courses which are designed to provide skills training for high demand jobs in the area within a short period of time (6-16 weeks). Quick Jobs programs include NCCER Welding, Pipefitting, Industrial Technology, Information Technology and Healthcare.



# SITE MAP

## LEGEND

- Existing Water Main
- Existing Elevated Water Storage Tank
- Existing Wastewater Forcemain
- Existing Natural Gas Line
- Existing Electric Distribution Line
- Existing Electric Substation
- Jurisdictional Streams
- Jurisdictional Wetlands
- Approximate Streams
- Developable Land
- Undevelopable Land
- Proposed Water Main
- Proposed Gravity Wastewater Line
- Proposed Wastewater Force Main
- Existing Wastewater Pumping Station
- Proposed Roadway



# FAIRFIELD Commerce Center



## MASTER DEVELOPMENT PLAN

Parcel 1:	Total Area +/- 50.2 acres	Developable Area +/- 36.7 acres
Parcel 2:	Total Area +/- 22.6 acres	Developable Area +/- 22.6 acres
Parcel 3:	Total Area +/- 18.7 acres	Developable Area +/- 18.2 acres
Parcel 4:	Total Area +/- 13.3 acres	Developable Area +/- 9.3 acres
Parcel 5:	Total Area +/- 14.6 acres	Developable Area +/- 9.3 acres
Parcel 6:	Total Area +/- 18.4 acres	Developable Area +/- 12.2 acres
Parcel 7:	Total Area +/- 85.7 acres	Developable Area +/- 85.7 acres
Parcel 8:	Total Area +/- 30.4 acres	Developable Area +/- 28.1 acres
Parcel 9:	Total Area +/- 33.7 acres	Developable Area +/- 30.9 acres
Parcel 10:	Total Area +/- 48.4 acres	Developable Area +/- 28.5 acres
Parcel 11:	Total Area +/- 19 acres	Developable Area +/- 12.7 acres
Parcel 12:	Total Area +/- 22.2 acres	Developable Area +/- 18.6 acres
Parcel 13:	Total Area +/- 9.9 acres	Developable Area +/- 9.9 acres
Parcel 14:	Total Area +/- 24.4 acres	Developable Area +/- 15.1 acres
Parcel 15:	Total Area +/- 36.4 acres	Developable Area +/- 26.1 acres
Parcel 16:	Total Area +/- 28.2 acres	Developable Area +/- 20.6 acres
Parcel 17:	Total Area +/- 48.8 acres	Developable Area +/- 33.9 acres
Parcel 18:	Total Area +/- 14.3 acres	Developable Area +/- 14.3 acres
Parcel 19:	Total Area +/- 6.5 acres	Developable Area +/- 6.5 acres



# ADDITIONAL PROPERTIES

If Fairfield Commerce Center is not the type of property that suits your company's needs, consider one of these other available properties in Fairfield County:



## Walter B. Brown II Industrial Park

County-owned master planned industrial park

Less than ½ mile from Interstate 77 of Exit 32 (Peach Road)

4 available parcels ranging from 6 to 18 acres, some with Interstate 77 visibility

Price: \$10,000 - \$15,000 per acre

## Prime Metals Building

65,895 SF industrial building located on 9.62 acres in the

Walter B. Brown II Industrial Park

Building Area: Office – 4,250 SF; Mfg/Warehouse – 61,645

Clear Height: High side - 30' at Eave; Low side – 24' 8" at Eave

Former use: powder coating facility

Lease Price: \$2.90 per SF NNN



## Perry Ellis Building

312,136 SF building located on 38.90 acres in Winnsboro, SC

Building Area: Office -- 4,881 SF; Mfg/Warehouse – 307,255

Clear Height : Original – 21'6" under beams; New – 24' at eave, 27' at peak

Former use: apparel warehouse and distribution

For sale or lease

For additional information contact Tiffany Harrison, Economic Development Director  
o 803 712 1923 | f 803 712 1394 | c 803 718 0505 tharrison@fairfieldsc.com







[www.fairfieldcountysc.com](http://www.fairfieldcountysc.com)