CAROLINA RESEARCH PARK
LAND FOR SALE

POWELL RD & TECHNOLOGY CIR, COLUMBIA, SC 29203
26.36 ACRES OF LAND
ZONED FOR MULTIFAMILY/OFFICE DEVELOPMENT

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CAROLINA RESEARCH PARK
LAND FOR SALE

HIGHLIGHTS

Located in the Carolina Research Park off of I-77 and I-20 at the intersection of Powell Road and Technology Circle.

Tenants can walk or bike to work.

Carolina Research Park is home to many technology advanced companies including: SCE&G, BP, Barber & Associates, South University, IKON, MISYS Healthcare Systems, Ventyx, Holpack and others.

Adjacent to Midlands Technical College and Northwoods Golf Club.

Approximately a 15 minute drive to Downtown Columbia.

SITE PLAN

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CAROLINA RESEARCH PARK SPECS

<table>
<thead>
<tr>
<th>Address</th>
<th>0 Research Court</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Columbia, SC 29203</td>
</tr>
<tr>
<td>Parcel ID</td>
<td>172-00-02-11</td>
</tr>
<tr>
<td>Acreage</td>
<td>26.36</td>
</tr>
<tr>
<td>Zoning</td>
<td>General Commercial (some restrictions may apply)</td>
</tr>
<tr>
<td>Utilities</td>
<td>Water, sewer, electricity, natural gas, telephone, internet</td>
</tr>
<tr>
<td>Uses</td>
<td>Multifamily (16 units/acre), retail or office</td>
</tr>
</tbody>
</table>

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