

FOR SALE

12,000 +/-  
OFFICE/WAREHOUSE

104 Bombay Dr  
Columbia, SC 29209

DAVID BROCK  
803.312.1908  
REALTOR1691@GMAIL.COM



## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$1,025,000
Building Size:	12,000 SF
Available SF:	12,000 SF
Lot Size:	1.27 Acres
Price / SF:	\$85.42
Year Built:	1985
Renovated:	2023
Zoning:	M-1

### PROPERTY OVERVIEW

12,000+/- Office/Warehouse situated on 1.27 acres. This facility features a fully heated and cooled warehouse with key upgrades to include two new 14x12' bay doors, gutters, exterior paint, complete rewiring throughout the warehouse and added metal walls in select areas with a peak ceiling height of 24 feet, additional restroom, additional warehouse lighting. Additional amenities include a dedicated employee room. There is 480 volt/400amp/3 phase power. The 1,078 SF office was remodeled in 2017 with a private office and reception area.

### PROPERTY HIGHLIGHTS

- 12,000+/- SF Office/Warehouse on 1.27 acres
- Conditioned warehouse
- 2 bay doors (14X12')
- 480 volt/400 amp/3 phase power
- Multiple upgrades
- Peak height - 24'



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# Building Photos



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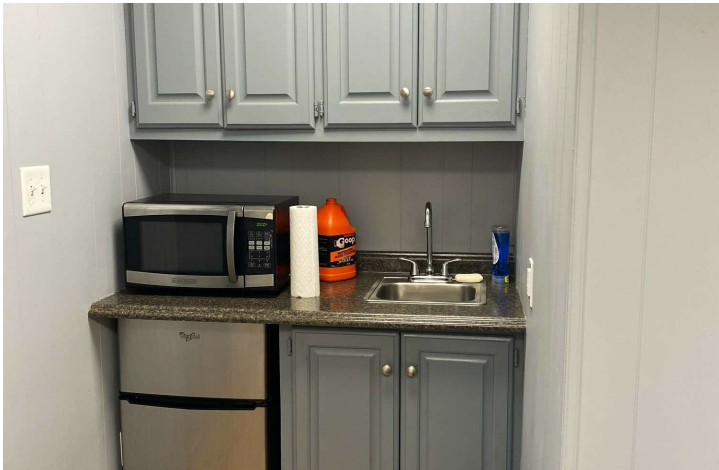
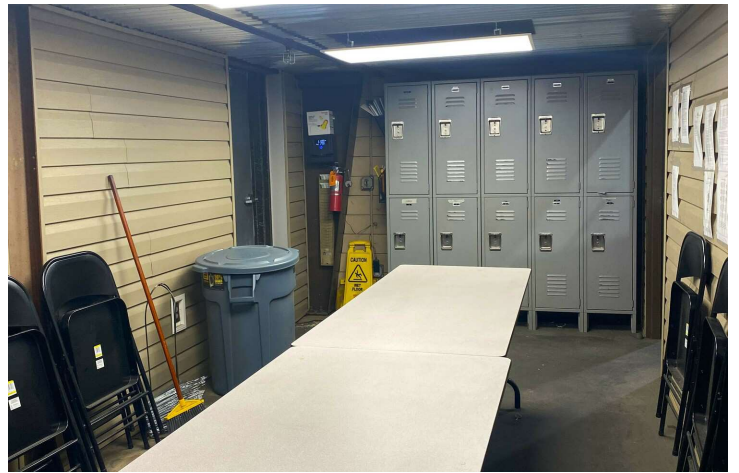
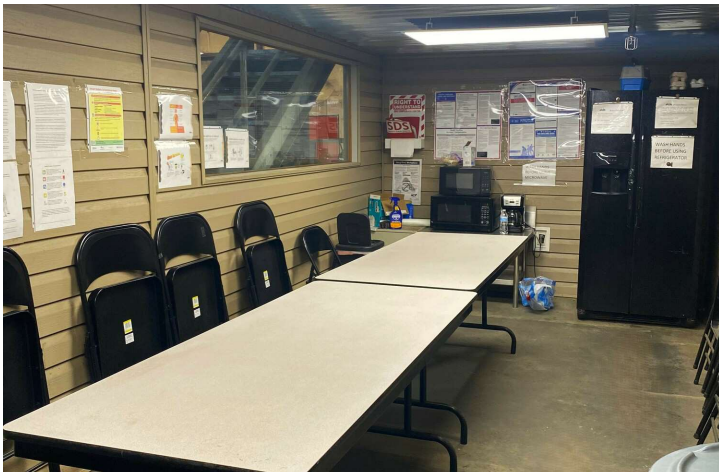


