

FOR SALE & LEASE

**±26,508 SF Industrial Flex Building with
Fenced Yard & Additional Storage Shed**

NEW LEASE RATE



1627 Columbia College Drive | Columbia, SC 29203

NAIColumbia

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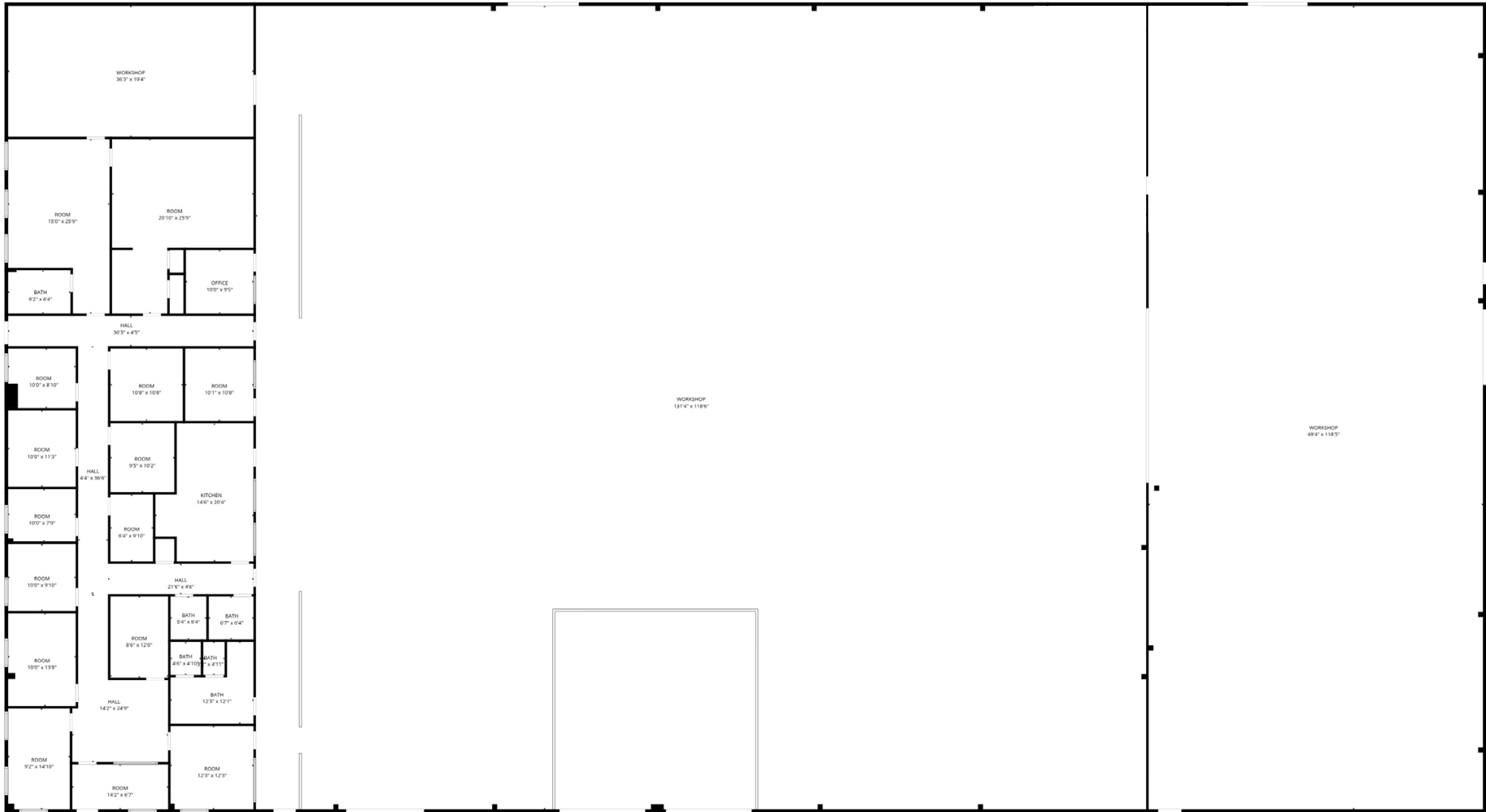
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- ▶ ±26,508 SF industrial flex warehouse
 - » ±20,508 SF front warehouse section (≈171'x120')
 - » ±3,800 SF offices, conference room & breakroom
 - » Clear heights: 12'8" (eaves) & 14'6" (center)
 - » ±6,000 SF rear warehouse section (≈50' x120')
 - » Clear heights: 18'0" (eaves) & 24'2" (center)
- ▶ ±1,000 SF storage shed (≈20'x50')
- ▶ Docks & Doors
 - » 2 Drive-in doors (14'x12')
 - » 1 Drive-in door (XL) with laydown yard access
 - » 1 Covered exterior dock door with leveler (12'x10')
 - » 1 Exterior dock door with bumpers (10'x10')
 - » 1 Dock for side load truck
- ▶ ±2.13 Acres
- ▶ ±0.58 Fenced yard (rear of the property)
- ▶ Municipality: City of Columbia
- ▶ Zoning: Employment Campus District (EC)
- ▶ Richland County TM: R11603-11-01 & -02
- ▶ Estimated OPEX: \$1.32/SF
- ▶ **SALE PRICE \$1,745,000**
- ▶ **NEW LEASE RATE \$5.45/SF NNN**



