

FOR LEASE

10,000 SF INDUSTRIAL BUILDING

150 Centrum Drive
Irmo, SC 29063

DAVID BROCK

803.312.1908

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INDUSTRIAL PROPERTY
FOR LEASE

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,200,000
Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	10,000 SF
Available SF:	1,846 - 10,000 SF
Lot Size:	3.23 Acres
Year Built:	2025
Zoning:	LI
Traffic Count:	21,000

PROPERTY OVERVIEW

Introducing a premier leasing opportunity. This exceptional property offers flexible spaces starting at 1,846 square feet up to 10,000 square feet, making it ideal for a range of business needs. With stub-outs for 9 restrooms, 3-phase, 120-208V power, 4 separate meters, and two docks with 4 dock-high 12'X12' roll-up doors, this property is designed to accommodate diverse operational requirements with a peak ceiling height of 24'. Whether it's for manufacturing, distribution, or office use, this space is primed for success.

PROPERTY HIGHLIGHTS

- Divisible space: 1,846-10,000 SF
- Stub-outs for 9 restrooms
- 3-phase, 120-208V power
- 4 separate meters
- Two docks with 4 dock-high 12'X12' roll-up doors



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Building Photos



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Building Photos



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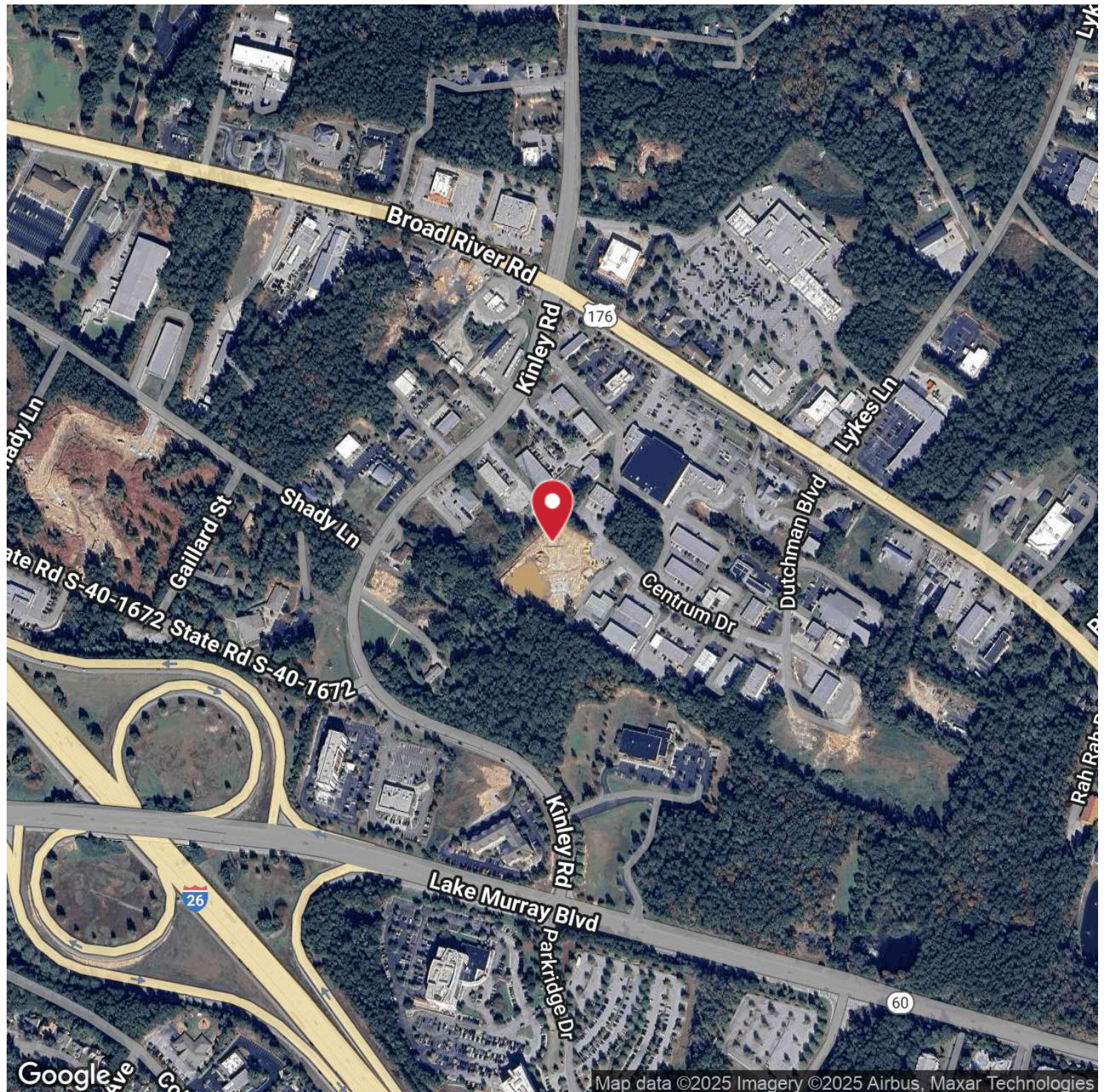


