

1404 Atlas Road

COLUMBIA, SC 29209



Property Highlights

- Light Industrial Zoning
- Close proximity to I-77, I-26 and I-20
- 18'-25' Ceiling Heights
- 1 Dock
- 2 Drive-Ins
- 5 Box Truck Height Docks
- 27,306 SF Warehouse (Can be leased separately)
- 26,313 SF Showroom and Offices
- 74 Parking Spaces
- Power - 1,200 Amps, 3 Phase
- Lease Rate: \$3.90/SF NNN
- TICAM: \$2.00/SF
- Sale Price: \$2,500,000



CONTACT:

GEORGE MCCUTCHEN | Principal | gmccutchen@wilsonkibler.com | 803.463.9040

JAMES ROGERS | Principal | james.rogers@wilsonkibler.com | 803.255.8621

WILSON KIBLER | 1545 SUMTER STREET #200, COLUMBIA, SC 29201

803.779.8600 | WILSONKIBLER.COM



The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

1404 Atlas Road

COLUMBIA, SC 29209



CONTACT:

GEORGE MCCUTCHEN | Principal | gmcutchen@wilsonkibler.com | 803.463.9040

JAMES ROGERS | Principal | james.rogers@wilsonkibler.com | 803.255.8621

WILSON KIBLER | 1545 SUMTER STREET #200, COLUMBIA, SC 29201

803.779.8600 | WILSONKIBLER.COM



The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

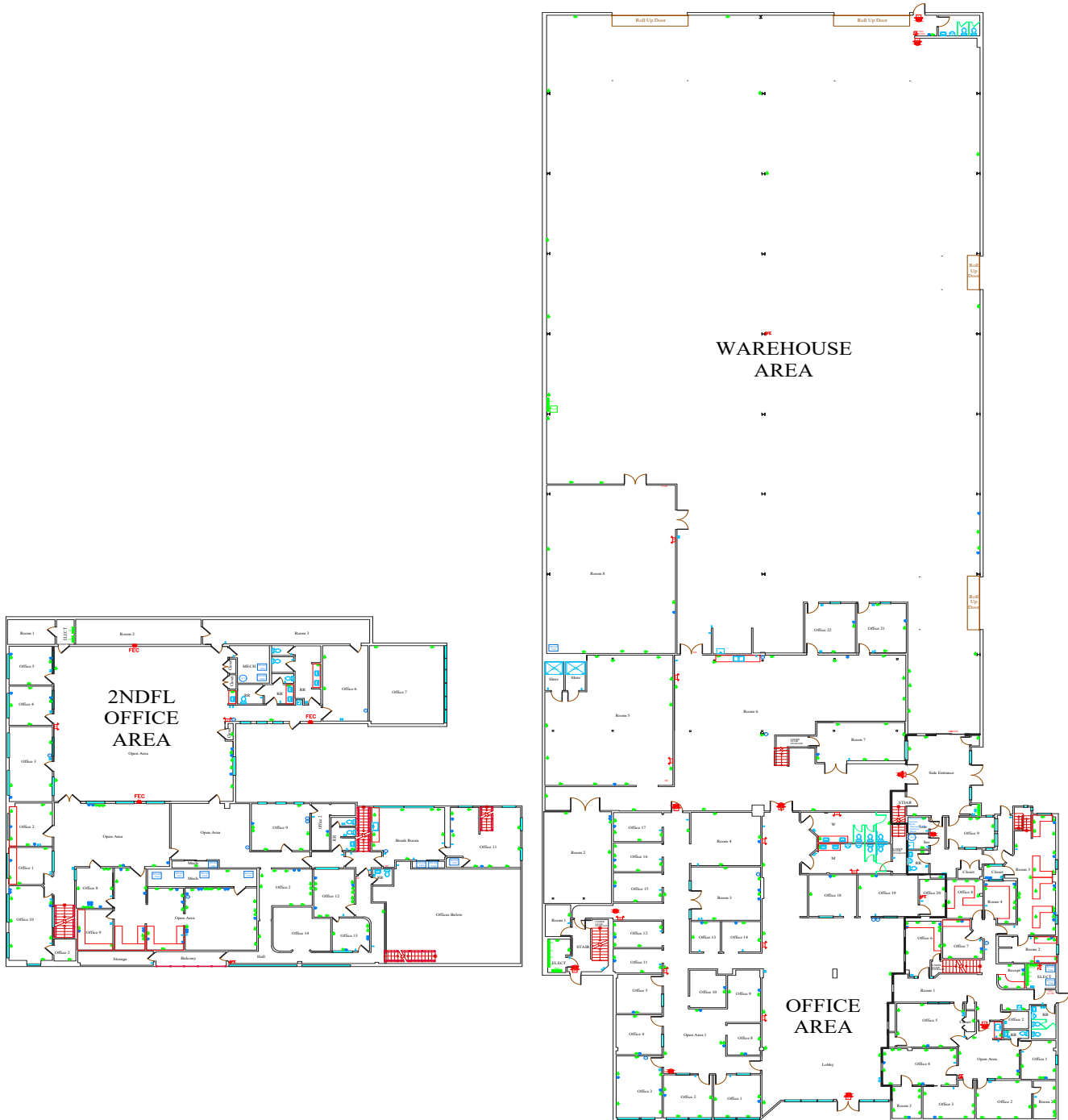
1404 Atlas Road

COLUMBIA, SC 29209



1404 ATLAS ROAD

Columbia, SC, 29209



CONTACT:

GEORGE MCCUTCHEN | Principal | gmccutchen@wilsonkibler.com | 803.463.9040

JAMES ROGERS | Principal | james.rogers@wilsonkibler.com | 803.255.8621

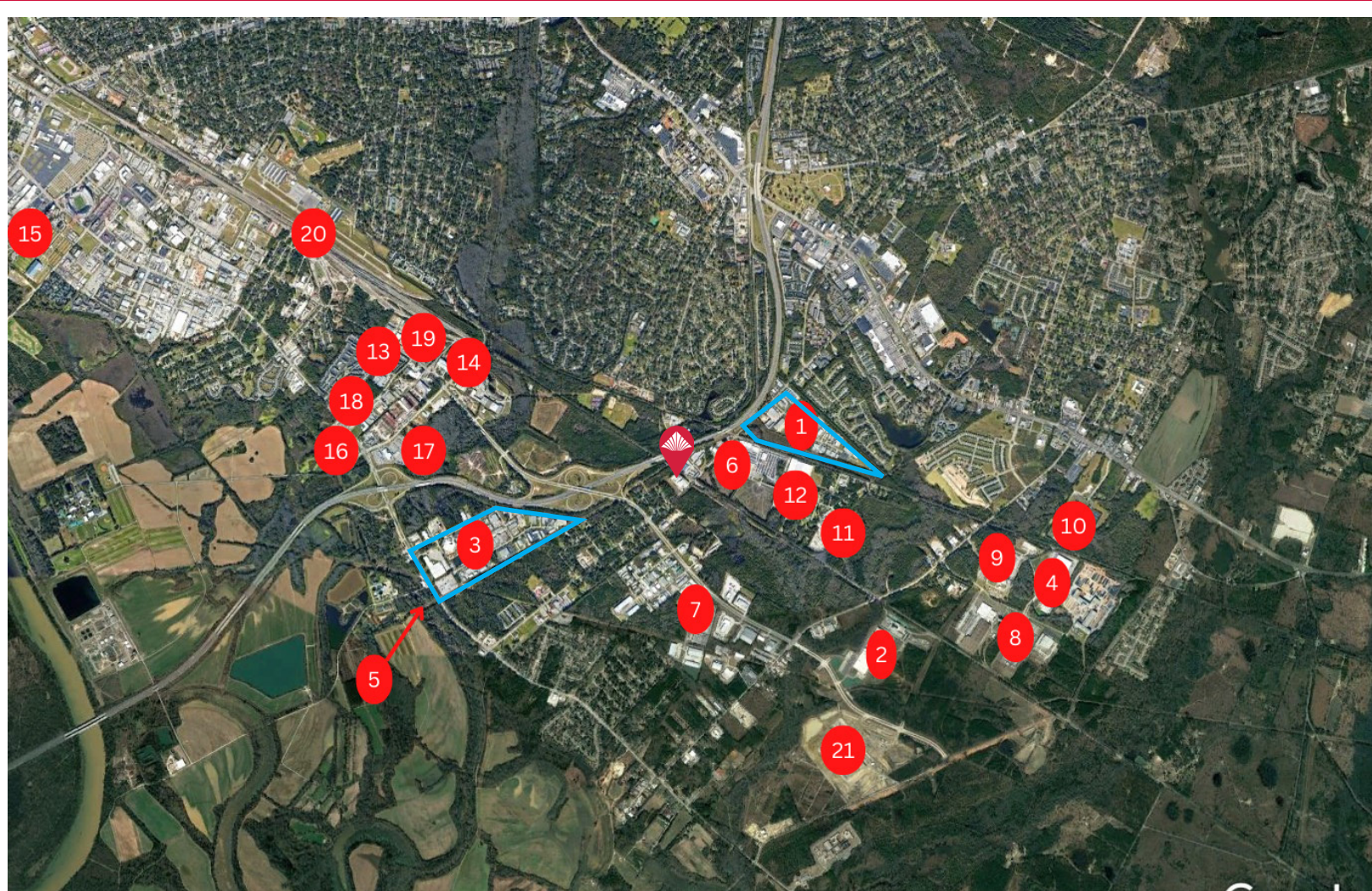
WILSON KIBLER | 1545 SUMTER STREET #200, COLUMBIA, SC 29201

803.779.8600 | WILSONKIBLER.COM



The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Available



- | | |
|--------------------------------|-------------------------------------|
| 1. Atlas Court Industrial Park | 12. Southern Wine and Spirits |
| 2. Jushi USA | 13. Owen Steel |
| 3. Thermal Engineering Corp. | 14. Chatham Steel |
| 4. American Spiralweld | 15. ABC Supply |
| 5. Columbia Industrial Park | 16. Love's |
| 6. Dealers Auto Auction | 17. T/A |
| 7. Fed-Ex | 18. Tyson Foods |
| 8. McEntire Produce | 19. SeaHunt Boats |
| 9. Mars Petcare | 20. Norflok Southern Rail Depot |
| 10. Sysco Columbia | 21. Mark Anthony Brewing/White Claw |
| 11. Rinker Materials | |

CONTACT:

GEORGE MCCUTCHEN | Principal | gmccutchen@wilsonkibler.com | 803.463.9040

WILSON KIBLER | 1545 SUMTER STREET #200, COLUMBIA, SC 29201

803.779.8600 | WILSONKIBLER.COM



The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.