

For Lease



170 PONTIAC BUSINESS CENTER DRIVE



Contact

NICK STOMSKI, SIOR | Founding Partner
nstomski@trinity-partners.com | 803-567-1447

JAKE NIDIFFER, SIOR | Partner
jnidiffer@trinity-partners.com | 803-567-1324

RYAN CAUSEY | Senior Brokerage Associate
rcausey@trinity-partners.com | 803-567-1089

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For Lease: \$8.00 PSF NNN

**±4,232 SF + 9,480 SF FULLY AIR
CONDITIONED FLEX/INDUSTRIAL SPACE**

Clear height: 12' to 20'

Drive-in doors

Shared loading dock

Excellent parking options

Outside storage potential upon request

LOCATION & ACCESS

Located in the growing NE Columbia business corridor

Proximity to I-20 (1 Mile)

BUILDING SPECS

Address 170 Pontiac Business Center Drive
Elgin, SC 29045

Building Size ±30,000 SF

Zoning M-1, Light Industrial

APN No 25714-01-04

AVAILABILITIES

Suite A-1 *Under Renovation - ready for occupancy by June 2026
Total SF: ±9,840
Office SF: ±2,590
Four (4) private offices and large training room
Drive-in door (10' x 12')

Suite B Total SF: ±4,232
Office SF: ±1,040
One (1) drive-in door
12' eave and 20' center

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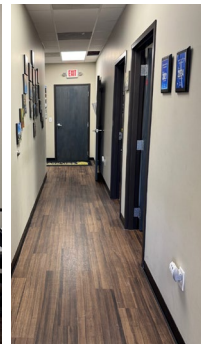
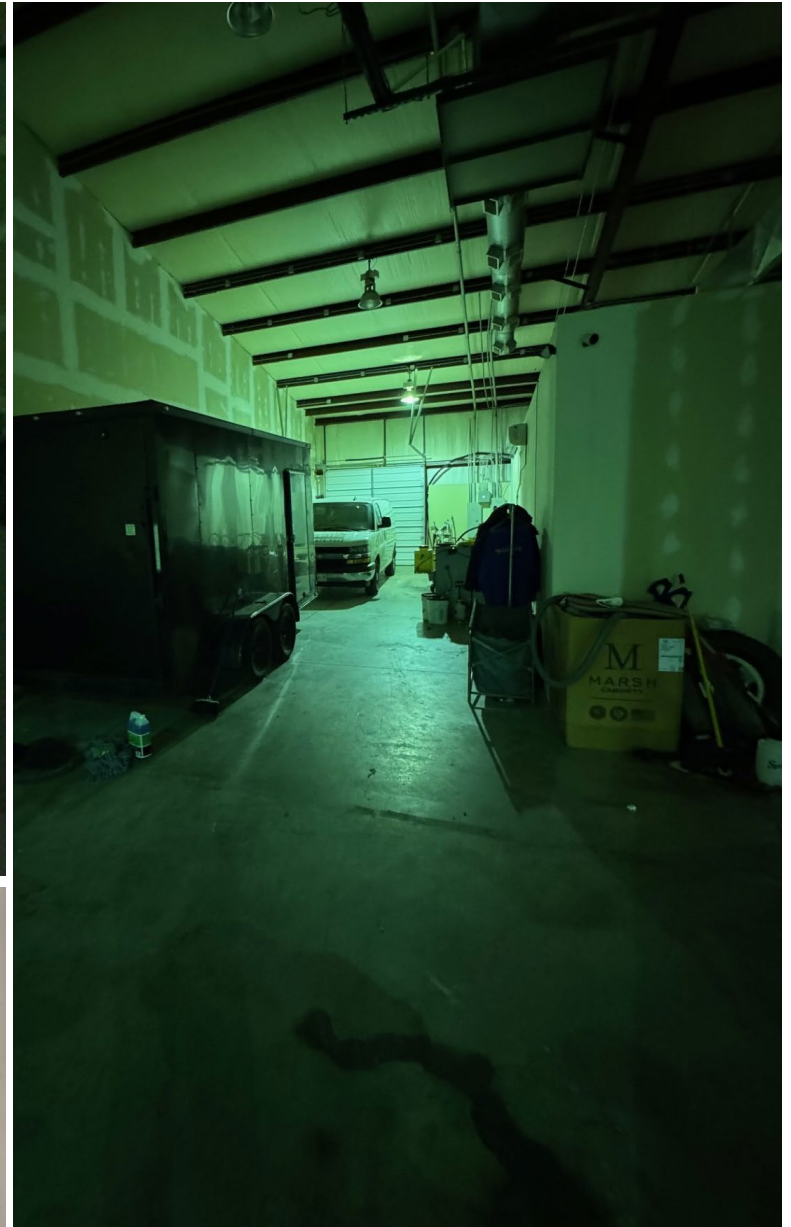
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SUITE B



