



FOR LEASE OR SALE

±351,349 SF Class A
industrial building with
±83,700 SF available

Pineview Trade Center
1669 Longwood Rd | Columbia, SC

 360° VIRTUAL TOUR

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**Summit**
Real Estate Group

Colliers



Technical Specifications

Building size	±351,349 SF
Land size	±33.81 acre lot with ±3 acres for outdoor storage
Space available	±83,700 SF
Building dimensions	310'x 1134'
Construction	Tilt concrete panel
Roof	White TPO
Floors	7" concrete slab
Clear height	36'
Typical bay spacing	50' x 54'
Dock (speed bay) spacing	60' deep
Car parking	195 spaces (expandable up to 397)
Electric vehicle ready	Conduit in place for EV charging stations in car and trailer parking areas
Fire Protection	ESFR fire suppression system
Lighting	LED (warehouse fully lit)
Electrical	3,000 amp service, 480/277v 3-Phase Two panels pre-ordered: 800 amp, 480 volt

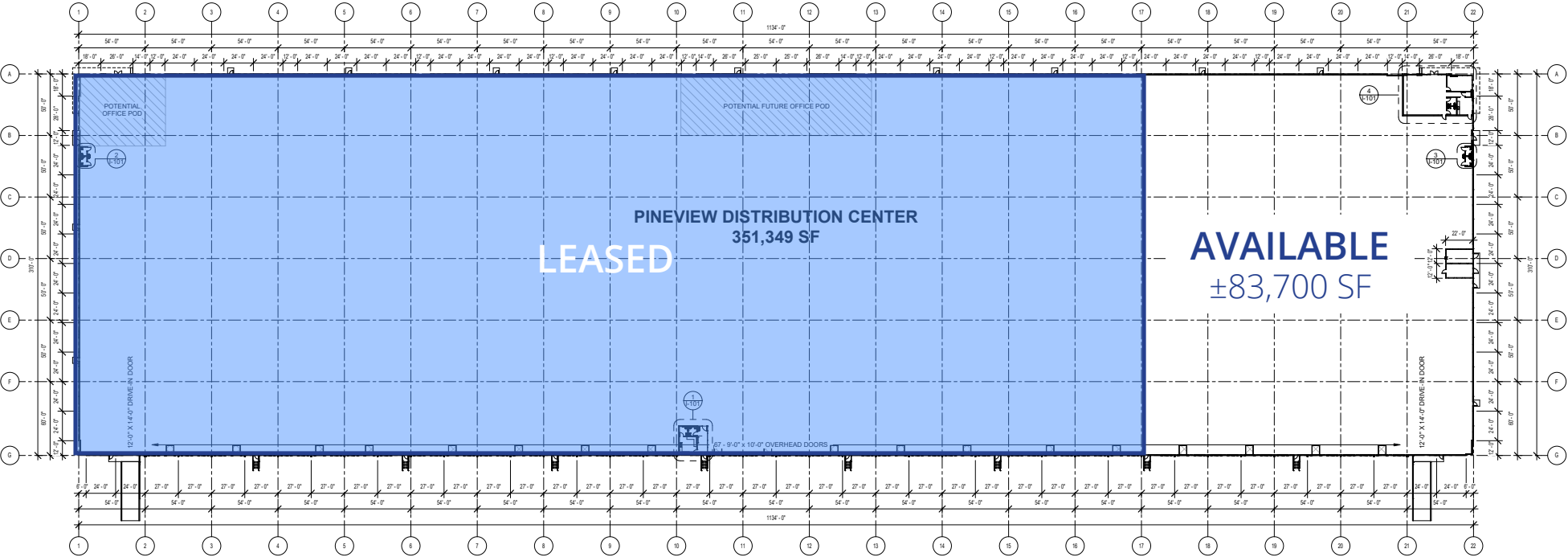
Truck Court

Truck loading dock	185' deep truck court
Trailer parking	80 spaces (expandable to 158 spaces or 3 acres of outside storage)
Dock doors	(14) 9' x 10' dock-high doors (4 with packages) in available space (68 in full building)
Drive-in door	(1) 12' x 14' drive-in door in available space (2 in full building)