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## Office Photos



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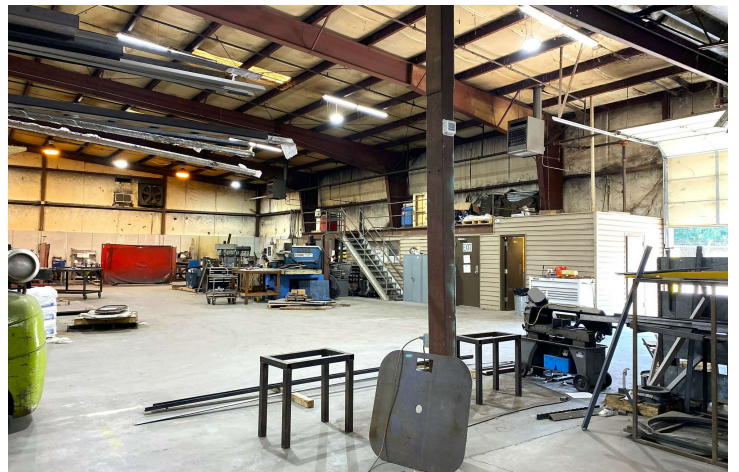
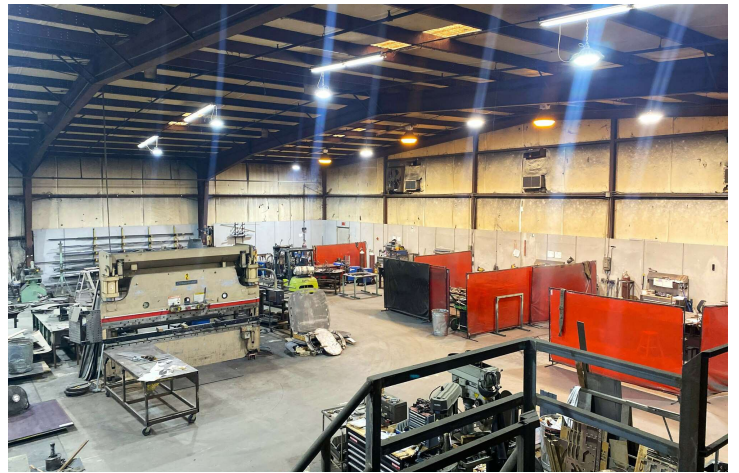
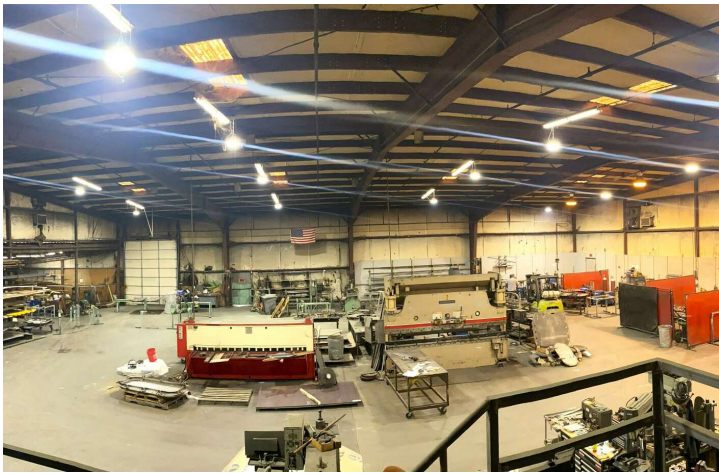
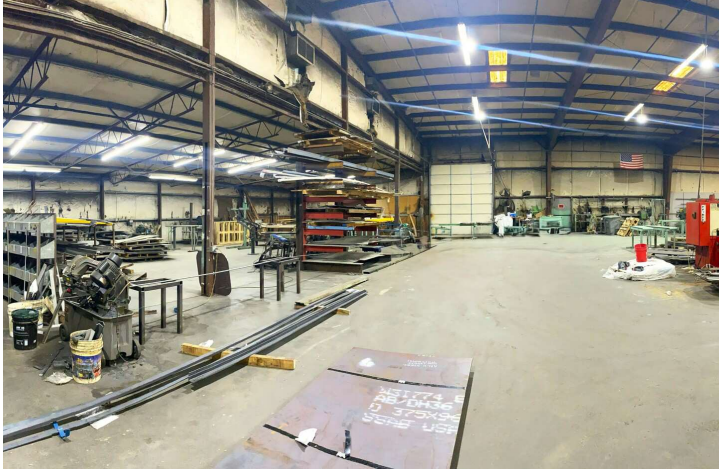


