

**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'





# **Building Photos**













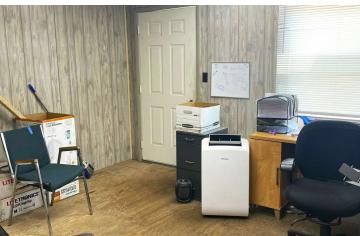


### 12,000+/- OFFICE/WAREHOUSE

104 Bombay Dr Columbia, SC 29209

## Office Photos















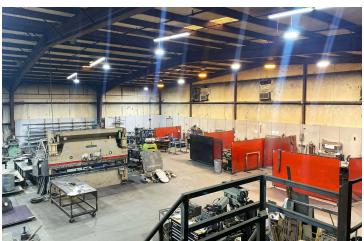


## Warehouse Photos









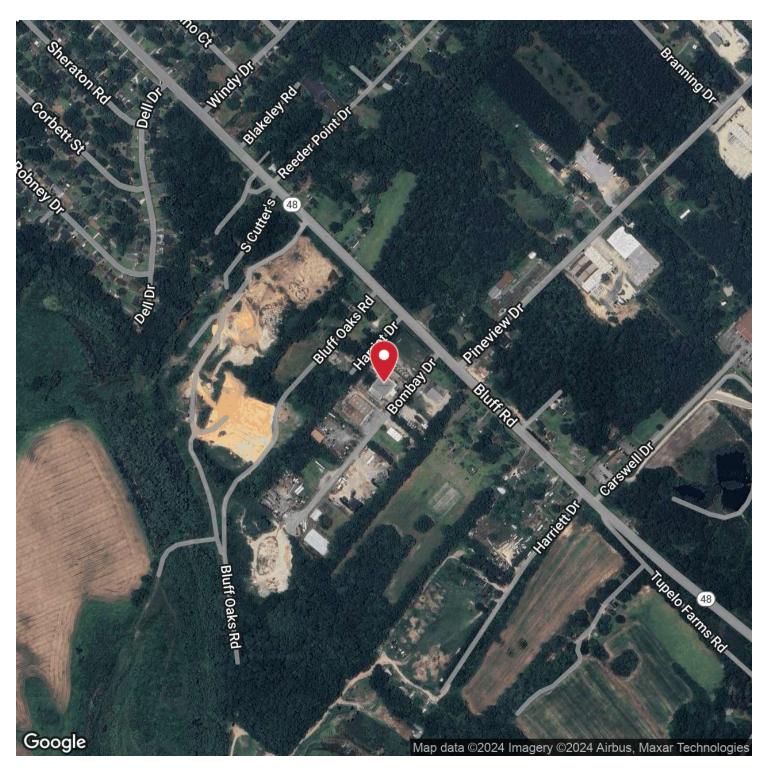








## **Location Map**

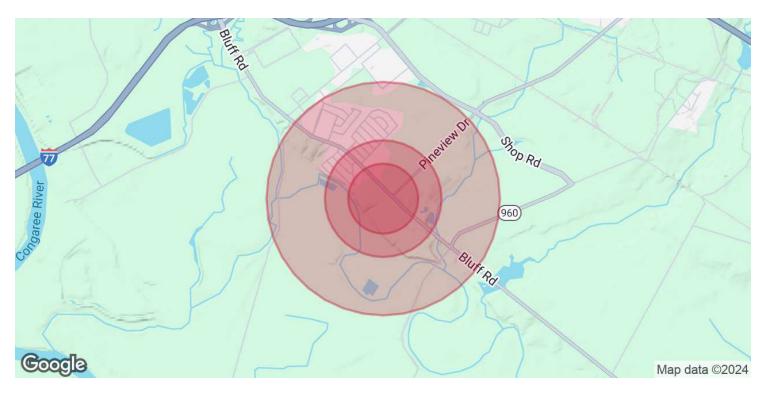






3200 Devine Street, Columbia, SC 29202

## 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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FACILITY IMPROVEMENTS		
NEW LIGHTS IN SHOP	2016 & 2017	
NEW BAY DOORS IN SHOP	2017	
TOTAL OFFICE REMODEL	2017	
ELECTRICAL REWIRING - ENTIRE SHOP	2017	
NEW SHOP RESTROOM	2018	
ADDED EMPLOYEE ROOM	2019	
INSTALLED AIR CONDITIONING IN SHOP	2019	
INSTALLED METAL WALLS AROUND WELDING AREAS	2019	
ADDED WIRING FOR MORE WELDING STATIONS	2020	
CUT DOWN DEAD TREES, CLEAN UP YARD, BUILD FENCE,		
HAUL AWAY RUSTED CONEX BOXES	2020-2021	
NEW LIGHTS IN OFFICES AND ADDL SHOP LIGHTING	2021	
NEW ROOF ON OFFICE	2021	
CREATE PARTS ROOM IN SHOP	2021	
NEW FENCE AROUND FACILITY	2022	
EMPLOYEE BATHROOM UPDATES	2023	
SANDBLASTING SHELTER	2023	
Notes:	one reproduction and contract and the second principal property of the property of the contract of the contrac	
Shop and Office have heat and AC		
We have a fire suppression system tested annually with monitoring capability-currently using John	nitoring capability	-currently using Johnson Controls
There is a hydrant connection on the front of the building		

