



FOR LEASE

- 8,472 SF Warehouse
- Approx. 1,200 SF of office space which includes 4 offices, breakroom
- Approx. 6,677 SF warehouse space
- 4 Drive-in roll up doors, 3 covered loading dock-doors.
- The building is 12' in height and its 14' in the center
- 110 single phase
- Close proximity to I-20, I-26
- Off of Sunset Blvd with VPD +/- 31,900
- Major retailers near by: Lexington Medical Center, Starbucks, Bojangles, Dunkin', Murphy's Express

Lease Rate: \$8.50/SF NNN

360 Tour



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	3,921	42,634	128,443
TOTAL HOUSEHOLDS:	1,772	18,633	54,159
MEDIAN HH INCOME:	\$54,224	\$51,574	\$50,800

8,472 Warehouse

42 C Trotter Rd, West Columbia, SC 29169

