

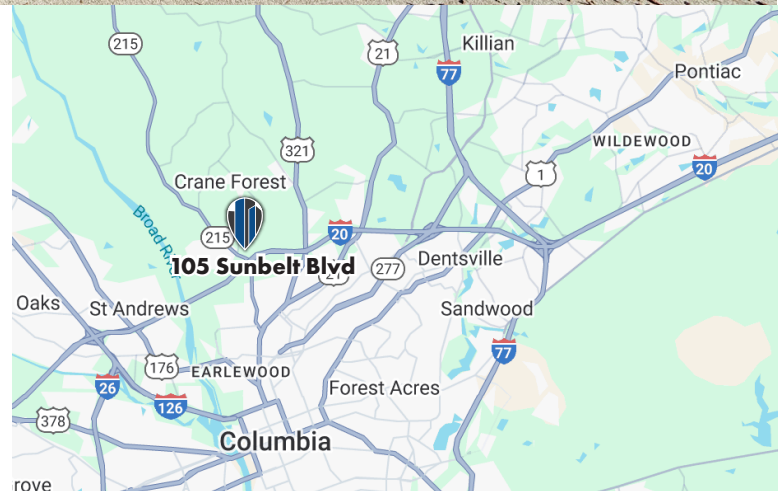


FOR SALE OR LEASE

- 14,414 SF fully enclosed office/warehouse space + 7,188 SF of lighted covered area
 - 7,200 SF modern office building (fully built out in 2017)
 - 3,000 SF office/warehouse with 2 offices, 1 restroom, 5 roll up doors, and 1,500 SF covered area
 - There are 4 additional buildings on the property with 4,214 SF of fully enclosed storage space and 5,688 SF of covered area
- 2.49 Acres with approximately 2.15 fully fenced
- Backlit signage on the building
- Richland County TMS: 09409-01-12 (M-1 Zoning)
- To be leased or sold fully furnished

SALE PRICE: \$1,375,000

LEASE RATE: \$10,255/month NNN

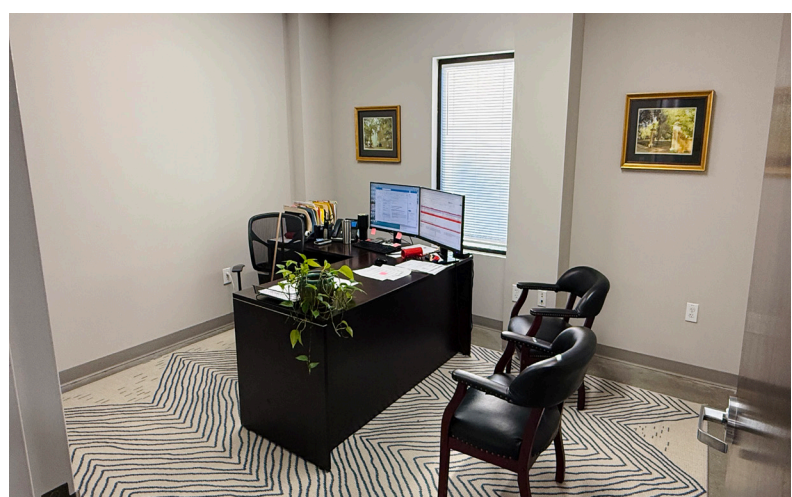
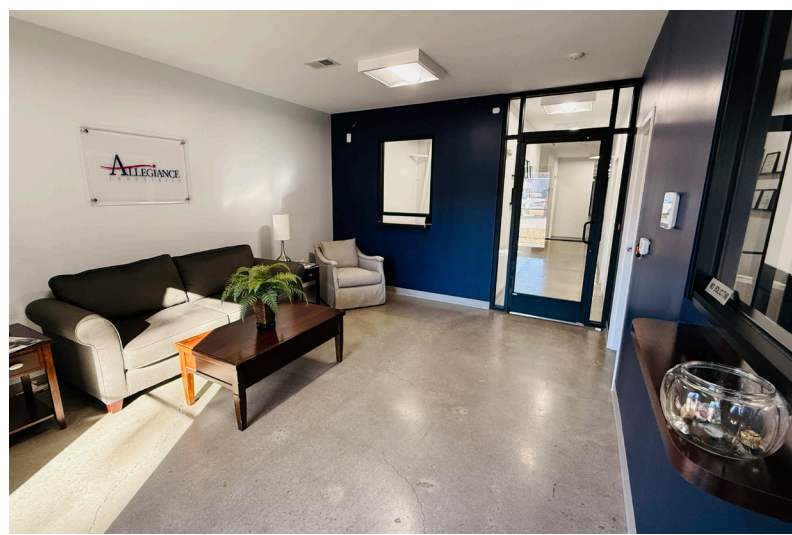


DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	1,796	35,983	116,033
TOTAL HOUSEHOLDS:	783	15,529	49,981
AVERAGE HH INCOME:	\$41,969	\$46,776	\$57,594

Office/ Flex Building

105 Sunbelt Blvd, Columbia, SC 29203



Sam DeWees | Cell: 803-528-5155 | Sam@deweereg.com | Office: 803-766-0900 X 105 | www.deweereg.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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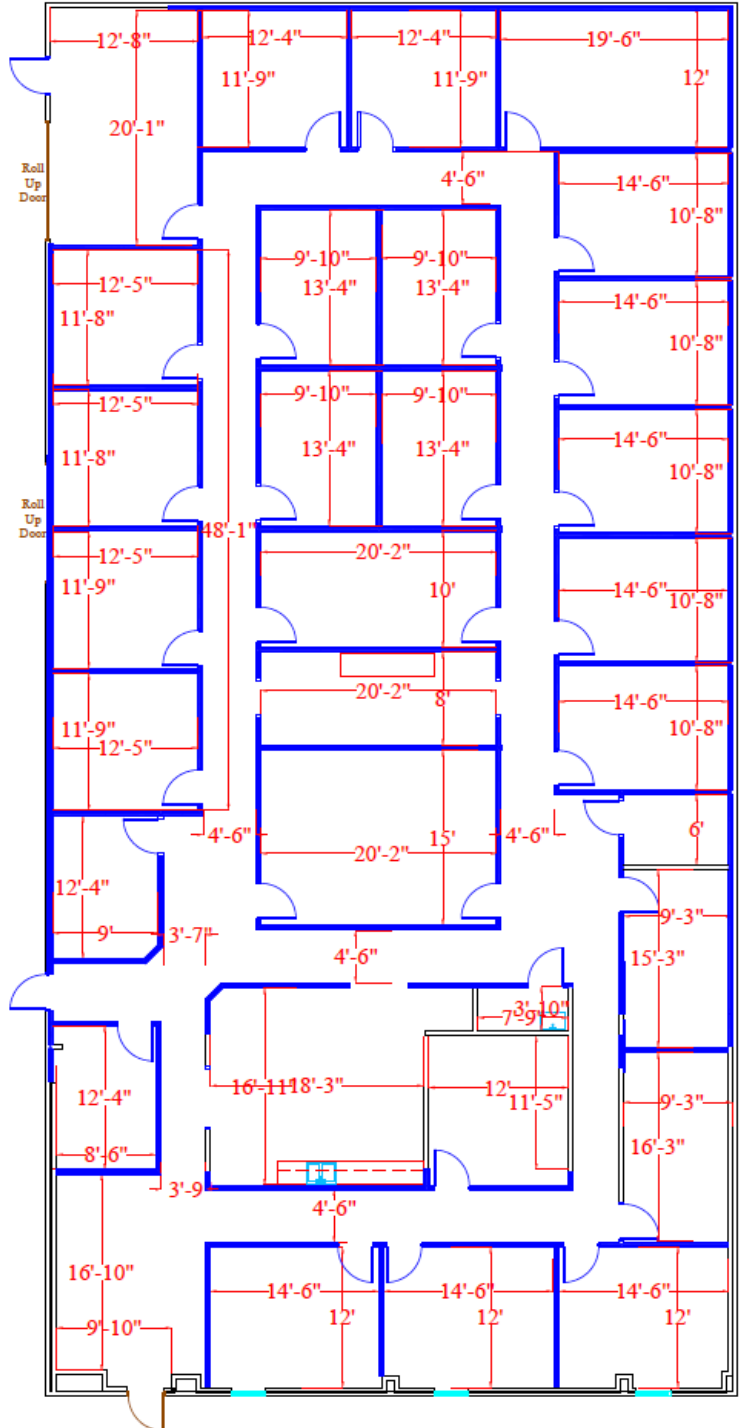
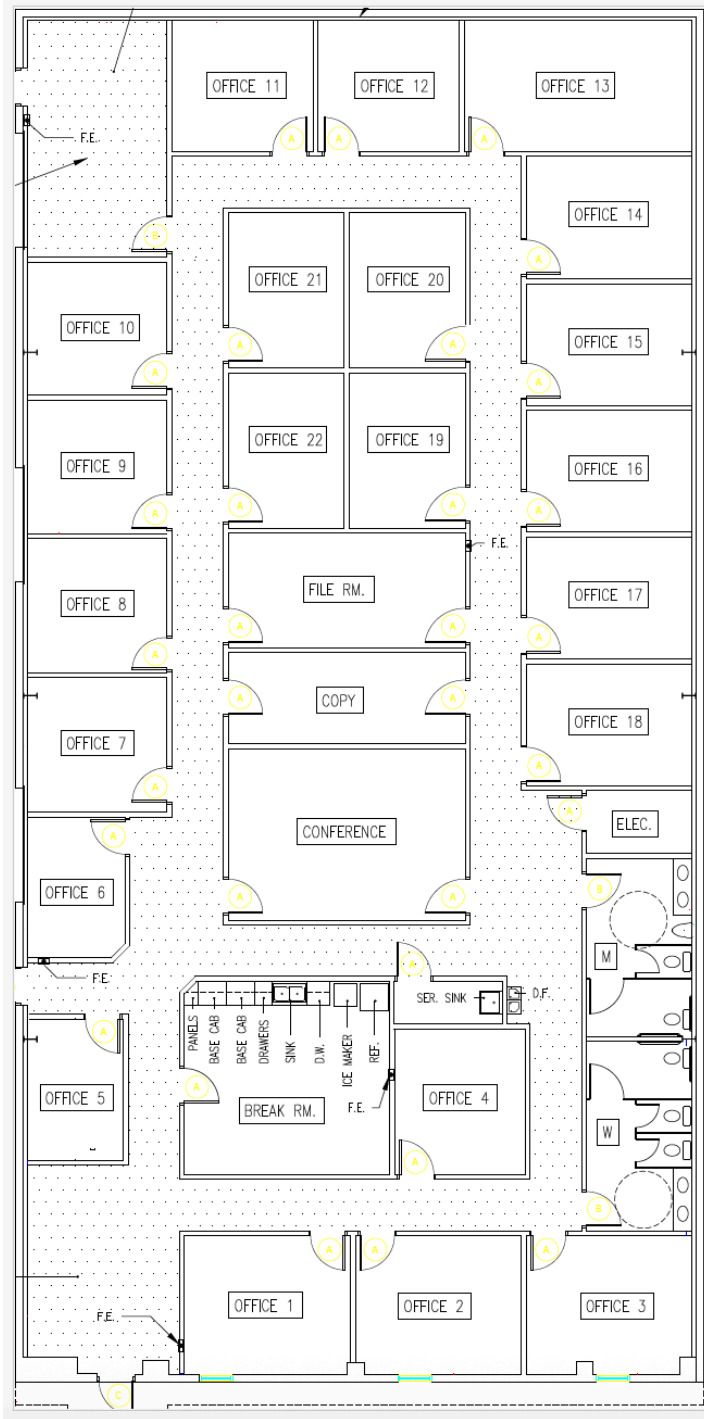
Office/ Flex Building