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# Warehouse Photos



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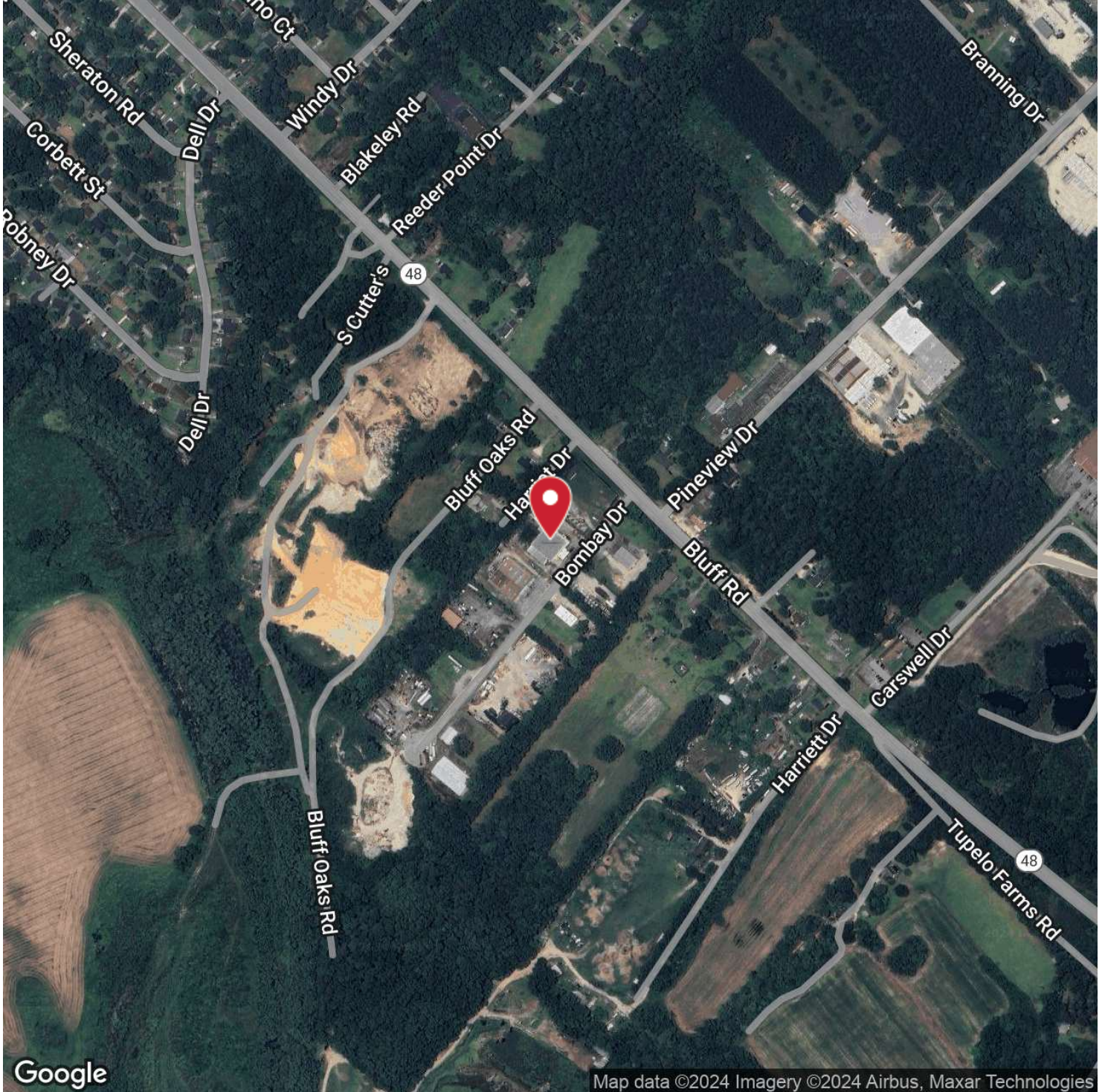