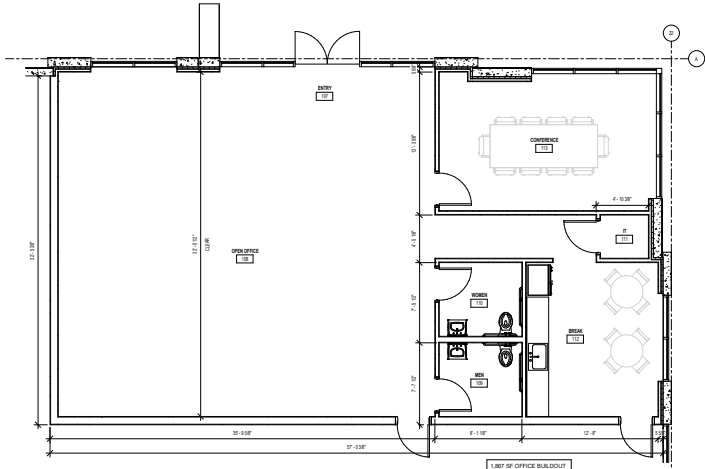
Infrastructure

Power	Dominion Energy (2) 115 kV transmission lines on site
Gas	Dominion Energy 2" natural gas line on site
Water	City of Columbia 16" water line
Sewer	City of Columbia 30" wastewater main on site
Telecom	AT&T (fiber)

