



# Pinnacle Point Business Park COLUMBIA, SC 29223

📍 SUBMARKET: NORTHEAST COLUMBIA

## ±36 Acre Unique Development in Northeast Columbia Submarket.

Pinnacle Point Business Park is a unique development in the Northeast Columbia submarket with an emphasis on attracting upper-end tenants and users. The development offers heavy landscaping, architectural review of all buildings and excellent accessibility. Utilities and detention are available on-site. The property is zoned Richland County M-1.

The master planned park contains approximately +/-36 acres offering excellent access to Providence Hospital Northeast, Carolina Research Park and the fast-growing Columbia Northeast, Columbia's CBD and all area interstates. Charlotte, NC is approximately one and a half hours to the north via I-77.



### FOR MORE INFO, CONTACT

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# Pinnacle Point Business Park

LAND PACKAGE

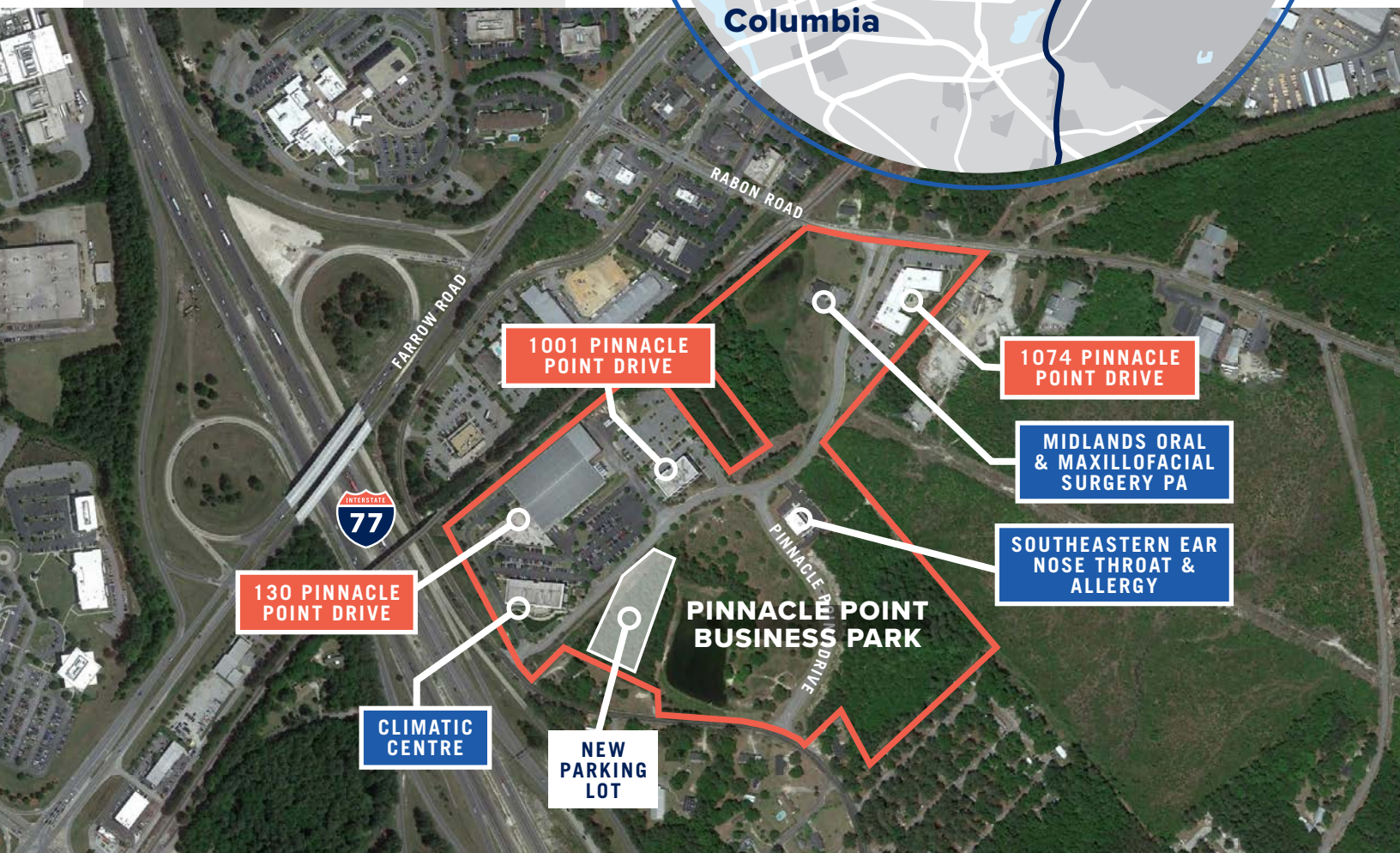
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## LOCATION

LOCATED AT THE ENTRANCE OF PINNACLE POINT BUSINESS PARK AT RABON ROAD AND PINNACLE POINT DRIVE IN THE NORTHEAST COLUMBIA SUBMARKET

PART OF A ±36 ACRE PROFESSIONAL OFFICE/MEDICAL PARK LOCATED OFF FARROW ROAD AT I-77



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## Phase One

Phase One consists of approximately 6.4 acres on fronting Rabon Road along Pinnacle Point Drive, targeted to office, professional, and medical use. The acres can be subdivided to meet specific requirements. Excellent access via I-77 and Farrow Road (HW 55) to Rabon Road, Two Notch Road (US HW1) to Rabon Road, or Two Notch Road (US HW 1) to Legrand Road. The key intersection of Farrow Road and Rabon Road is in close proximity to the northwest leading directly into the Providence Northeast Hospital campus with direct access to I-77.

**TRACT A** 0.99 ACRES: \$400,000 PER ACRE

**TRACT B** 5.5 ACRES: \$200,000 TO \$280,000 PER ACRE

## Phase Two

Phase Two consists of approximately 29 contiguous acres between Legrand and Rabon Roads along Pinnacle Point Drive and Pinnacle Point Circle, targeted to office, professional, medical, office/flex, and certain industrial uses. Phase Two offers the ability to accommodate larger lot sizes. Lots can be sub-divided to meet specific requirements. Phase Two offers identical access routes to Phase One via I-77 and Farrow Road, US HW 1 via Rabon Road and US HW 1 via Legrand Road.

**TRACT C** 7.5 ACRES: \$160,000 TO \$200,000 PER ACRE

**TRACT D** 9.7 ACRES: \$120,000 TO \$150,000 PER ACRE



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