



104 Vantage Point

WEST COLUMBIA, SC

±20,000 SF FLEX BUILDING FOR LEASE



104 Vantage Point

*Overlook Business Center
West Columbia, South Carolina*

LEASE RATE

\$11 PSF NNN

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Property Overview

LOCATION	104 Vantage Point Drive, West Columbia, SC 29172
LEASE RATE	\$11 PSF NNN
TOTAL SF	20,091 SF
OFFICE SPACE	12,091 SF Class A Office
WAREHOUSE SPACE	8,000 SF Warehouse
WAREHOUSE DETAILS	1 Dock + 1 Drive In 18' Clear Span 3,000 SF Fenced IOS 1,000 SF Lean-to
PARKING	50 Surface Spaces
YEAR CONSTRUCTED	1993
SITE SIZE	2.8 Acres
ZONING	M-2 (Light Industrial, Lexington County)
AVAILABILITY	Up to 20,091 SF of combined office and warehouse space for lease Expansion Space: Site allows for up to 50,000 SF of expansion - see page 6

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Property Pictures

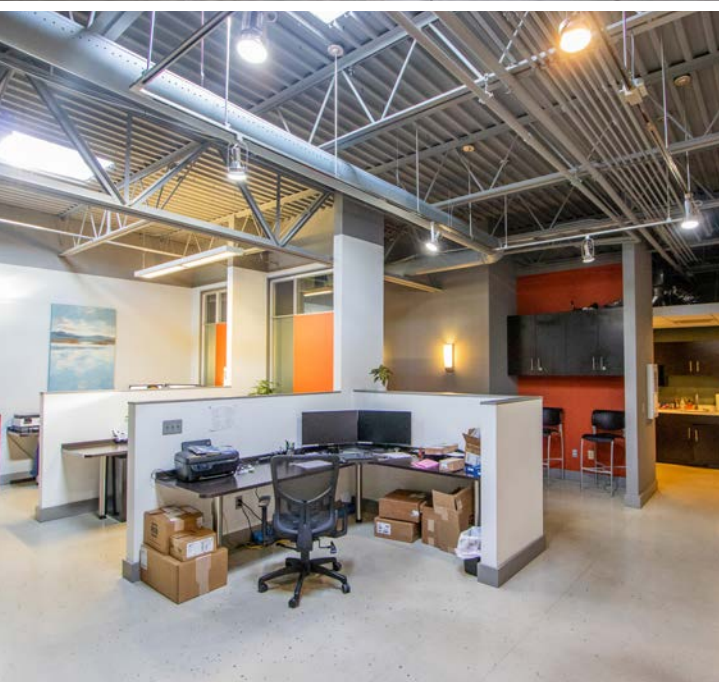


PREMIUM FLEX SPACE: CLASS A QUALITY

104 Vantage Point offers a strategic solution for tenants navigating West Columbia's tightening industrial/Flex market, where positive absorption has driven high-quality inventory to near-zero availability. This property combines 12,091 SF of premium Class A office space with 8,000 SF of high-bay warehouse (18' clear), dock-high & drive in loading capabilities and 3,000 SF of private fenced yard. This facility delivers an elevated professional environment based by a robust logistical utility all within 1 mile of I-26 and I-77.

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Building Pictures



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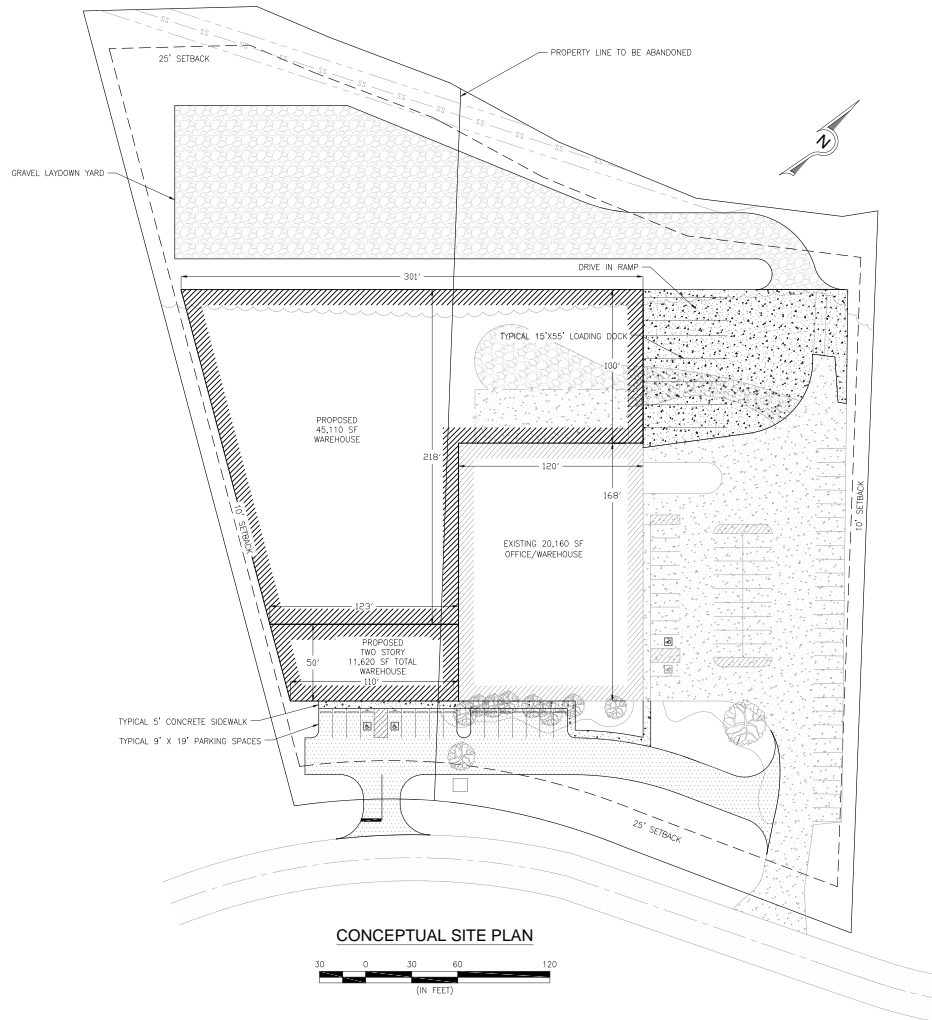
Floorplans