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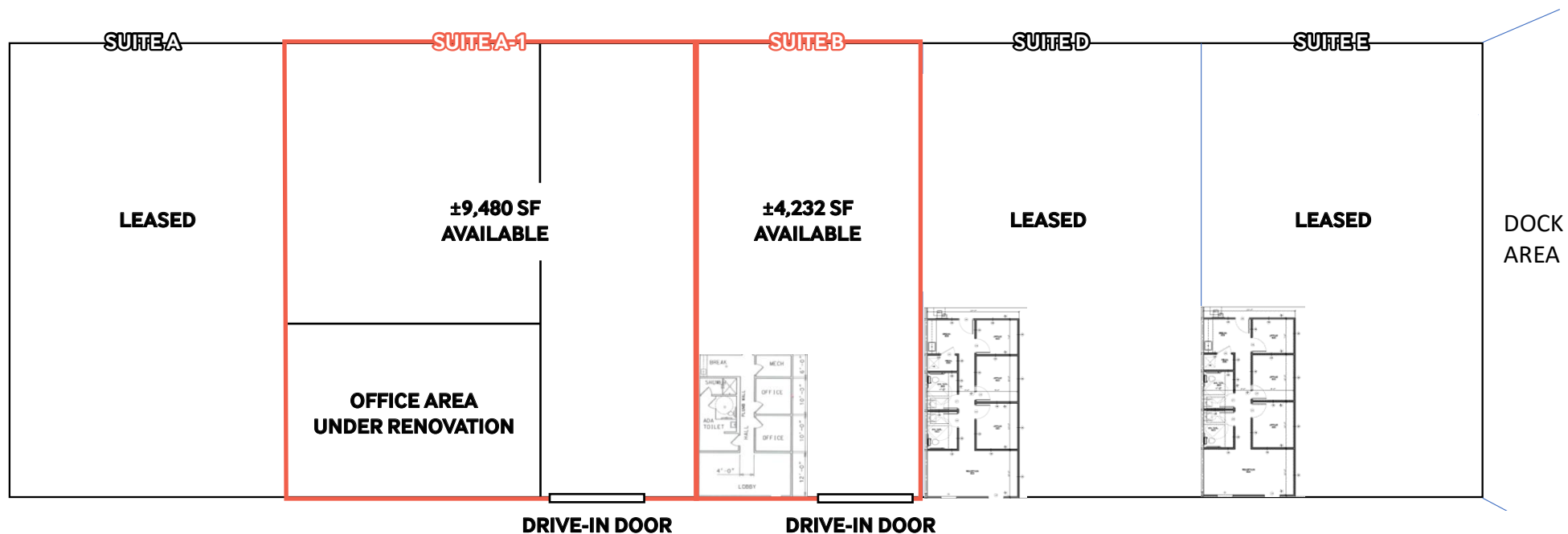
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