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# Location Map



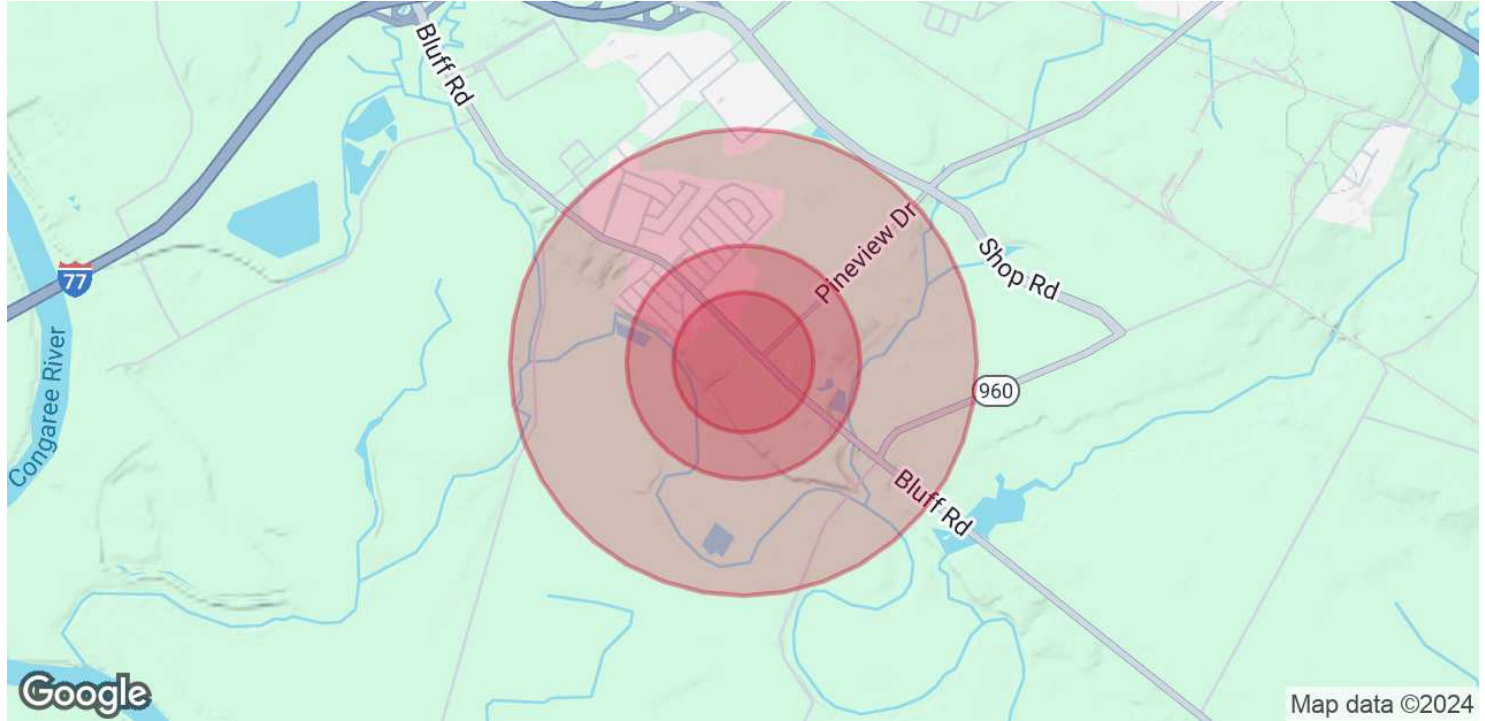
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# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	88	444	1,782
Average Age	42	42	42
Average Age (Male)	40	39	40
Average Age (Female)	46	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	133	588
# of Persons per HH	3	3.3	3
Average HH Income	\$62,782	\$61,982	\$62,715
Average House Value	\$240,909	\$241,268	\$240,818

Demographics data derived from AlphaMap



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