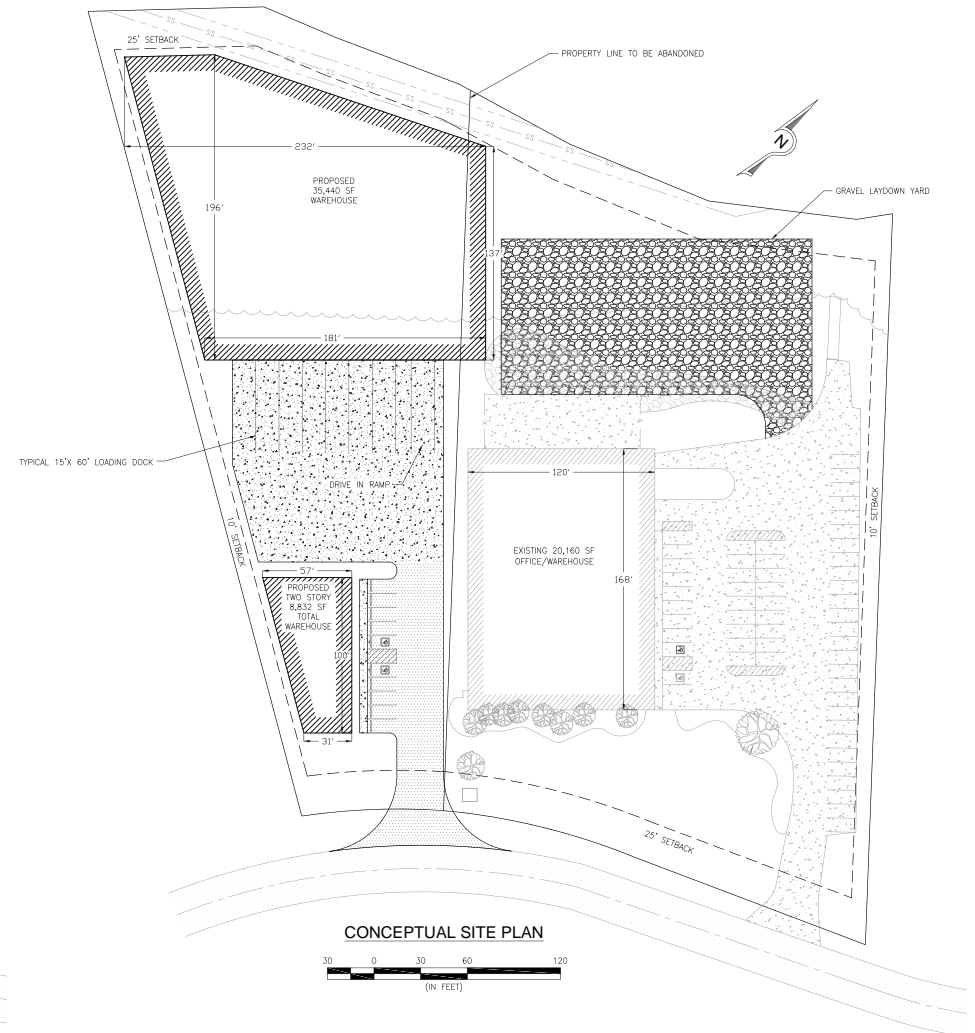
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Conceptual Expansion Plans

Plan 1



Plan 2



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Property Aerial



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Overlook Business Park & Hwy. Proximity



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Location Overview