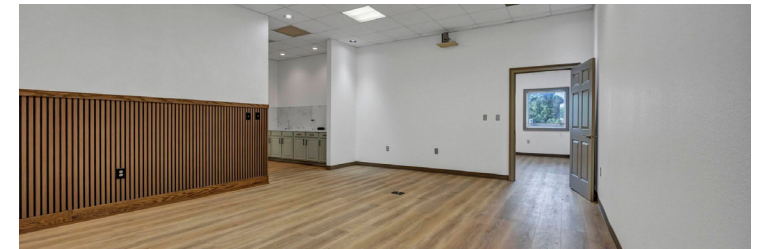
RECENT IMPROVEMENTS

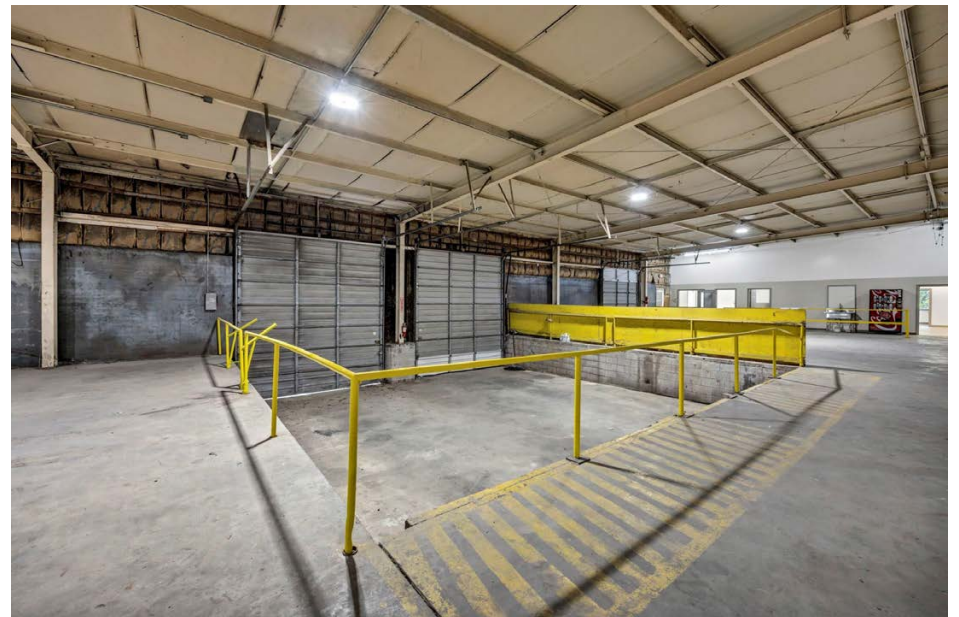
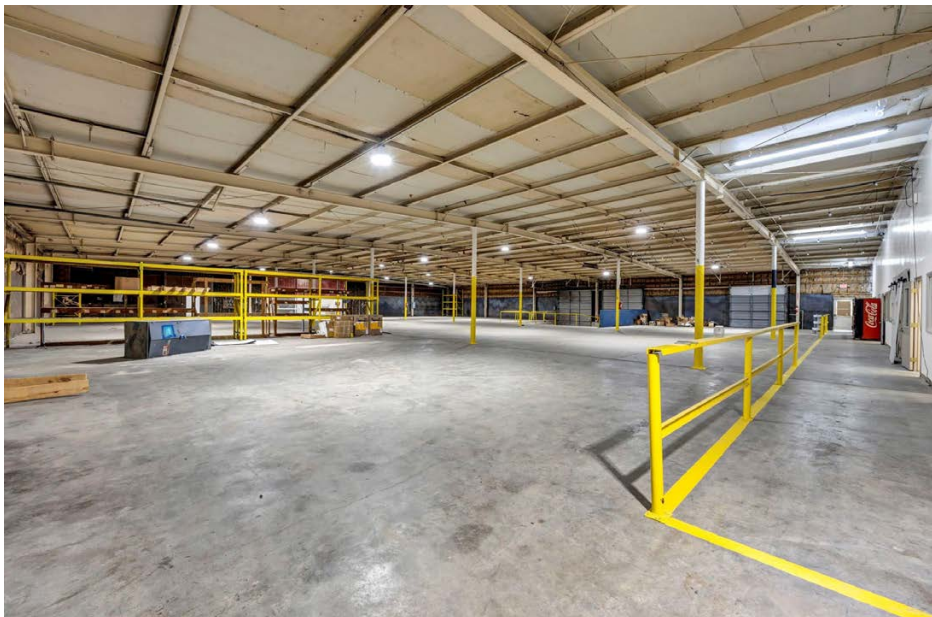
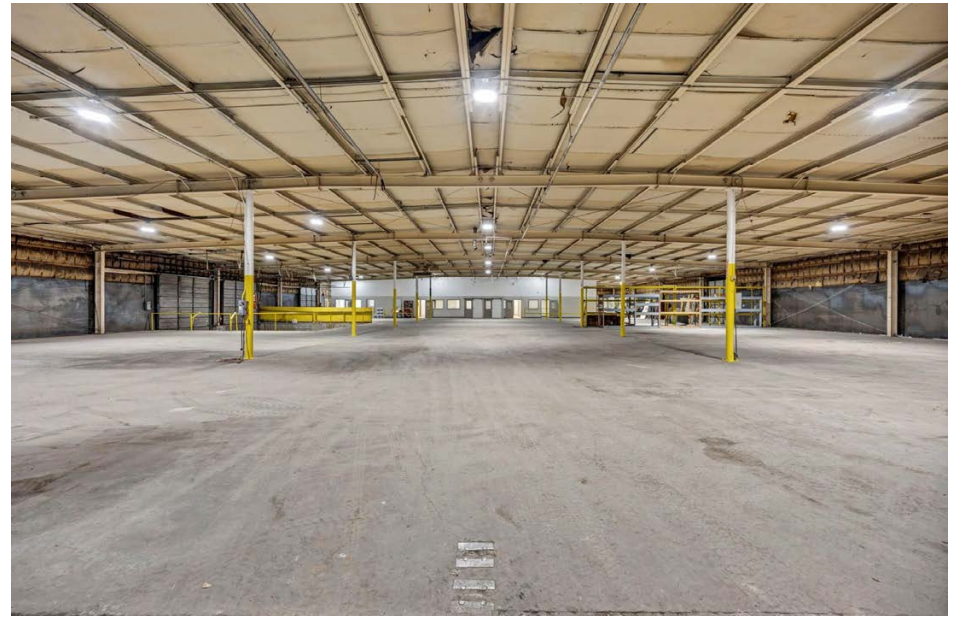
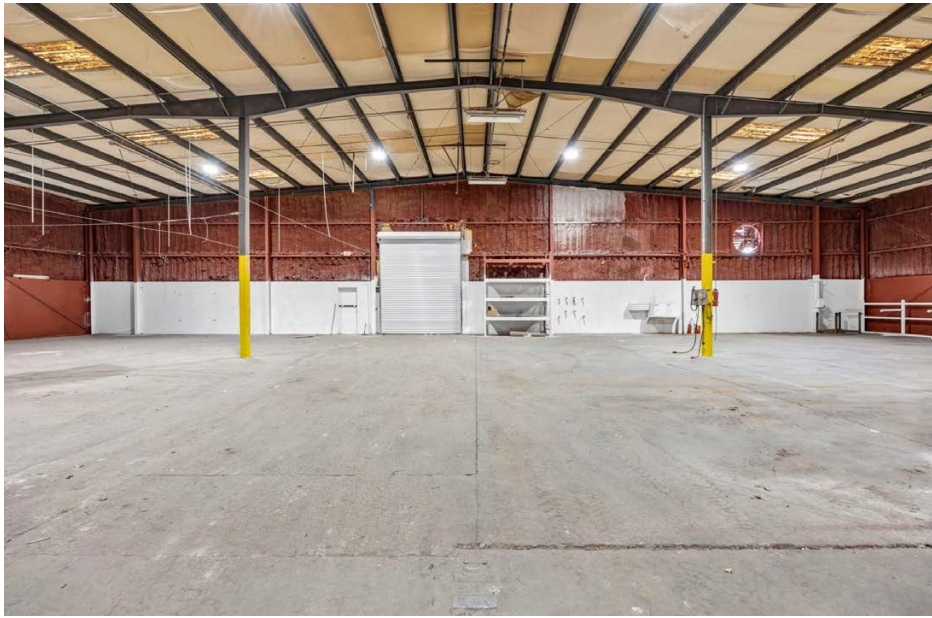
- ▶ New Exterior Paint
- ▶ New Vinyl Plank Flooring & Lighting in Office(s)
- ▶ Updated Kitchenette Spaces
- ▶ Graveled Laydown Yard and Improved Fencing/Landscaping



Floor plan shows estimated dimensions and layout for illustrative purposes only.









Approximate property boundary

