

For Sublease

1340 Old Dairy Drive
Columbia, SC 29201

Suite C | ±7,500-SF Industrial Space

- Fully climate-controlled industrial space in multi-tenant building
- Easy access to major thoroughfares and transportation hubs including railroads and airports
- Sublease expires May 31, 2030



±100 million
consumers within a
one-day truck drive



Easy access to
Interstate 77
(±70,900 VPD)



Located in booming
industrial area



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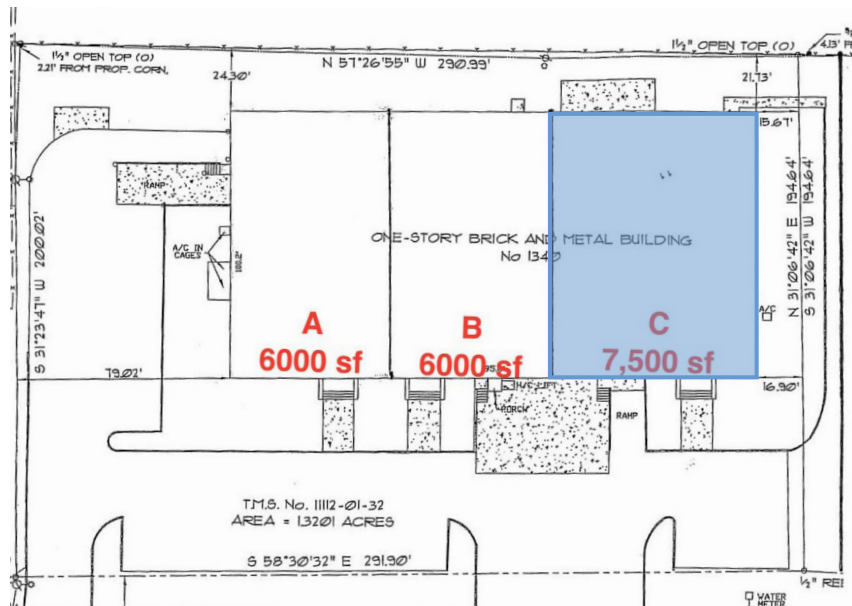
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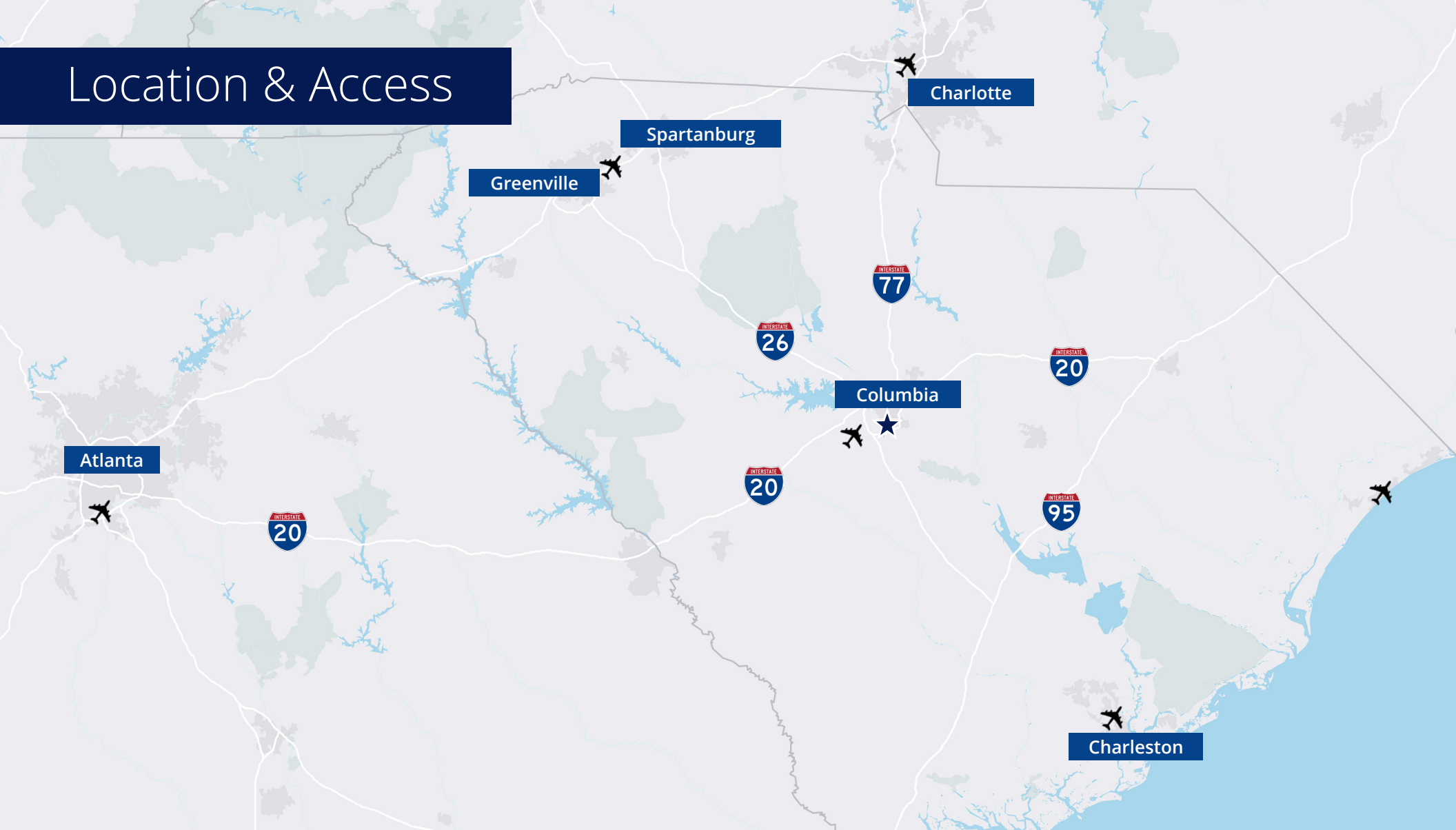
Property Overview

Available SF	Warehouse: ±6,260 SF Office: ±1,240 SF Total: ±7,500 SF
Loading	One (1) 10' x 12' dock-high door; one (1) 10' x 12' drive-in door
Construction	Pre-engineered metal building with metal roof
Clear height	14'
Lighting	LED
HVAC	Fully climate controlled <i>Two (2) 7.5 ton HVAC units installed 2025</i>
Utilities	Electricity & Gas: Dominion Energy Water & Sewer: City of Columbia
Other	Two (2) private restrooms

Lease Rate: \$5,900/Month Net of Utilites



Location & Access



Key Distances

Columbia, SC ±2.9 miles

Charlotte, NC ±95.9 miles

Atlanta, GA ±217 miles

I-77 ±3.3 miles

I-20 ±8.7 miles

I-26 ±9.0 miles

CAE ±9.3 miles

GSP ±106 miles

Port of Charleston ±115 miles



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