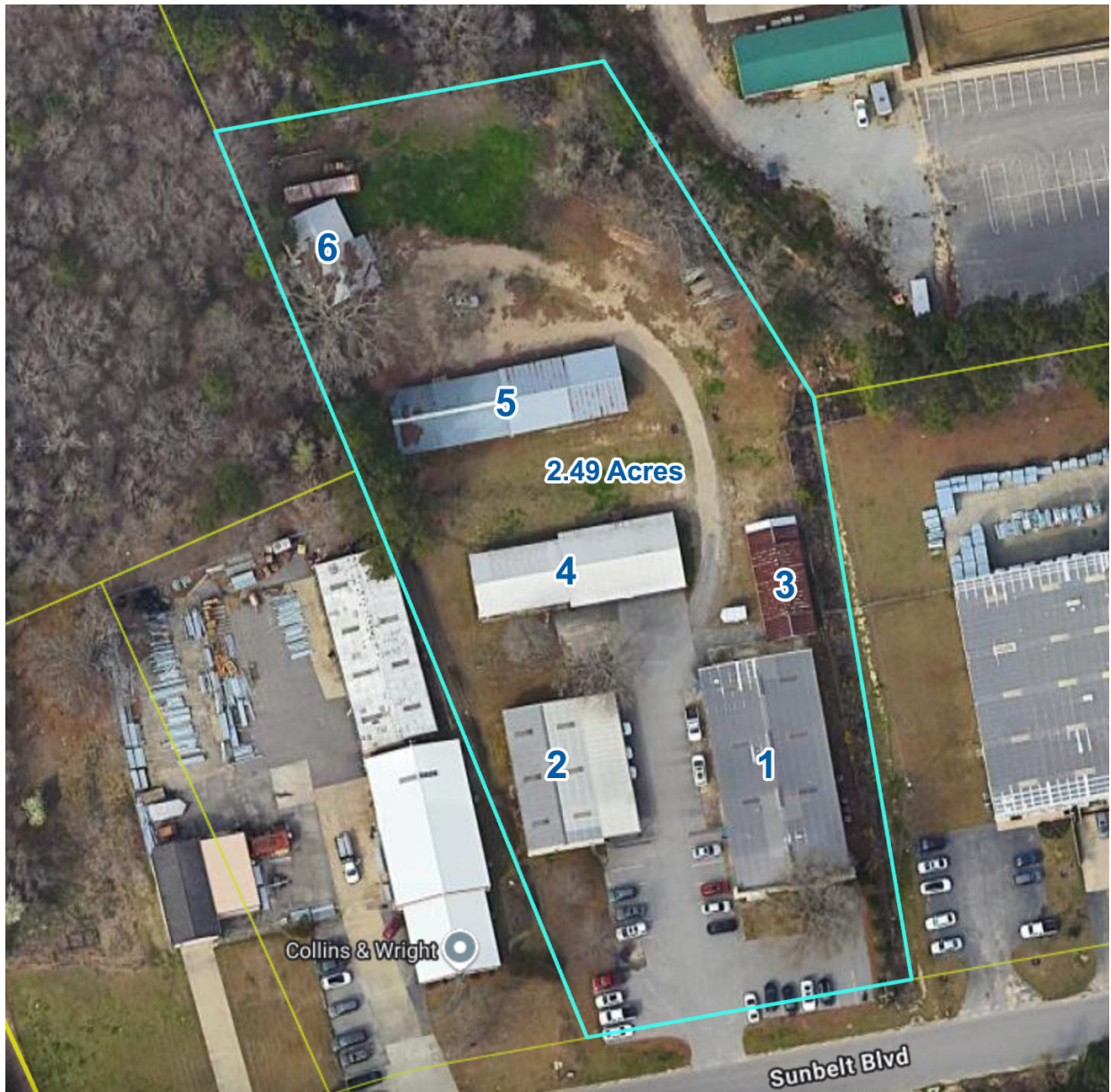
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Building 1: 7,200 SF Office Building consisting of 22 offices, reception area, kitchen, conference room, copy room, file room, mens and womens restrooms, and storage room

Building 2: 3,000 SF enclosed Office/Warehouse with 2 offices, 1 restroom, and 5 roll up doors, and an additional 1,500 SF lighted covered area

Building 3: 1,334 SF storage shed with 5 roll up doors

Building 4: 1,800 SF storage shed with 2 roll up doors and 1,728 SF lighted covered area

Building 5: 1,080 SF storage shed with 3 roll up doors and 2,520 SF lighted covered area

Building 6: 1,440 SF pole shed