

### 8,472 Warehouse

42 C Trotter Rd, West Columbia, SC 29169



# 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 dockdoors.
- 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

## <u>360 Tour</u>



# 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	\$51,5 <i>7</i> 4	\$50,800

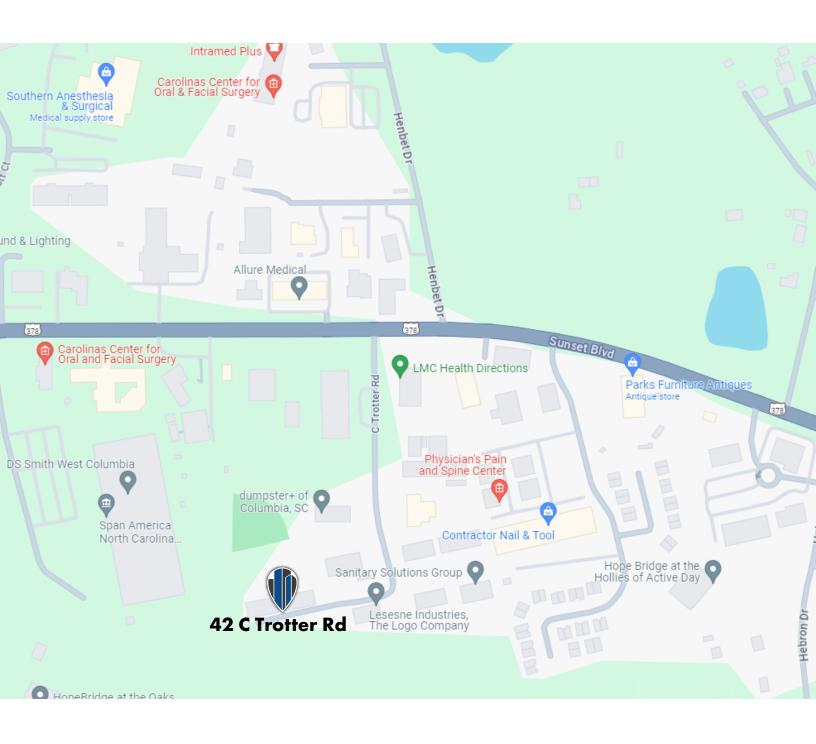
Angela Cash | Office: 803-766-0900 X 102 | Cell: 803-606-0702 | acash@deweesreg.com | www.deweesreg.com

This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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