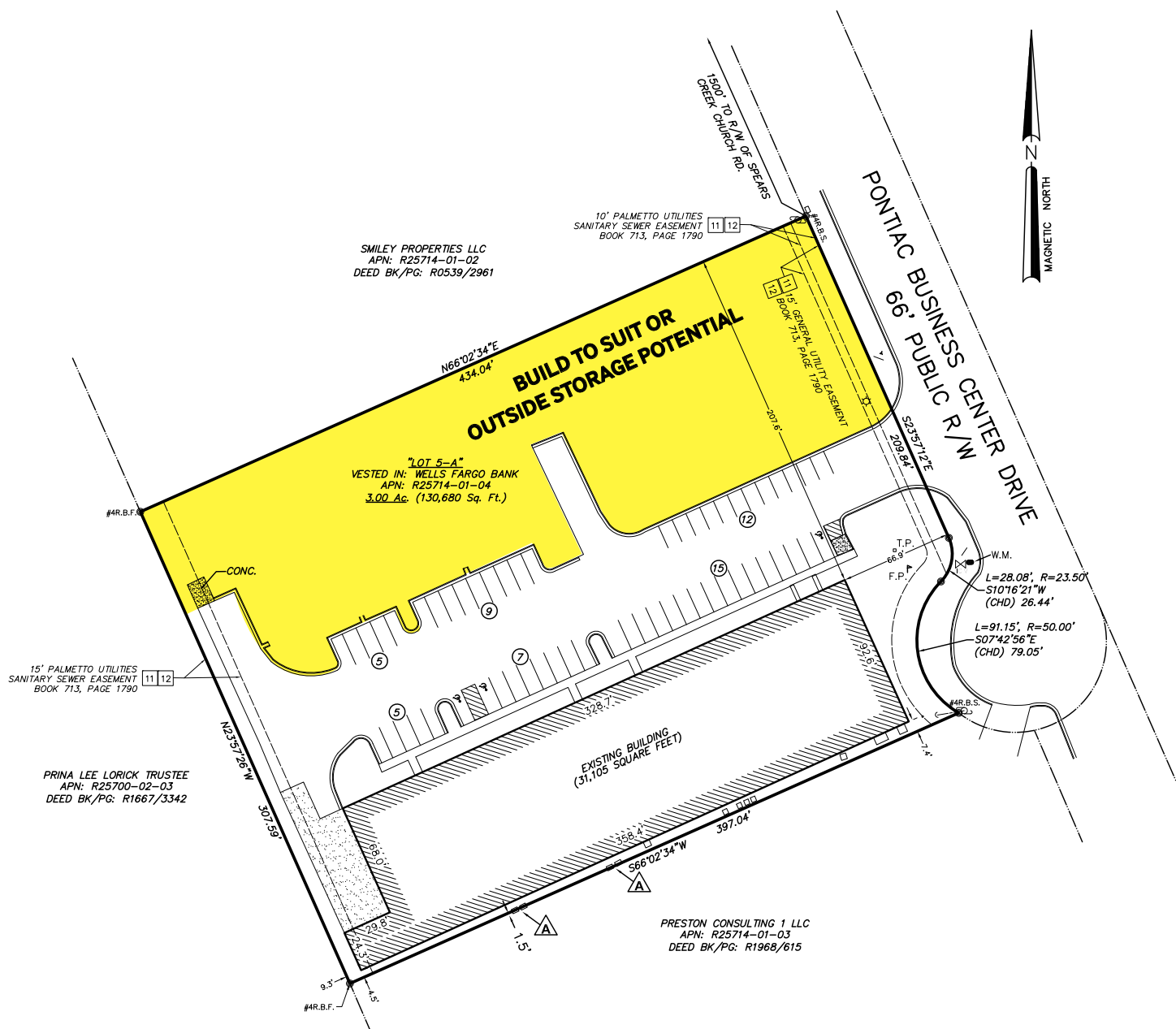
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DRIVE TIMES