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Location Map



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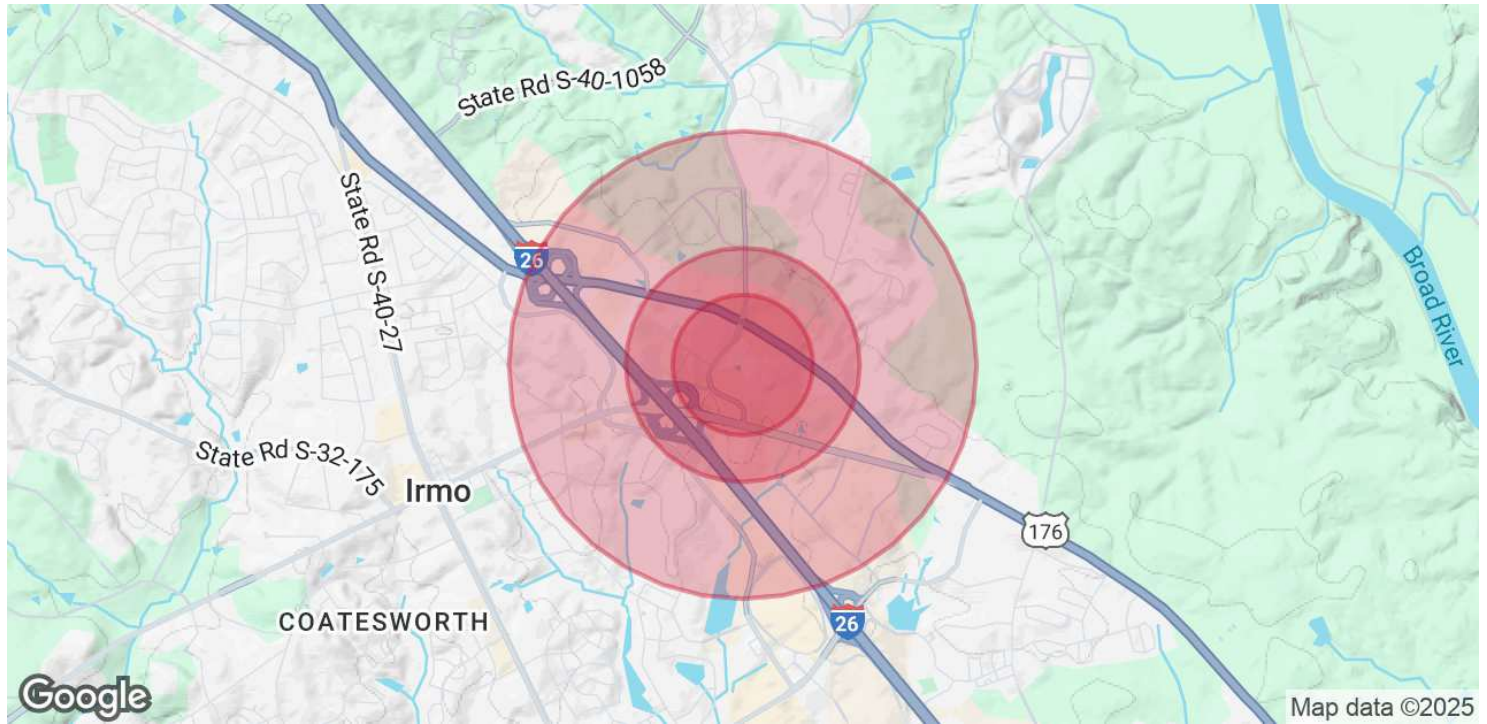


