



Industrial For Lease

CONTACT

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Lease rate:
Contact Broker

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±134,474 SF manufacturing facility **just off Interstate 77** **with heavy power**

1020 2nd Avenue | Columbia, SC 29209

- Heavy power: 1.25 MVA total transformer capacity
- Dual service points | 480V 3-phase distribution | 3,000-Amp switchgear
- Multiple 800-Amp busways & panels



Fully climate
controlled



Located in vibrant
Columbia industrial
submarket



±1 mile from I-77
±5.7 miles from I-26
±10.6 miles from I-20

FOR LEASE



Key Details

1020 2nd Avenue offers $\pm 134,474$ SF of industrial space on a 6.78-acre site in Columbia, South Carolina. The property includes a $\pm 104,000$ SF main manufacturing facility and a $\pm 30,254$ SF secondary building, providing flexibility for manufacturing, warehousing and distribution operations.

Total building size	$\pm 134,474$ SF
Divisibility options	$\pm 30,254$ - $\pm 134,474$ SF
Site size	± 6.78 acres with outdoor storage space
Clear height	13' - 25'
Car parking	88 spaces
Truck loading	14 dock high doors 8 drive in doors
Security	Fully fenced truck court 24/7 monitoring stations
Zoning	M-1 (Light Industrial)
Fire suppression	100% wet with K14 heads
HVAC	(4) 40-ton ground Carrier units (18) rooftop units

Surrounding Users



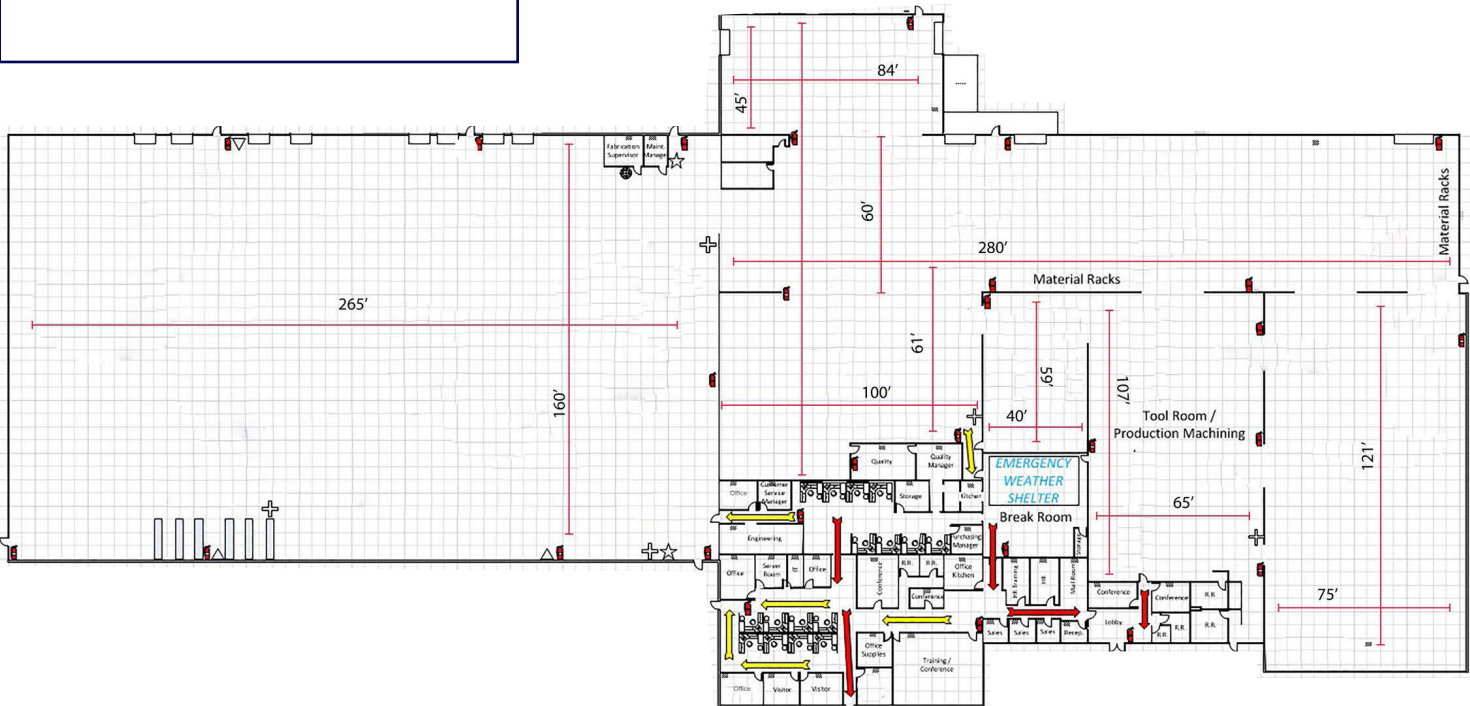
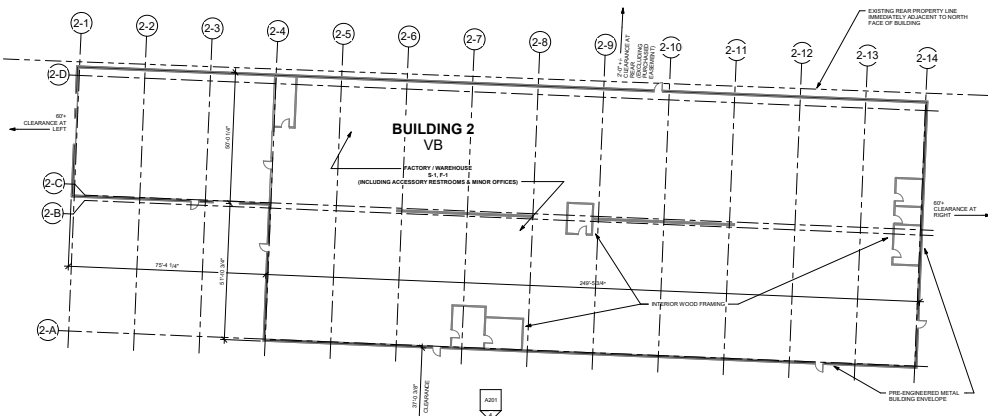


