±7,800 SF FOR LEASE
FLEX /WAREHOUSE SPACE

W BELTLINE BLVD

TWO NOTCH RD

2905 TWO NOTCH ROAD
Columbia, SC

NAI Columbia

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

Tristan Lee
336.870.8928
tlee@naicolumbia.com

John Gregory
803.873.1883
jegregory@naicolumbia.com
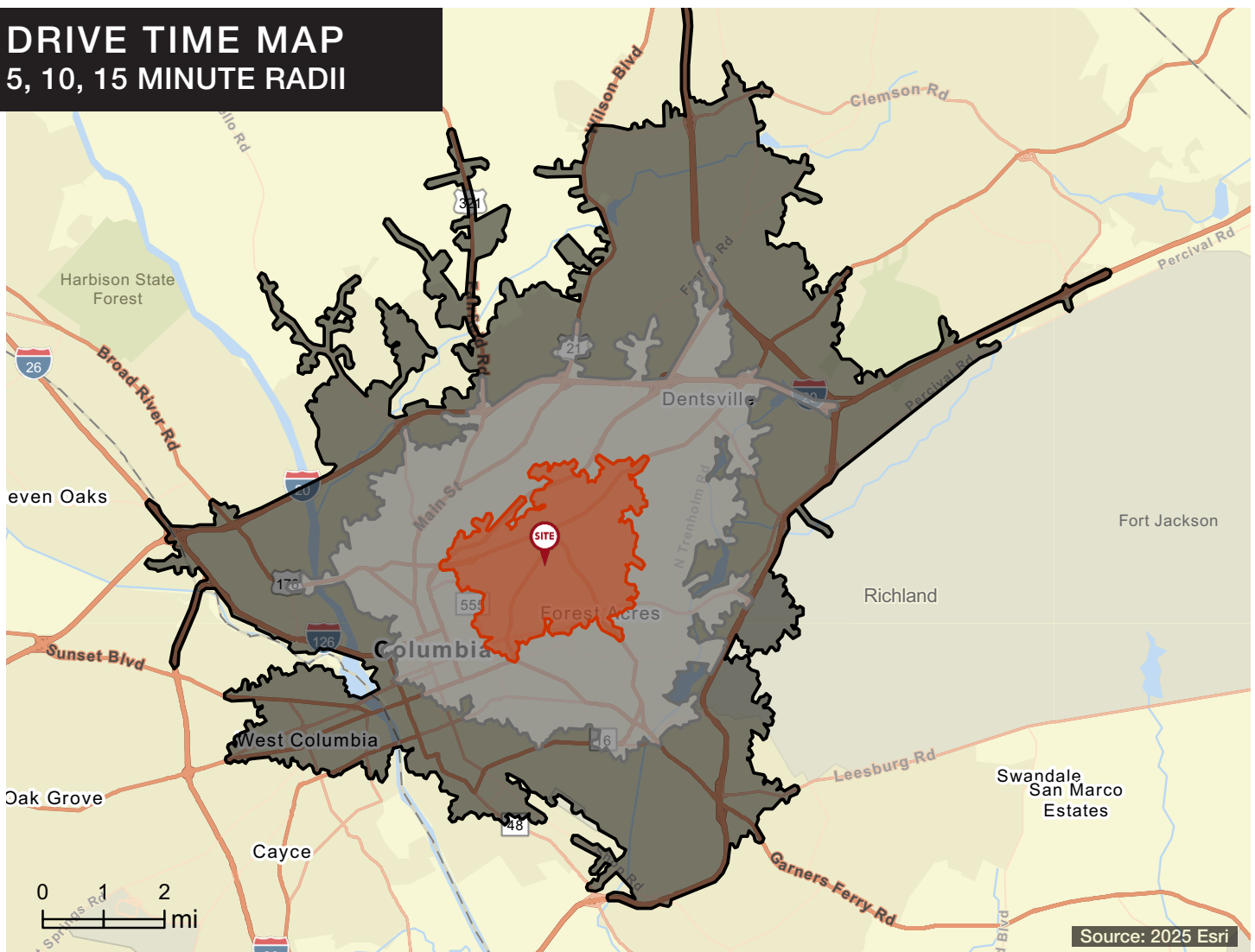
Bill Lamar
803.960.6090
blamar@naicolumbia.com
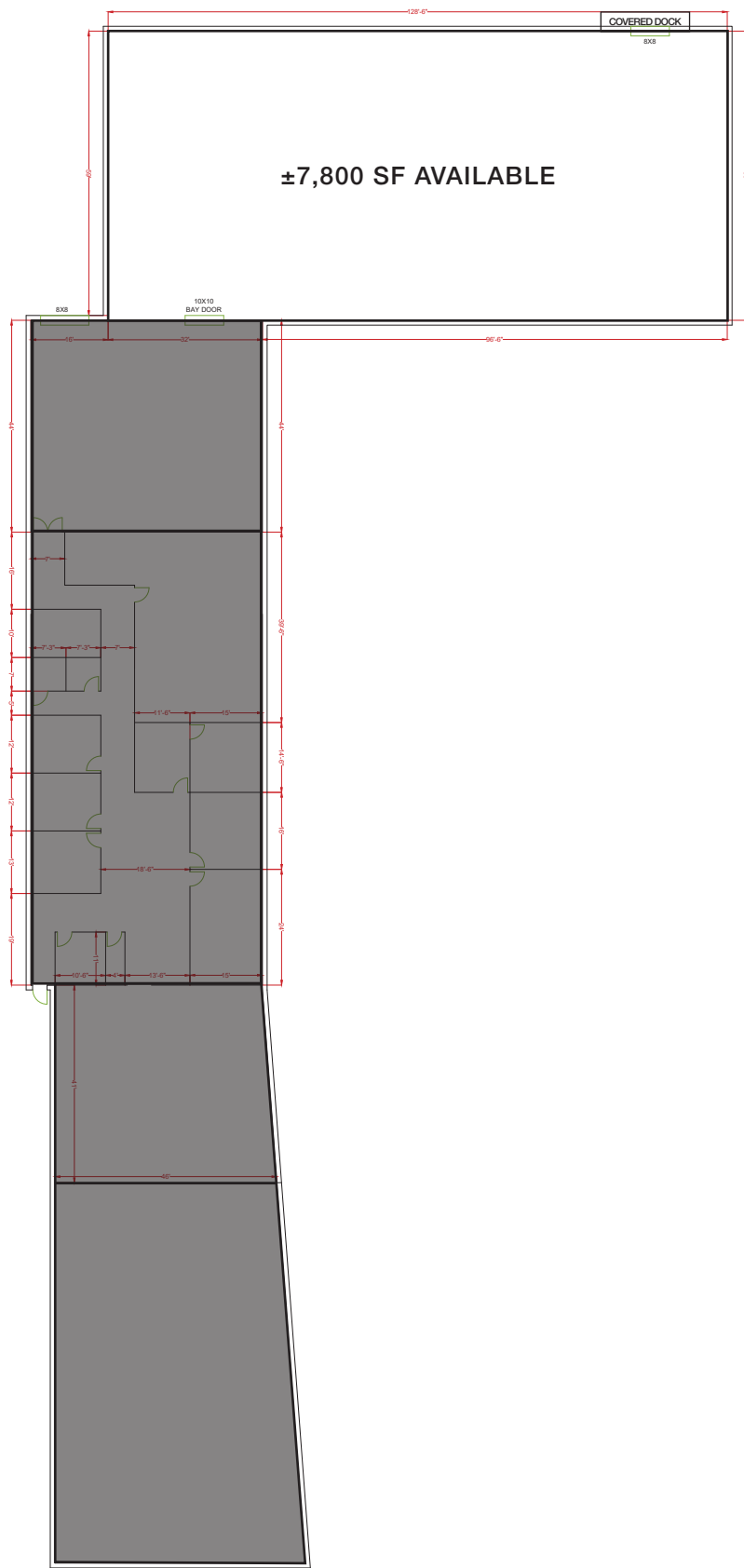
PROPERTY Details

