

FOR SALE OR LEASE



3792 Platt Springs Road
West Columbia, SC 29170

Wilson Kibler
COMMERCIAL REAL ESTATE

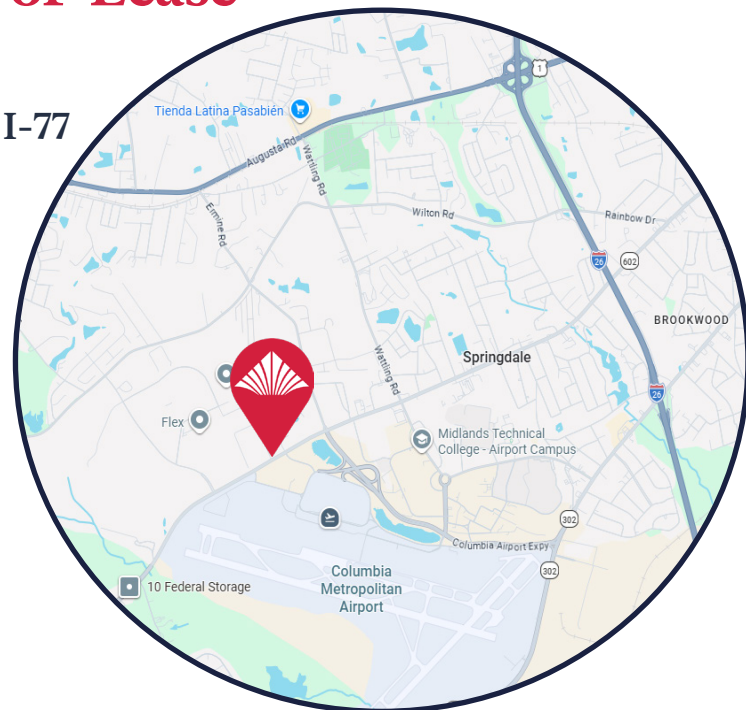


±67,000 SF Available for Sale or Lease

- ±4.1 AC of Land, ±3000 SF Office Space
- Close proximity to CAE Airport, I-26, and I-77
- 4 Docks & 5 Drive-In Doors
- LED Lights
- Ample Parking
- Sprinkler System in 33,000 SF Front Half
- Zoning: ID - Intensive Development
- Various Ceiling Heights: 12'-34'
- 3-Phase, 480V, 2000 & 1200 Amp Panels
- Low TICAM: \$0.56/SF

Sale Price: \$4,490,000

Lease Rate: \$5.15/SF NNN



CONTACT:

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LOCATION OVERVIEW

Proximate to
major interstates:

DISTANCE TO:

I-26	3 MILES
I-20	4 MILES
I-77	7 MILES

1. FERROUS ENGINEERING & TOOL
2. ALLIED AIR ENTERPRISES
3. BEVERAGE SOUTH
4. PALMETTO STATE ARMORY
5. FLEX
6. WESCO TRAILERS
7. BFG INDUSTRIES
8. COLUMBIA METRO AIRPORT & UPS AIR HUB
9. SPECTRUM
10. FEDEX SHIP CENTER
11. HARSCO RAIL
12. CEEUS
13. FLEX
14. ANORD MARDIX
15. NATIONAL GUARD ARMORY

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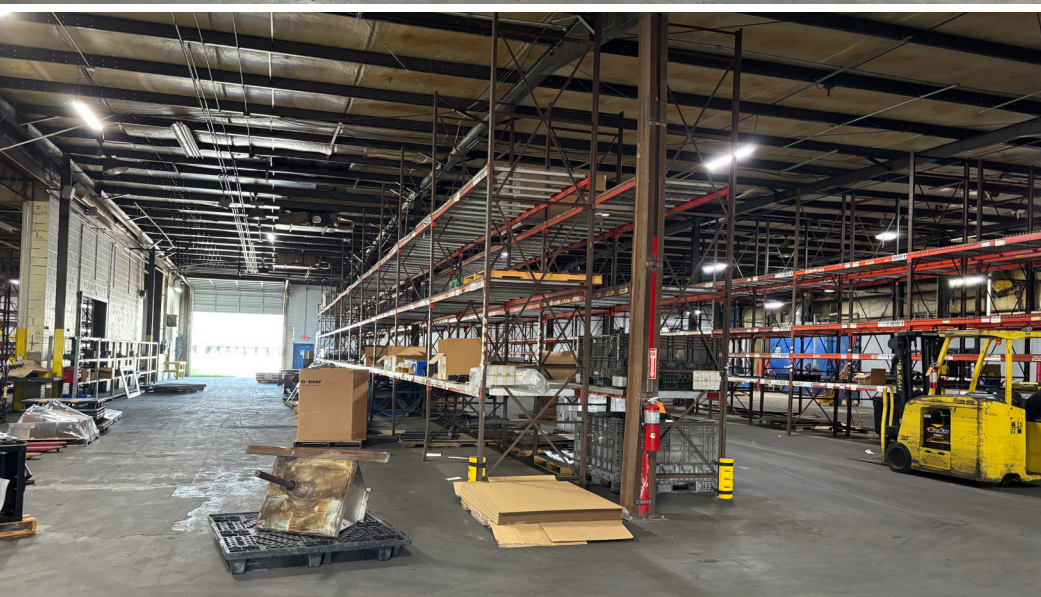
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