



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

John Gregory, P.E., CCIM
803.873.1883
jgregory@naicolumbia.com

Bill Lamar
803.960.6090
blamar@naicolumbia.com

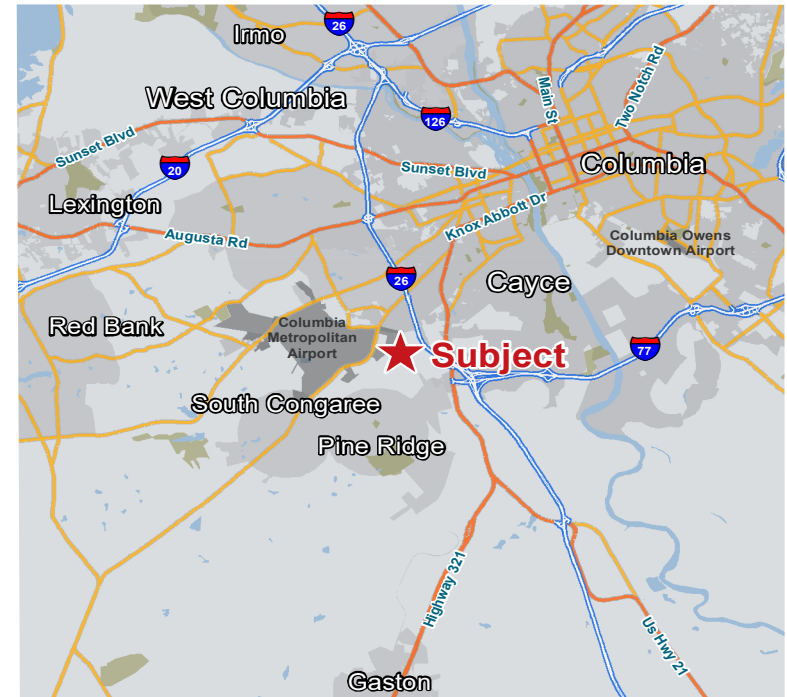
Tristan Lee
336.870.89828
tlee@naicolumbia.com

PROPERTY Features

1868 Old Dunbar Road

NAIColumbia

- For Sale: 21,370± SF industrial building
- Acreage: 1.12± acres
- Year Built: 1979
- Year Renovated: 2022
- Office Space: 2,600± SF
- Each section of the building is clear span construction
- Electric: 3-Phase Power Available; 400-Amp Main Panel in the building
- Fully sprinklered building
- 4 loading docks
- 1 door on grade
- 1 door at van/box truck height
- Zoning: ID (Intensive Development) unincorporated Lexington County
- **Sale Price: \$1,575,000**



