

COLUMBIA, SOUTH CAROLINA

# GATEWAY ONE AT ~~803~~ INDUSTRIAL PARK



252,720 SF CLASS A  
DISTRIBUTION FACILITY

100% LEASED TO FOUR (4) TENANTS  
WITH 7.2 YEARS WALT

AIRPORT ADJACENT WITH  
IMMEDIATE ACCESS TO I-26 & I-77

TEASER

JLL



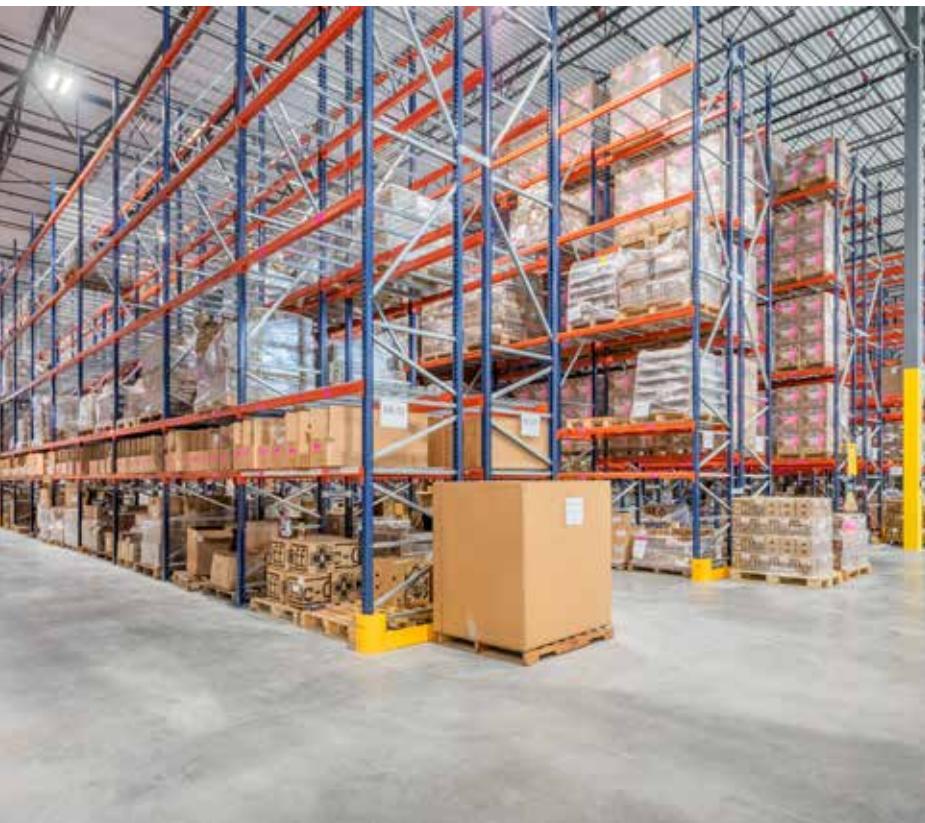
# GATEWAY ONE AT 803 INDUSTRIAL PARK

Jones Lang LaSalle America, Inc. ("JLL") has been retained as the exclusive sales representative for **Gateway One** at 803 Park (the "Property" or "Gateway One") – a 252,720 SF Class A logistics facility situated in Columbia, South Carolina. The Property is 100% leased to four (4) diverse tenants with 7.2 years of WALT, providing diversified in-place cash flow and strong contractual yield growth via 3.33% weighted average annual escalations. Gateway One benefits from an exceptionally infill logistics location, sitting directly adjacent to Columbia Metropolitan Airport (CAE) and less than two (2) miles from I-26, offering seamless access to every high-growth Sunbelt market via the major transportation thoroughfares of I-20, I-77 and I-95.

Delivered 2023, the 260'-deep rear-load logistics facility features an array of highly sought-after features including 32' clear height, ESFR sprinklers, LED lighting with energy-efficient motion sensors and a 45mil TPO roof with a 15-year warranty (exp. 2038), significantly mitigating future capital costs over the life of the hold. **Overall, Gateway One presents investors with the opportunity to acquire a 100% leased, institutional quality Class A logistics facility with diversified cash flow at an airport-adjacent location in the high-growth South Carolina state capital.**

