



# MAGNUS DEVELOPMENT PARTNERS

Providing **Industrial Real Estate Solutions**  
Across the Southeast and Beyond

LET'S **BUILD** SOMETHING  
GREAT TOGETHER.

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## WHAT WE DO.



### **BUILD-TO-SUIT DEVELOPMENT**

No matter how you envision your next property, Magnus Development is committed to delivering custom projects on time, within budget and tailored to your specific needs regardless of scope or location.



### **SPECULATIVE INDUSTRIAL DEVELOPMENT**

The demand for turnkey industrial space shows no sign of slowing. We offer solutions to keep up with the tightening market, including speculative construction of manufacturing and distribution facilities.



### **CORPORATE SERVICES**

With more than 50 years of combined experience in commercial real estate, generating hundreds of millions of dollars in investments, our professionals have a unique understanding of the industry and the markets we serve.

Headquartered in Columbia, South Carolina, Magnus Development Partners is a privately held development and acquisition platform focused on 'Class A' industrial properties in the southeastern U.S. and beyond.

We primarily focus on delivering single-tenant build-to-suits, speculatively constructed industrial buildings, acquisitions, and advisory services.

Our services are grounded in the fundamental goal of adding value to each project we take on from conception to completion. Throughout this process, we utilize needs-based solutions tailored to **you**.

Transparency and creativity are at the forefront of what we do. We have a deep comprehension of commercial real estate and financial markets, as well as the areas we serve.

**WHO WE ARE.**

# GET TO **KNOW** US.

# WHY US ?

Magnus is a **market leader** in South Carolina's speculative construction industry. Our experience has given us a deep understanding of the factors an ideal tenant would look for in deciding to occupy a building.

Our **flexible delivery systems** and **partnerships** are the core of our business, and our creativity and flexibility are unsurpassed in the industry.

We **own** and **manage** an active commercial and industrial portfolio, which allows us to provide a unique "owner's perspective" to every project. Our approach is results-driven and carefully balances the needs of owners with those of prospective tenants.

Our team is prepared to begin **immediately** and will work steadfast to deliver your project on time in order to meet market demand.



- > ±350-acre, master planned industrial park featuring eight (8) buildings that range from ±67,000 to 200,000 SF
- > Prominent tenants include Domino's, Home Depot, and RNDC



- > Class 'A' industrial park allowing for up to one million SF in four buildings
- > The ±252,720 SF Gateway 1 & Gateway 3 buildings are set to deliver by Q4 2023
- > Gateway 3 fully leased ahead of completion



- > Proposed ±210,600 SF Class 'A' spec industrial building in Blythewood, SC.
- > Located next to I-77 in Northpoint Industrial Park, home to Coca-Cola®, Koyo Corporation, Inc., and Thermal Technologies



- > Vantage Point 1 (±157,500 SF) is located in Camp Hall adjacent to Volvo Cars USA in Ridgeville, SC and was fully leased upon completions
- > The ±152,880 SF Vantage Point 2 is currently under construction

# FEATURED PROJECTS.