FLOOR PLAN

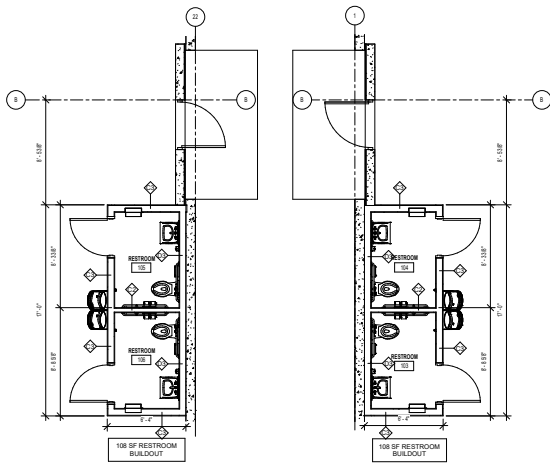


PERMITTED OFFICE SPACE



4 SPEC. OFFICE FLOOR PLAN
SCALE: 1/4" = 1'-0"

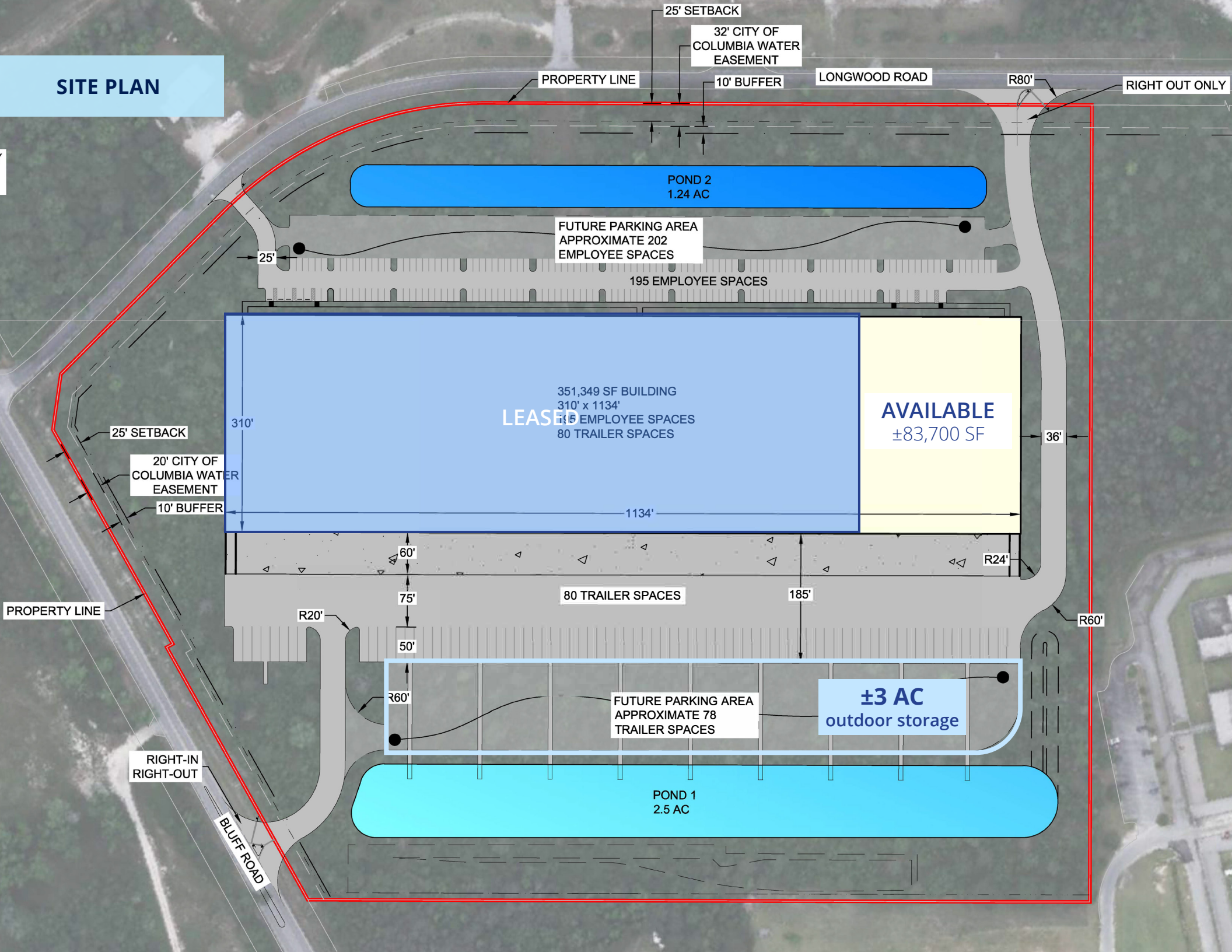
EXISTING RESTROOMS



3 REMOTE RESTROOMS B
SCALE: 1/4" = 1'-0"

2 REMOTE RESTROOMS A
SCALE: 1/4" = 1'-0"

SITE PLAN



Bluff
Industrial Park

Colliers

EXIT 5

EXIT 6

Columbia
Industrial Park



MARK ANTHONY BREWING

Longwood Road

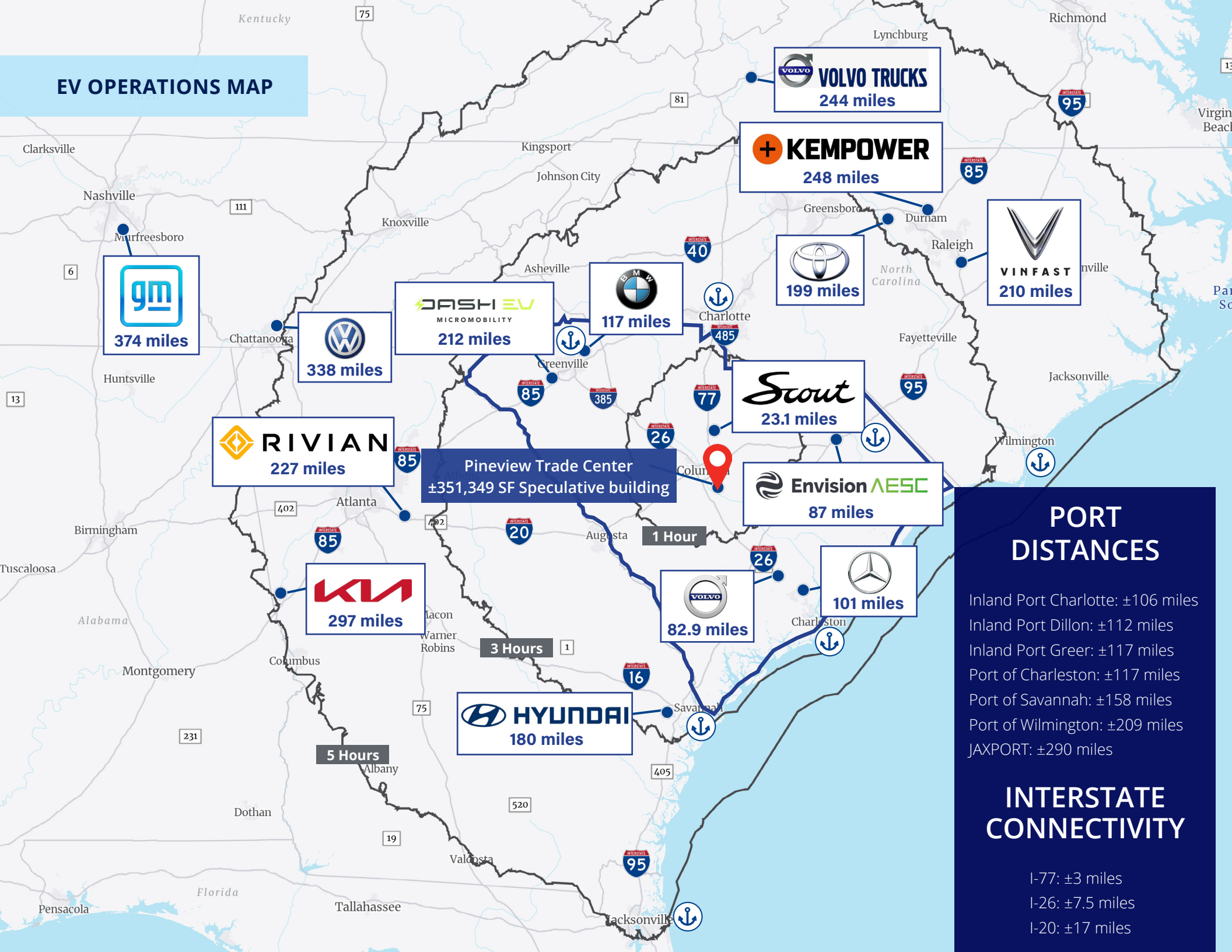
Bluff Road

Pineview Trade Center

Surrounding Users Map

Pineview Industrial Park is located 3 miles from I-77 which offers nearby connectivity to I-20 (East and West) and I-26 (North and South). Access to I-95 and I-85 via I-26 ensures access to every market in the Southeast.

EV OPERATIONS MAP



About South Carolina

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.

Pineview Industrial Park is located less than two hours from the Port of Charleston, which is now the deepest port on the Eastern Seaboard at 52 feet. The Port of Charleston is currently investing \$2.8 billion in improvements and directly serves over 100 foreign ports.

Central SC Region

Positioned in the heart of South Carolina and the rapidly growing Southeast, the Central SC region's natural geographic advantage translates into efficient connections to industrial users. Combining a desirable location with smart investments in infrastructure, competitive industrial utility rates and a cost of living well below the national average, Central SC delivers a world-class home.

Source: [CentralSC Alliance](#)

Major SC Employers



South Carolina At-a-Glance

#1

International MBA program (top 3 for the last 35+ years) & undergraduate international business program (for 25 consecutive years) at the University of South Carolina

U.S. News & World Report (2025)

BEST

Manufacturing workforce in the nation

Site Selection Magazine (2025)

126 M

Consumers within a day's drive

#3

State for low labor costs

Area Development Magazine (2020)

#3

Best business climate in America

Site Selection Magazine (2025)

TOP 3

State for attracting jobs via foreign investment

IBM-plant Location International

#4

State for workforce training programs

Area Development Magazine (2020)

#6

Highest population growth rate in the USA

#3

State for doing business

Area Development Magazine (2020)



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