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

807 Gervais Street, Suite 200
Columbia, South Carolina 29201
803.254.0100
www.naicolumbia.com

INTERIOR Photos

1868 Old Dunbar Road



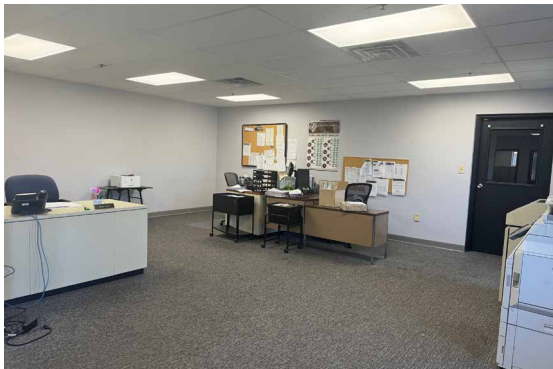
Warehouse Pic #1



Warehouse Pic #2



Warehouse Pic #3



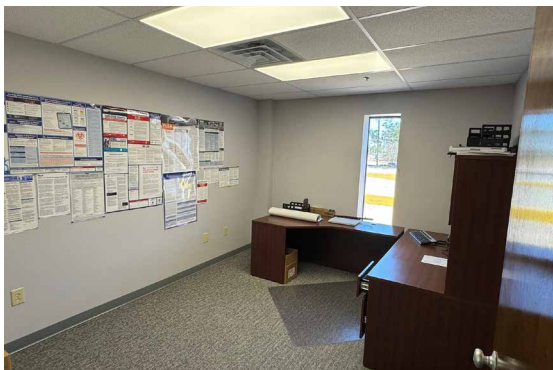
Reception



Office Entrance #1



Office Entrance #2



Private Office #1



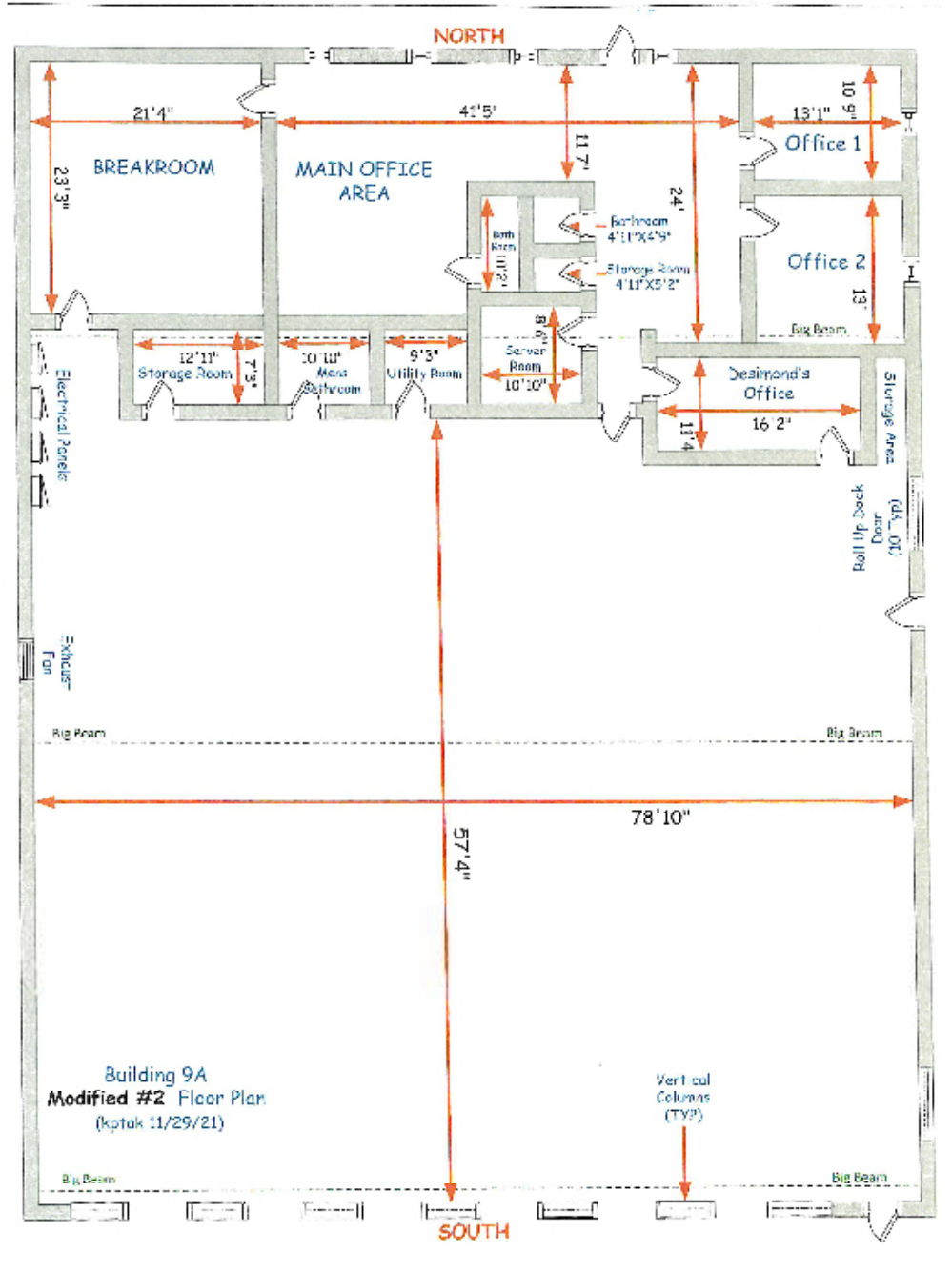
Private Office #2



Break Room

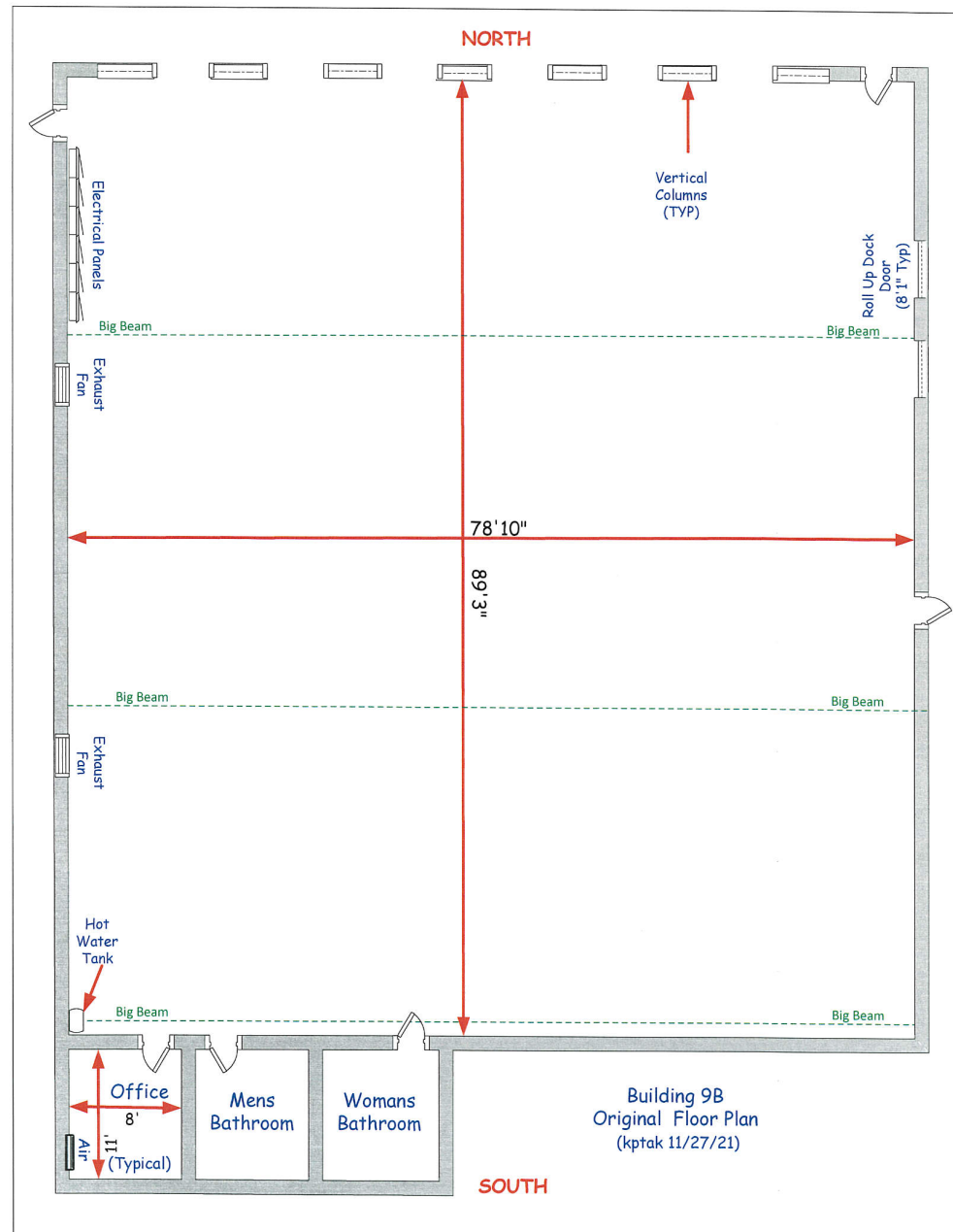
FOOR PLAN - 9A

1868 Old Dunbar Road



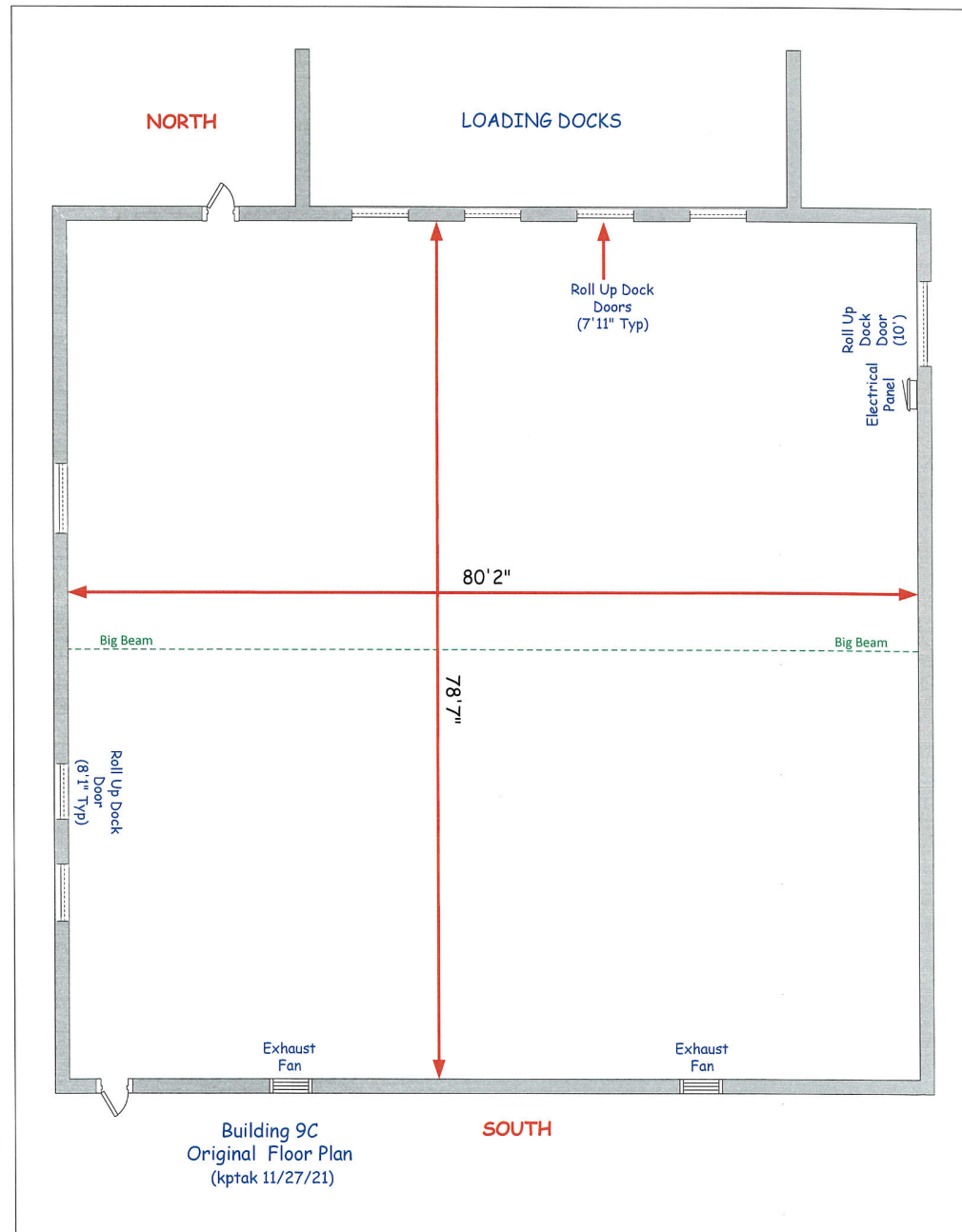
FOOR PLAN - 9B

1868 Old Dunbar Road



FOOR PLAN - 9C

1868 Old Dunbar Road



PLAT

1868 Old Dunbar Road

To: Roncin Realty, L.L.C., an Illinois limited liability company and Fidelity National Title Insurance Company and each of their respective successors and assigns.