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	39	648	6,059
Average Age	35	39	39
Average Age (Male)	34	37	38
Average Age (Female)	36	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	290	2,738
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$59,580	\$71,288	\$70,703
Average House Value	\$273,224	\$244,066	\$251,314

Demographics data derived from AlphaMap



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Retailer Map

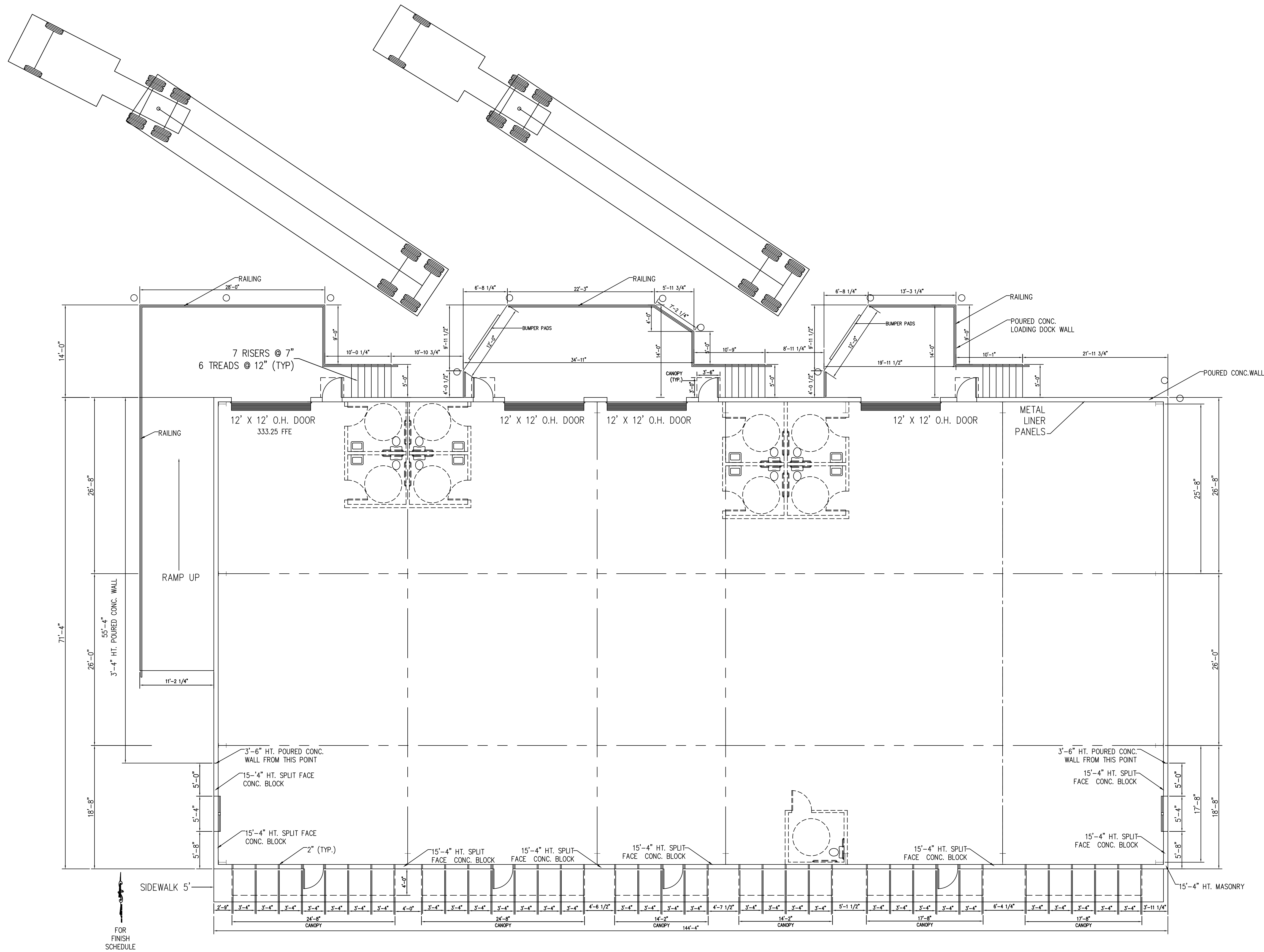


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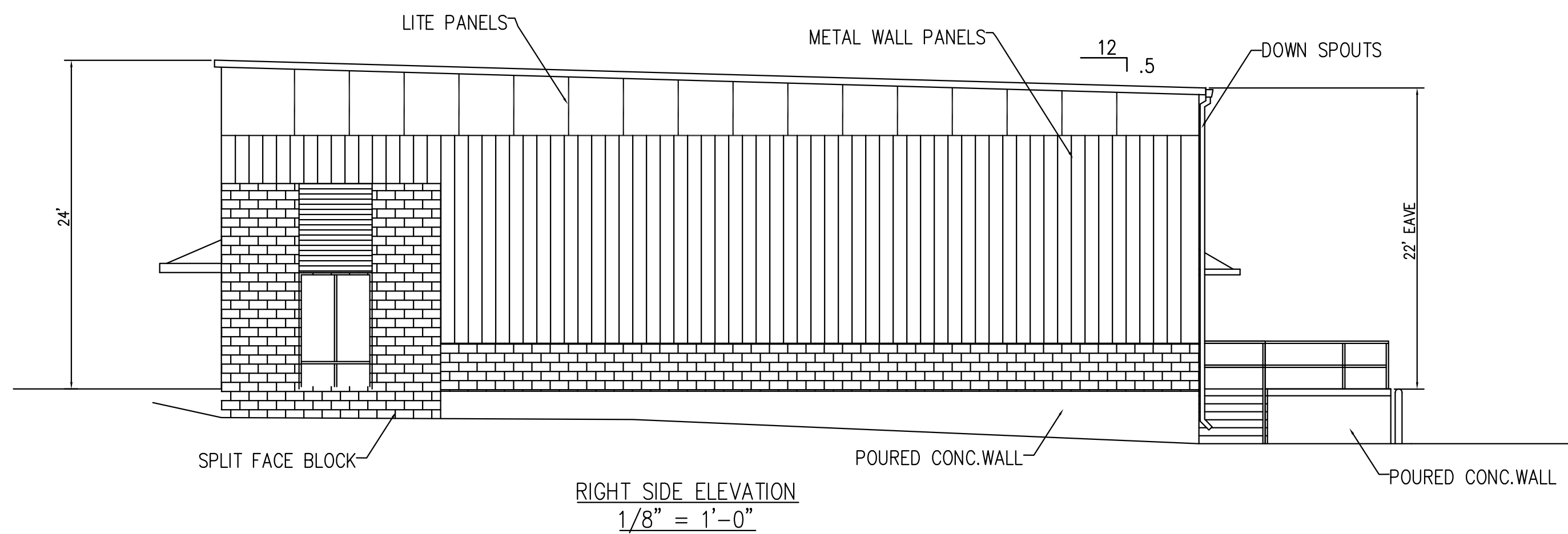
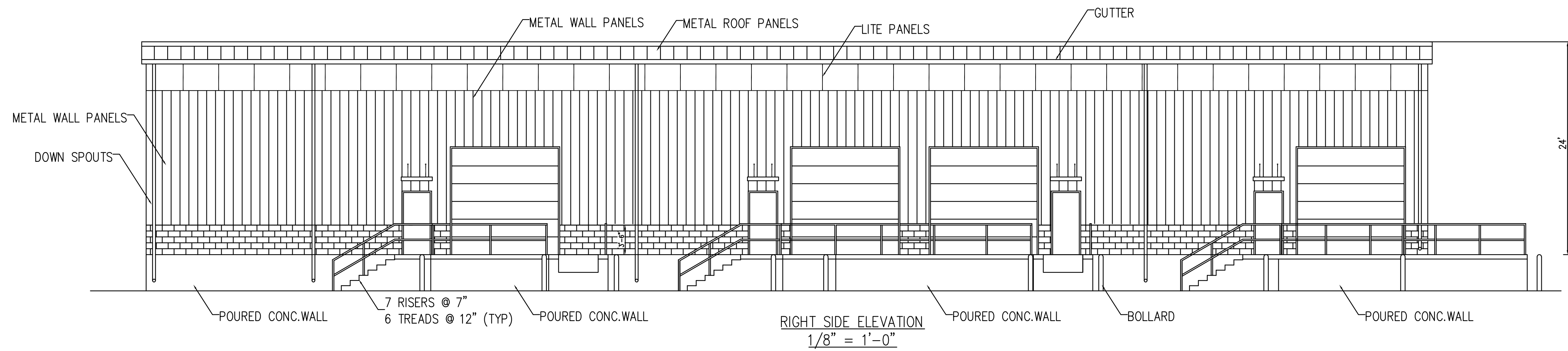
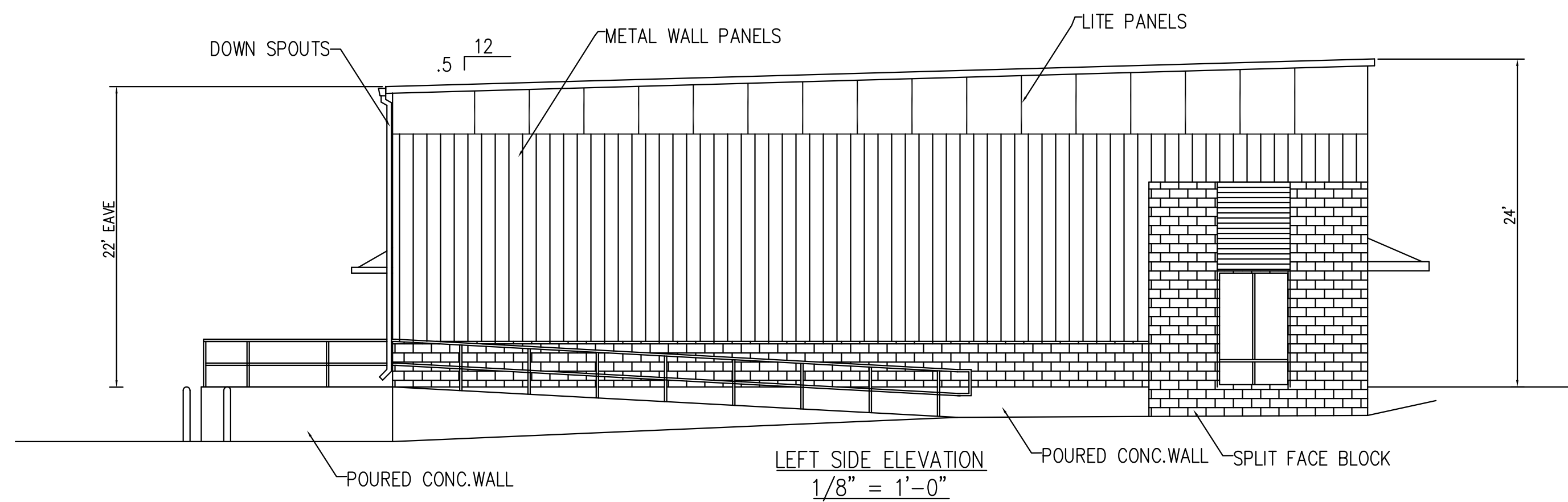
