

1404 Atlas Road

COLUMBIA, SC 29209



Property Highlights

- Flex Space for Sale or Lease
- Light Industrial Zoning
- Close proximity to I-77, I-26 and I-20
- 18'-25' Ceiling Heights
- 1 Dock
- 1 Drive-In
- 5 Box Truck Height Docks
- 27,306 SF Warehouse (Can be leased separately)
- 26,313 SF Showroom and Offices
- 74 Parking Spaces
- Power - 1,000 Amps, 3 Phase
- **Lease Rate: \$5.90/SF NNN**
- **TICAM: \$1.33/SF**
- **Sale Price: \$2,900,000**



CONTACT:

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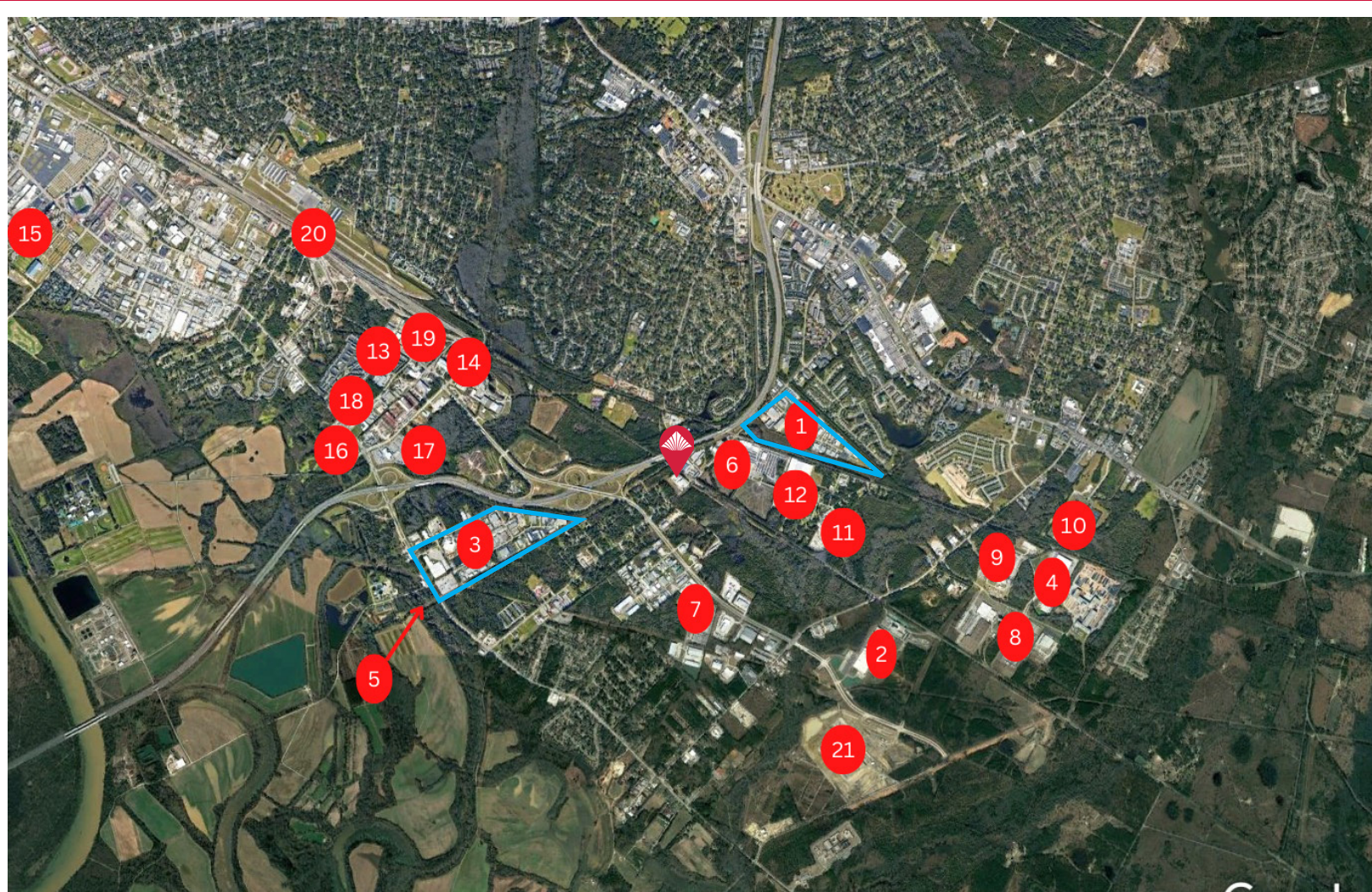
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Available



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|--------------------------------|-------------------------------------|
| 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 | |

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