Divisibility Options

Warehouse C

Available space

±30,254 SF



POWER SPECIFICATION BREAKDOWN

Service:

Two separate electrical service points
1.25 MVA total transformer capacity
500 kVA overhead transformer bank serving the east side of the facility
750 kVA pad-mounted transformer serving the opposite side
Extensive 3-phase electrical infrastructure supporting former manufacturing operations

Main Press Room / Manufacturing Area:

3,000-amp switchgear
(2) 600-amp, 208V, 3-phase Square D I-Line busways
(2) 800-amp, 480V, 3-phase Square D I-Line busways
(1) 800-amp, 480V, 3-phase panel
(1) 200-amp, 208V, 3-phase service adjacent to main switchgear
(3) 200-amp, 120V panels
Existing high-amperage distribution designed to serve manufacturing equipment throughout the press room

Secondary / Assembly Area:

(1) 200-amp, 120/240V, 3-phase panel
(1) 300-amp, 120/240V, single-phase panel
(2) 200-amp, 120/240V, 3-phase panels

Former Tool Room:

800-amp, 208V, 3-phase distribution
800-amp, 240V, 3-phase switchgear
(2) 200-amp, 120V, single-phase panels
Multiple existing equipment disconnects with varying voltages and amperages

Maintenance / Office / Break Room:

120/240V single-phase panel primarily serving the office and break room
Additional electrical service supplied through panels located in the former tool room

Shear & Welding Area:

Multiple existing electrical panels
Various voltages and amperages previously supporting manufacturing, welding, and production equipment

