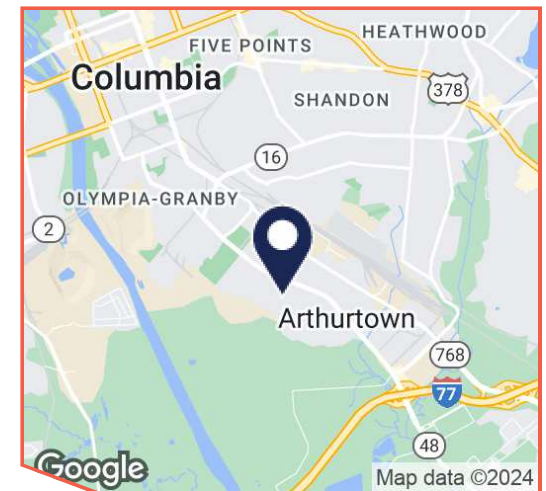


1414 Old Dairy Rd., Columbia, SC 29209

For Lease
\$7.50 PSF (NNN)

±15,000 SF light industrial facility in Columbia's industrial submarket

- Secured laydown yard
- Two (2) loading docks
- Two (2) on grade, drive-in doors
- Fully secured with 8' tall, A+ security fence perimeter
- Ceiling height: 16'-18'
- ±2,500 SF office space
- ±12,500 SF warehouse
- Built in 1977 and renovated in 2020



