

**FOR LEASE**

**20,000 SF CORPORATE HEADQUARTERS WITH WAREHOUSE**  
**50,000 SF EXPANSION CAPABILITIES**

**TRINITY**  
**PARTNERS**

**VANTAGE POINT**



# MOVE-IN READY HQ LOCATION WITH BUILT IN EXPANSION OPPORTUNITIES OR IOS

## IOS

2 Acre adjacent parcel available for outdoor storage



# EXPANSION OPPORTUNITIES

## 50,000 SF CONCEPTUAL EXPANSION PLANS

Unique opportunity that allows a tenant to scale on one site without moving

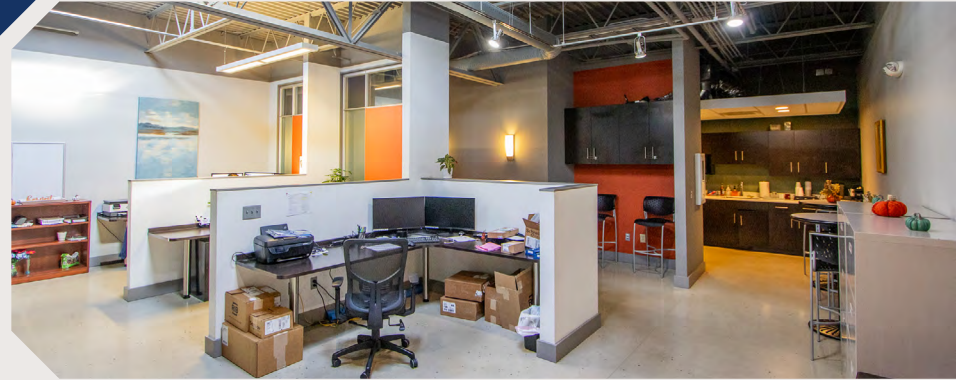


# CLASS A FLEX SPACE

104 Vantage Point offers a **strategic solution** for tenants navigating West Columbia's tightening industrial/flex market, where positive absorption has driven high-quality inventory to near-zero availability. **This property combines 12,091 SF of premium Class A office space with 8,000 SF of high-bay warehouse** (18' clear), dock-high & drive in loading capabilities and 3,000 SF of private fenced yard. This facility delivers an **elevated professional environment** based by a robust logistical utility all within 1 mile of I-26 and I-77.

## LEASE RATE: \$11 PSF NNN

ADDRESS	104 Vantage Point Drive, West Columbia, SC 29172
LEASE RATE	\$11 PSF NNN
TOTAL SF	20,091 SF
OFFICE SPACE	12,091 SF Class A Office
WAREHOUSE SPACE	8,000 SF Warehouse
WAREHOUSE DETAILS	1 Dock + 1 Drive In   18' Clear Span   3,000 SF Fenced IOS   1,000 SF Lean-to
PARKING	50 Surface Spaces
YEAR CONSTRUCTED	1993
TOTAL SITE SIZE	4.74 Acres
ZONING	M-2 (Light Industrial, Lexington County)
AVAILABILITY	Up to 20,091 SF of combined office and warehouse space for lease
EXPANSION OPPORTUNITY	Site allows for up to 50,000 SF of expansion and 2 AC IOS



TRINITY PARTNERS

# EXISTING LAYOUT

12,091 SF OFFICE SPACE | 8,000 SF WAREHOUSE



# 104 VANTAGE POINT DRIVE

CLASS A OFFICE & WAREHOUSE



# VANTAGE POINT



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# VANTAGE POINT