2905 Two Notch Road, Columbia SC

- For Lease: ±7,800 SF warehouse space located in the City of Columbia
- Located in a business friendly area with high growth potential
- Surrounded by a mix of retail, commercial, and industrial businesses
- 13' to 14' ceiling heights
- 8'x8' dock door at covered loading area
- ±0.57 acre secure, fenced area for laydown yard or parking
- Utility Providers:
  Gas / Electricity: Dominion Energy
  Water / Sewer: City of Columbia
- 400 AMP / 3 phase power
- Zoning: MU-2 (mixed use - City of Columbia)
- Traffic Count: ±19,500 VPD (Two Notch Rd & Auburn St)
- **Lease Rate: $6.00/SF NNN**

DRIVE TIME MAP
5, 10, 15 MINUTE RADII

Source: 2025 Esri

Tristan Lee
tlee@naicolumbia.com

Bill Lamar
blamar@naicolumbia.com

John Gregory, PE, CCIM
jegregory@naicolumbia.com

NAIColumbia

±7,800 SF AVAILABLE

COVERED DOCK
8X8

8X8

10X10
BAY DOOR

3 | **Tristan Lee**
tlee@naicolumbia.com

Bill Lamar
blamar@naicolumbia.com

John Gregory, PE, CCIM
jegregory@naicolumbia.com

NAIColumbia

Tristan Lee
tlee@naicolumbia.com

Bill Lamar
blamar@naicolumbia.com

John Gregory, PE, CCIM
jegregory@naicolumbia.com

NAIColumbia