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1501 MAIN STREET SUITE 410
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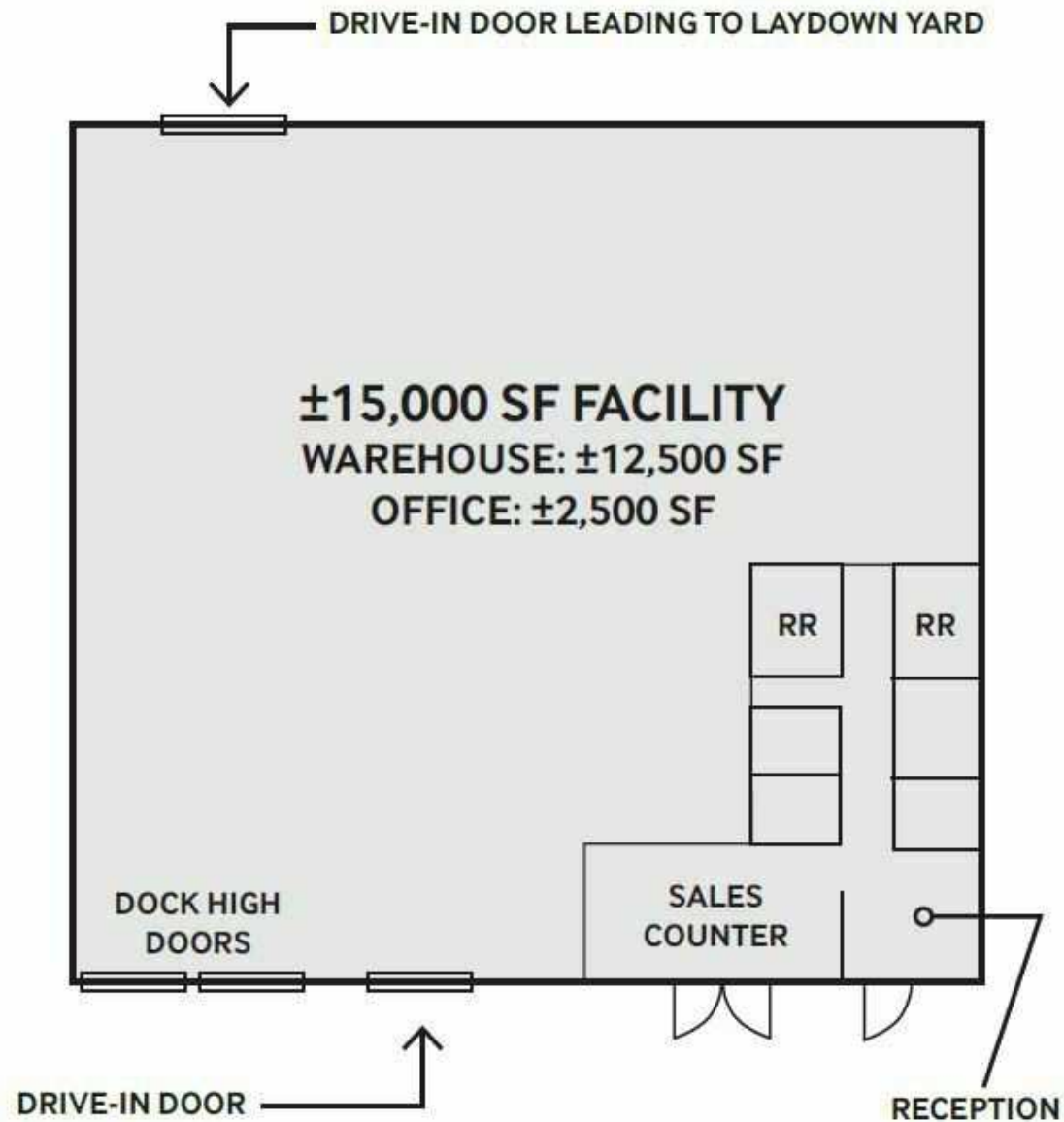
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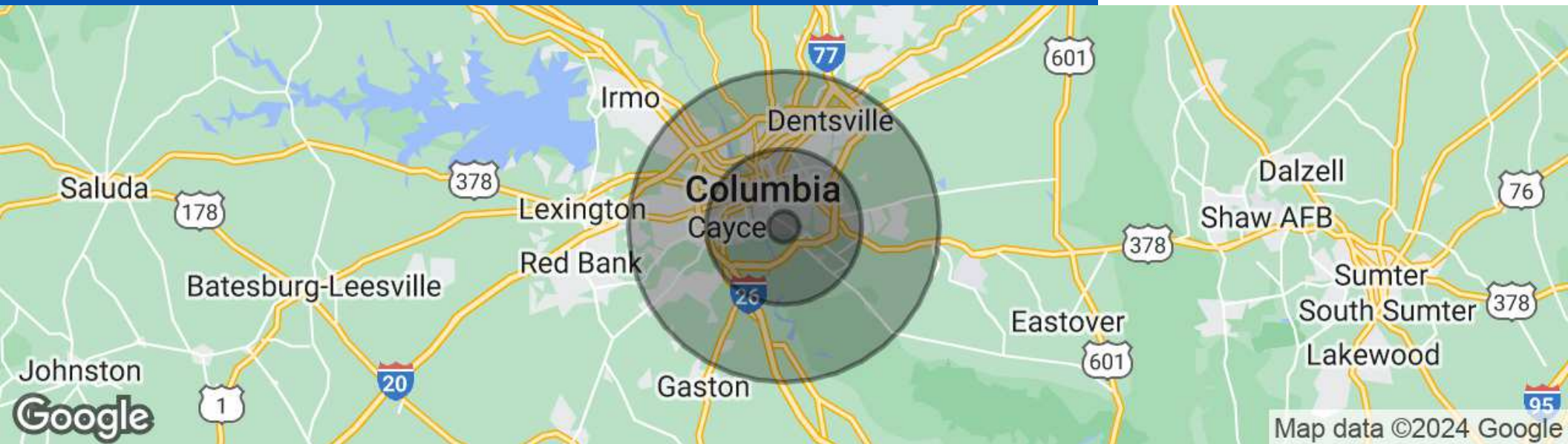
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Population	1 Mile	5 Miles	10 Miles
Total Population	1,452	124,577	338,579
Average Age	27.1	33.0	34.1
Average Age (Male)	28.5	31.3	32.3
Average Age (Female)	26.2	35.4	36.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	622	52,447	135,422
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$45,006	\$60,860	\$54,908
Average House Value	\$131,553	\$232,985	\$167,428

** Demographic data derived from 2020 ACS - US Census*



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