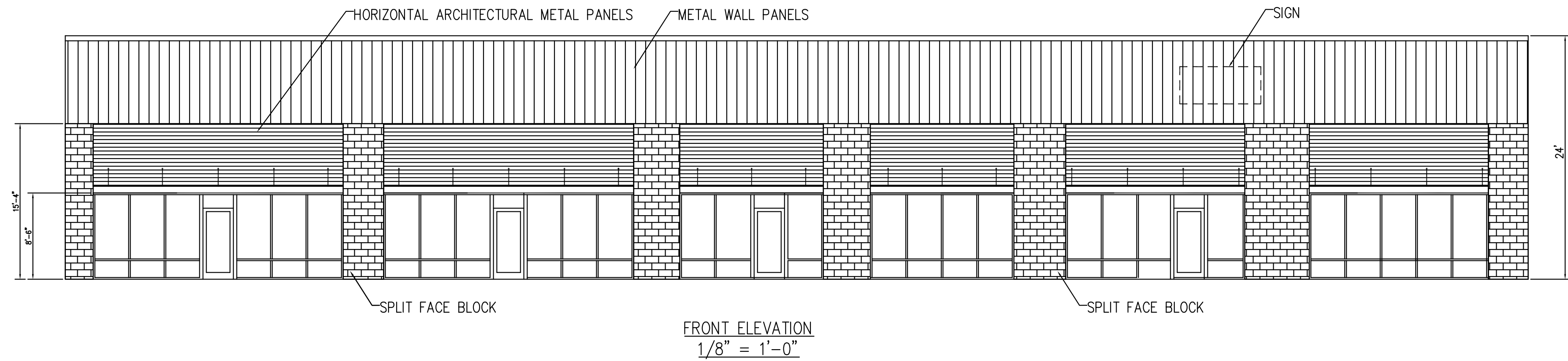
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FLOOR PLAN
SCALE $\frac{1}{8}$ " = 1'-0"

REVISIONS	ARCHITECT:	—
	ENGINEER:	—
	DRAWN BY:	—
	CHECKED BY:	—
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STATE OF SOUTH CAROLINA REGISTERED ARCHITECT B-86016 JAMES D. BAKER JR. 2712		
A NEW BUILDING FOR 150 CENTRUM DRIVE HILL CONSTRUCTION IRMO, SOUTH CAROLINA		
SHEET NO. A1		
OF		
JOB NO. JOB		
DATE: 1-23-25REV		

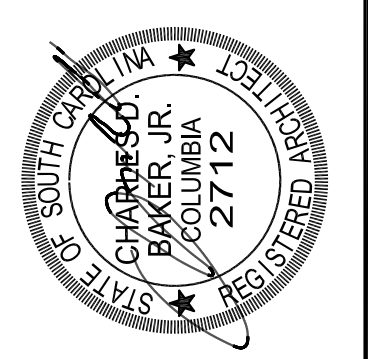


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A NEW BUILDING FOR
150 CENTRUM DRIVE
HILL CONSTRUCTION
COLUMBIA, SOUTH CAROLINA

SHEET NO.
A2
OF
JOB NO. JOB
DATE: 11-19-24