## INVESTMENT SUMMARY

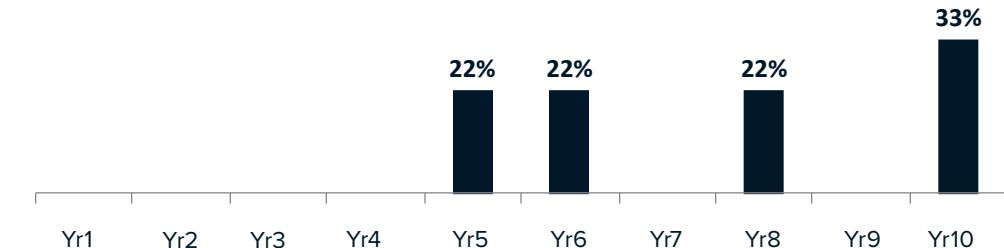
<b>Address</b>	425 Distribution Drive West Columbia, South Carolina 29170
<b>Year Built</b>	2023
<b>Rentable Building Area</b>	
Warehouse	243,906 SF (96.5%)
Office	8,814 SF (3.5%)
<b>Total RBA</b>	252,720 SF
<b>Clear Height</b>	32'
<b>Occupancy</b>	100%
<b>Tenants</b>	Four (4)
<b>WALT</b>	7.2 Years
<b>Wtd. Avg. Annual Esc.</b>	3.33%



# INVESTMENT HIGHLIGHTS

## STABLE, IN-PLACE CASH FLOW WITH STRONG CONTRACTUAL GROWTH

- 100% leased to four (4) diverse tenants with 7.2 years WALT
- Strong contractual yield growth via 3.33% weighted average annual escalations
- Balanced rollover schedule with no single tenant expiring in the same year:



## INSTITUTIONAL-QUALITY, VERSATILE CONSTRUCTION

- First building to deliver at 803 Industrial Park, a master-planned industrial park comprised of four (4) buildings totaling 1.0 MSF
- Concrete tilt-wall construction with attractive glass lines and modern paint schemes
- 260'-deep rear-load configuration featuring 32' clear height, ESFR sprinklers and LED lighting
- Multiple storefronts offer demising flexibility to accommodate a wide range of user with varying suite sizes
- 190' truck court with ample trailer parking
- 45mil TPO roof under manufacturer warranty (exp. 2038)

## HIGHLY-INFILL LOGISTICS LOCATION AT THE EPICENTER OF GROWTH

- Situated directly adjacent to Columbia Metropolitan Airport (CAE), the regional hub responsible for generating an estimated \$847 million for the state of South Carolina
- Positioned less than two (2) miles from I-26, providing access to every high-growth Sunbelt market via the major transportation thoroughfares of I-77, I-20, I-95, among others
- Located less than a thirty (30) minute drive of the future \$2.3 billion Scout Motors Manufacturing facility, expecting to create up to 5,000 new jobs for the local economy and generate approximately \$4.2 billion in state-wide economic impact by 2029
- Strategically positioned in Foreign Trade Zone 127, the Property provides access to over 4.6 million U.S. consumers within a ninety (90) mile radius

## STRONG INDUSTRIAL FUNDAMENTALS

- Totaling 79 MSF of industrial product, the Columbia market is home to a number of blue-chip users including Target (1.7 MSF), Michelin (1.2 MSF), Amazon (1.0 MSF), Trane (1.0 MSF), among many others
- Occupancy across the Columbia industrial market remains tight at +94% while posting nearly 1.4 MSF of positive net absorption in the last 24 months
- Average rental rates have continued to advance due to a supply-demand imbalance with asking rents growing 71% since 2021 (+9.1% CAGR)