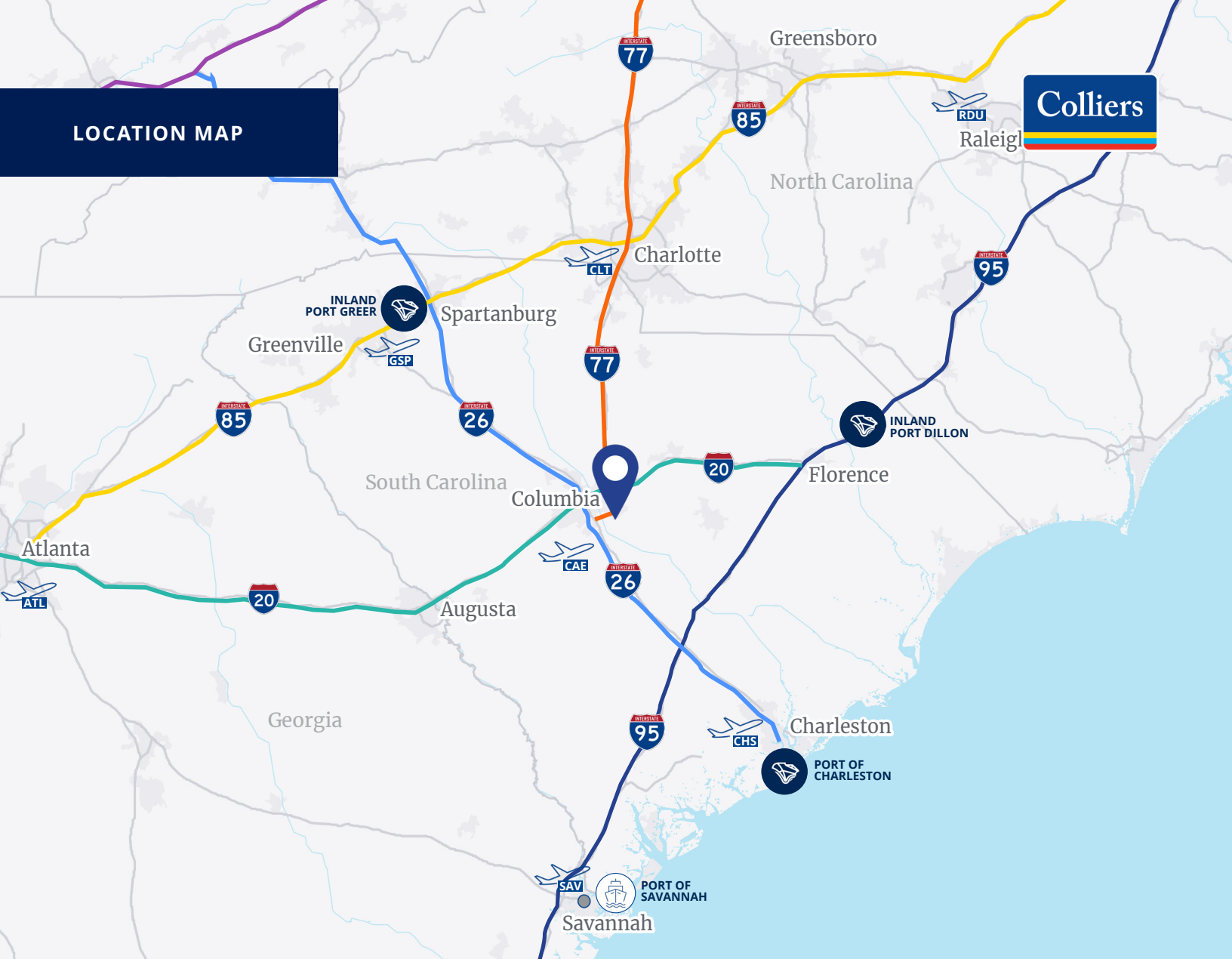
Rear ±31,000 Building:

1,000-amp, 240V, 3-phase switchgear
Multiple existing electrical panels
Numerous equipment disconnects from previous manufacturing operations

PHOTOS



LOCATION MAP



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Key Distances

Interstate 77	±0.5 mile
Interstate 26	±5.7 miles
Interstate 20	±10.6 miles
CAE Metropolitan Airport	±11 miles
Port of Charleston	±113 miles
CLT Int'l Airport	±99.5 miles

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