I-20 » 1 Mile

Downtown Columbia » 16.5 Miles

Charleston » 129 Miles

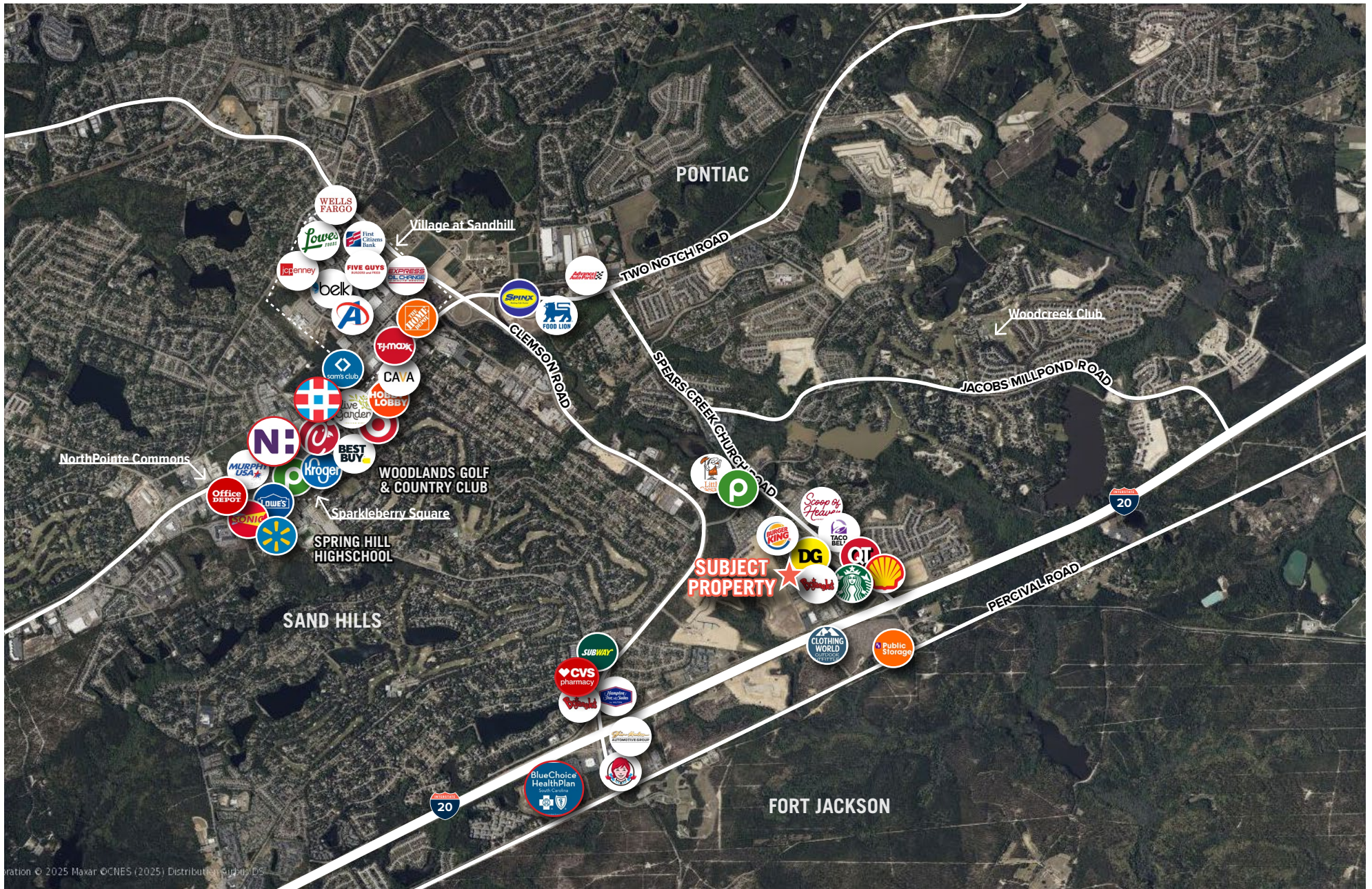
Charlotte » 93.3 Miles

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