This is to certify that this map or plat and the survey on which it was based were made in accordance with the "Minimum Standards and Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and contains items 1, 3, 4, 7(a), 7(b), 8, 9 and 16 of Table A thereof. The field work was completed on December 12, 2021.
Date of Plat or Map: December 16, 2021

Benjamin H. Whitstone
No. 2904

- The survey and the information, courses and distances shown thereon are correct.
- The title lines and lines of actual possession are the same.
- The record description of the subject property forms a mathematically closed figure.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
- The number of striped parking spaces located on the Premises is 5, and, to the extent possible, are graphically shown hereon.
- The tax parcel identification number is 604876-03-007.
- There are no encroachments onto adjoining premises, streets, alleys or easement areas by any buildings, structures or other improvements, and no encroachments onto the Premises by buildings, structures or other improvements situated on adjoining premises unless shown on this plat.
- All utilities serving the Premises enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements or rights of way across the Premises, that the property described herein is the same as the property described in Fidelity National Title Commitment No. RV-21-0329 with an effective date of December 9, 2021 and that all easements, covenants and restrictions referenced in said title insurance commitment, or easements which the undersigned has been advised or has knowledge, have been listed and plotted hereon or otherwise noted as to their effect on the subject property.
- The survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage.
- Any discharge into streams, rivers or other conveyance system is shown on the survey.
- Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 5506C0206A, with a date of identification of July 4, 2018, for Community Number 450139, in Lexington County, State of South Carolina, which is the current Flood Insurance Rate Map for the community in which the Premises is situated.
- The Premises has direct physical access to and from Old Dunbar Road (SC Highway 972), a public right of way.
- No party or common walls were observed along the property lines.

SCHEDULE B-II EXCEPTIONS:

- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- PLOTTED (Labelled as described on "Statement of Encroachments")
- NOT A SURVEY MATTER
- DOES NOT EFFECT (Deed Book 5-5, Page 512)
- DOES NOT EFFECT (Deed Book 6-4, Page 41)
- DOES NOT EFFECT (Deed Book 7-2, Page 33)
- DOES NOT EFFECT (Deed Book 7-2, Page 34)
- DOES NOT EFFECT (Deed Book 12-2, Page 438)
- DOES NOT EFFECT (Deed Book 14-L, Page 414)
- DOES NOT EFFECT (Deed Book 16-S, Page 47)
- DOES NOT EFFECT (Deed Book 17-N, Page 136)
- DOES NOT EFFECT (Deed Book 20-2, Page 525)
- PLOTTED (Deed Book 329, Page 24)
- PLOTTED (Deed Book 734, Page 92)
- NOT A SURVEY MATTER

STATEMENT OF ENCROACHMENTS:

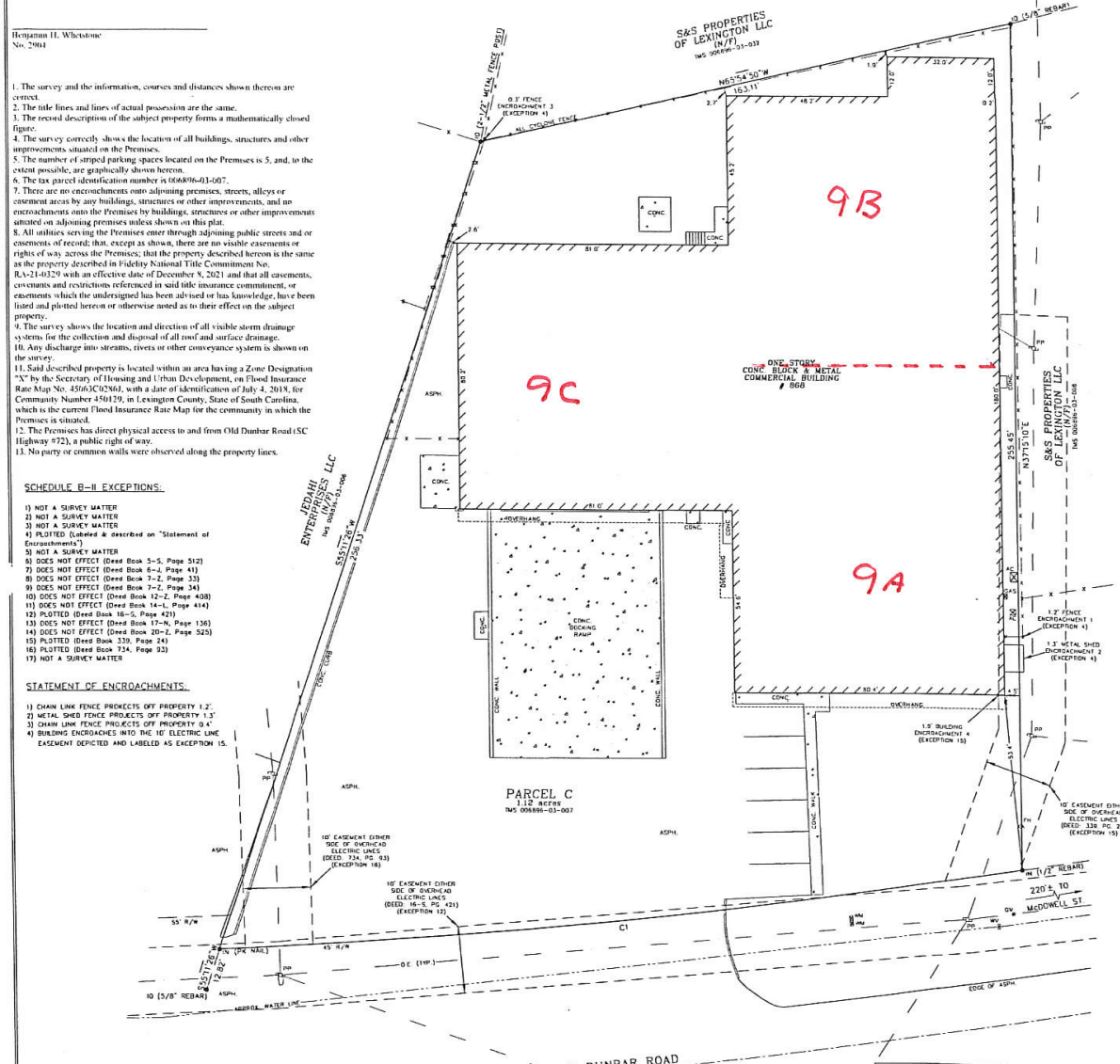
- CHAIN LINK FENCE PROJECTS OFF PROPERTY 1.2'
- METAL SHED FENCE PROJECTS OFF PROPERTY 1.3'
- CHAIN LINK FENCE PROJECTS OFF PROPERTY 0.4'
- BUILDING ENCROACHES INTO THE 10' ELECTRIC LINE EASEMENT DEPICTED AND LABELED AS EXCEPTION 15.

Legal Description Roncin, L.L.C., an Illinois limited liability company and Fidelity National Title Insurance Company:

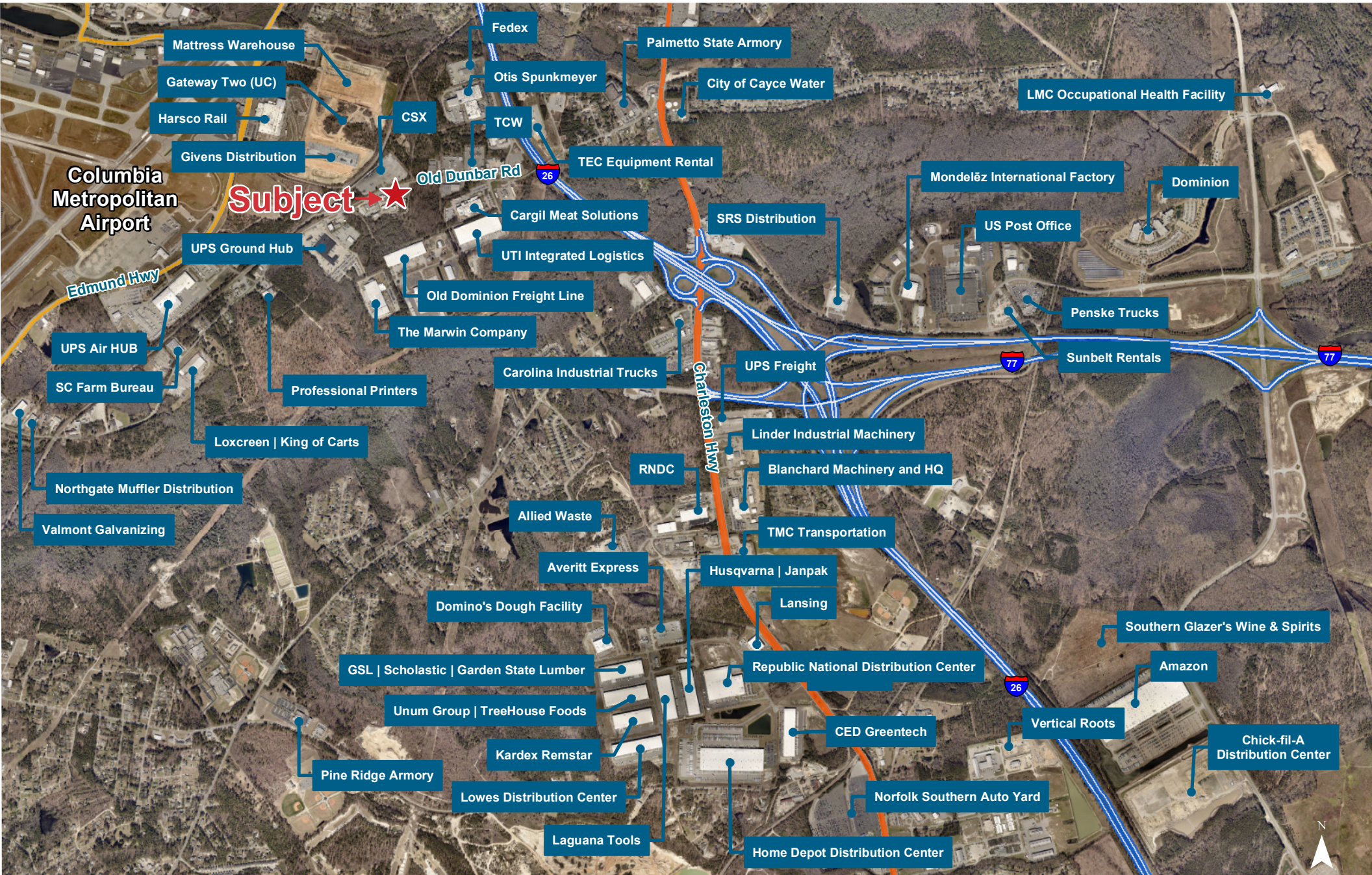
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEXINGTON, STATE OF SOUTH CAROLINA AND IS DESCRIBED AS FOLLOWS:

All that certain piece, parcel or lot of land, together with any improvements thereon, situate lying and being on the Southern side of Dunbar Road, near the City of Cayna, in the County of Lexington, State of South Carolina, the same being depicted as a portion of Parcel E on a plat of a portion of Arroyo Industrial Park prepared by Palmetto Engineering Company issued August 13, 1971, recorded in the Office of the Register of Deeds for Lexington County in Plat Book 113-G at Page 18; and also being shown as Parcel C on a plat prepared for Multiple Buyers by R.E. Campbell, Jr., dated June 1, 1972 and recorded in the Office of the Register of Deeds for Lexington County in Plat Book 121-G at Page 26.

LESS AND EXCEPTING a parcel of land consisting of 0.962 of an acre (2,714 square feet) conveyed to the South Carolina Department of Transportation by 1668 Realty, LLC, by deed dated April 6, 2005, and recorded in the Office of the Register of Deeds for Lexington County in Book 10132 at Page 60, with said 0.962 acre shown on the SC DOT Plat attached as Exhibit "A" to said deed.
The above plats are incorporated herein by reference and are made a part hereof for a more complete and accurate description. All measurements shown on said plats are a little more or less.



Points of Interest



Map Updated: Thursday, March 14, 2024. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.