

# FOR LEASE

±9,700 SF Retail/Flex Building



**6006 Two Notch Road**  
Columbia, SC 29223



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## Property Highlights

- **Showroom:** ±5,500 SF
  - 2 Offices with Kitchen Area
- **Warehouse:** ±4,200 SF
  - Ceiling Heights: ±13'-25'
  - 1 Drive-In Door to Warehouse
  - Additional storage
- Can subdivide
- New HVAC as of 2022
- New awning and new lighting
- Ample parking

## Offering Summary

**Lease Rate:** \$7.50/SF

**Lease Type:** NNN

**Lease Term:** Negotiable

*Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyers agent*

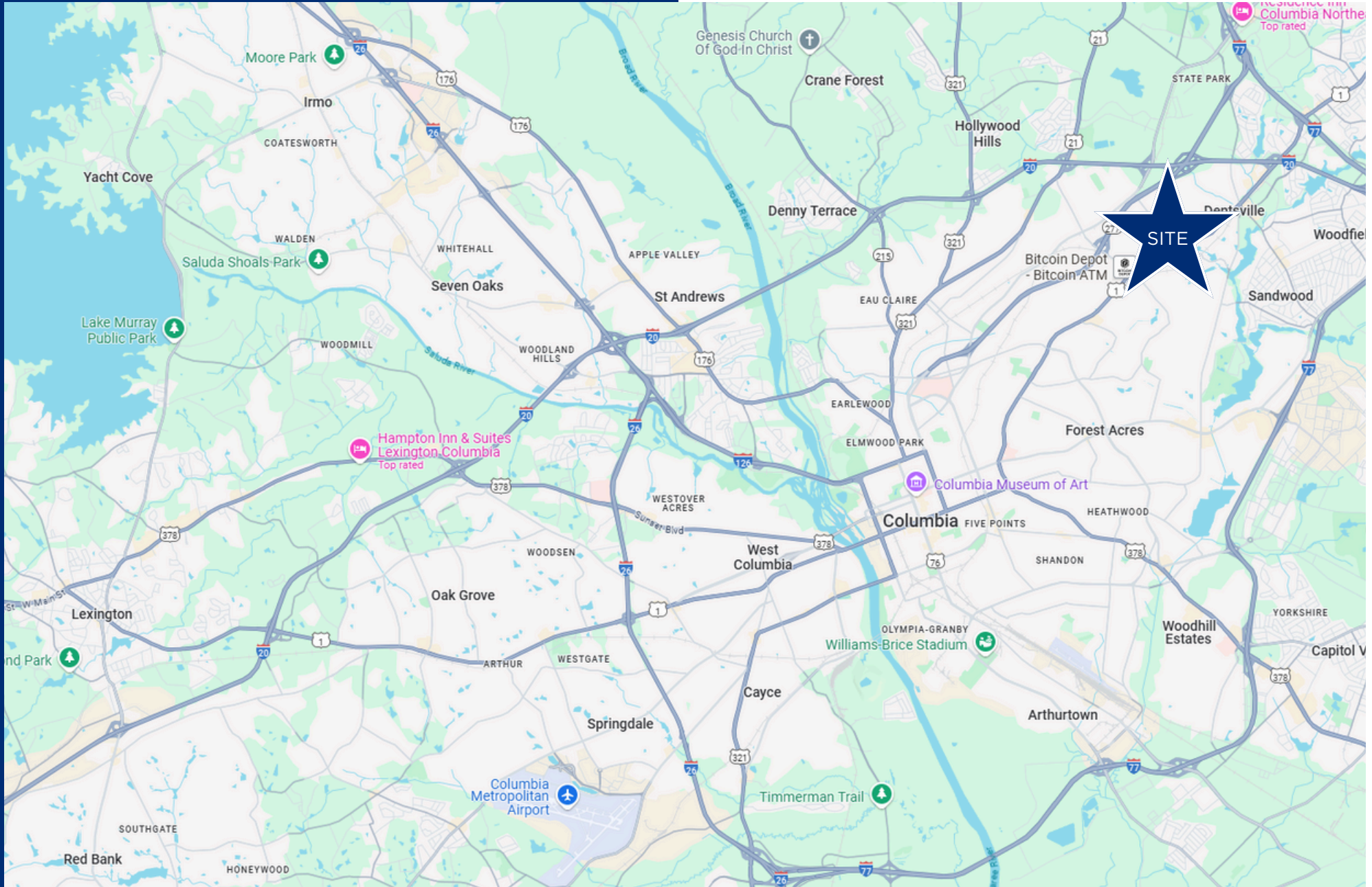


# Property Photos

6006 Two Notch Road | Columbia, SC



# Aerial Map Columbia, SC



# Local Amenities and Retailers

Columbia, SC



# Parcel Overview

6006 Two Notch Road | Columbia, SC



# Contact Information

## Reedy Commercial

### WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.

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