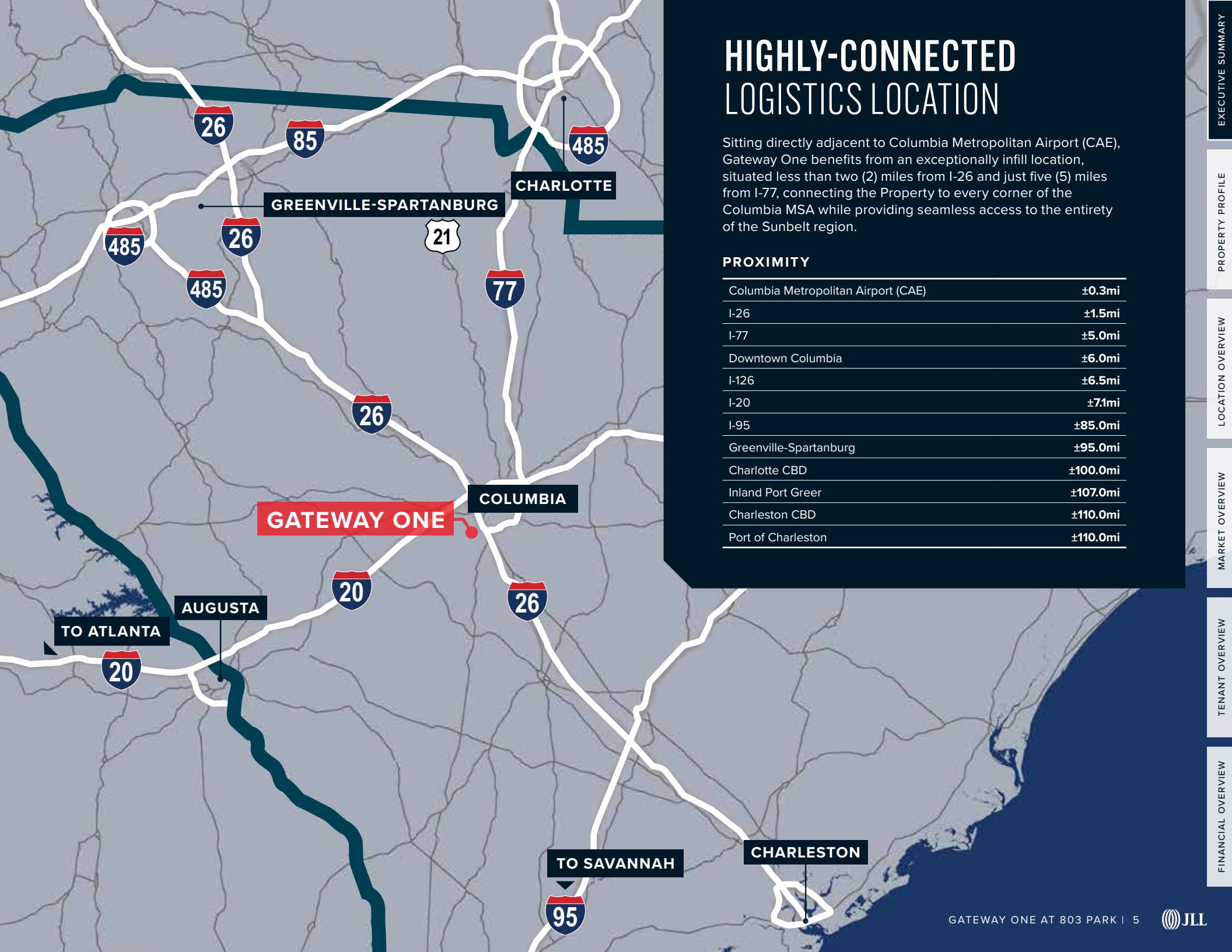
## BEST-IN-CLASS DESIGN FEATURES

32' clear height, ESFR fire suppression, LED lighting with motion sensors

Tilt-up concrete construction with efficient rear-load configuration

190'-deep truck court inclusive of 72 trailer storage spaces

Expandable dock-door and drive-in capabilities offering long-term versatility



# COLUMBIA INDUSTRIAL MARKET

## DYNAMIC INDUSTRIAL MARKET WITH STRONG FUNDAMENTALS

Located at the geographic center of South Carolina, the Columbia industrial market comprises over 79 million square feet of product and is home to a wide variety of industry sectors such as advanced manufacturing, healthcare, information technology, military and defense, and transportation/logistics.

With one of the largest and well-educated labor pools of any market in the Southeast, Columbia is approximately 95% leased with nearly 1.4 million square feet of positive net absorption over the last 24 months. Rents have continued to increase in the market in recent years, with average asking rents growing approximately 71% since 2021 (+9.1% CAGR).

As a result, Columbia is home to a list of brand-name, major industrial users which include manufacturers and key distributors such as Target (1.7 MSF), Michelin (1.2 MSF), Amazon (1.0 MSF), Trane (1.0 MSF), among many others. Furthermore, South Carolina's capital remains poised for future large-scale economic growth, backed by Scout Motor's \$2.3 billion investment to build a new electric vehicle manufacturing plant that will create over 5,000 new jobs and is set to begin production in late 2026.

**79.4 MSF**  
INDUSTRIAL INVENTORY

**± 71%**  
RENT GROWTH  
(SINCE 2021)

**1.4 MSF**  
NET ABSORPTION  
(PAST 24 MOS)

**96.0%**  
OCCUPANCY  
(5-YR AVG)



# GATEWAY ONE AT 803 INDUSTRIAL PARK

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