



# 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**

**CONTACT**



**BRADEN SHOCKLEY, SIOR**  
Partner  
[bshockley@trinity-partners.com](mailto:bshockley@trinity-partners.com)  
803•567•1373



**ROB LAPIN**  
Partner  
[rlapin@trinity-partners.com](mailto:rlapin@trinity-partners.com)  
803•567•1536

**TRINITY  
PARTNERS**

1501 Main Street, Suite 410  
Columbia, SC 29201  
[TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TRINITY PARTNERS MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.



## Property Overview

<b>LOCATION</b>	104 Vantage Point Drive, West Columbia, SC 29172
<b>LEASE RATE</b>	\$11 PSF NNN
<b>TOTAL SF</b>	20,091 SF
<b>OFFICE SPACE</b>	12,091 SF Class A Office
<b>WAREHOUSE SPACE</b>	8,000 SF Warehouse
<b>WAREHOUSE DETAILS</b>	1 Dock + 1 Drive In   18' Clear Span   3,000 SF Fenced IOS   1,000 SF Lean-to
<b>PARKING</b>	50 Surface Spaces
<b>YEAR CONSTRUCTED</b>	1993
<b>SITE SIZE</b>	2.8 Acres
<b>ZONING</b>	M-2 (Light Industrial, Lexington County)
<b>AVAILABILITY</b>	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

# 104 Vantage Point

## Property Pictures

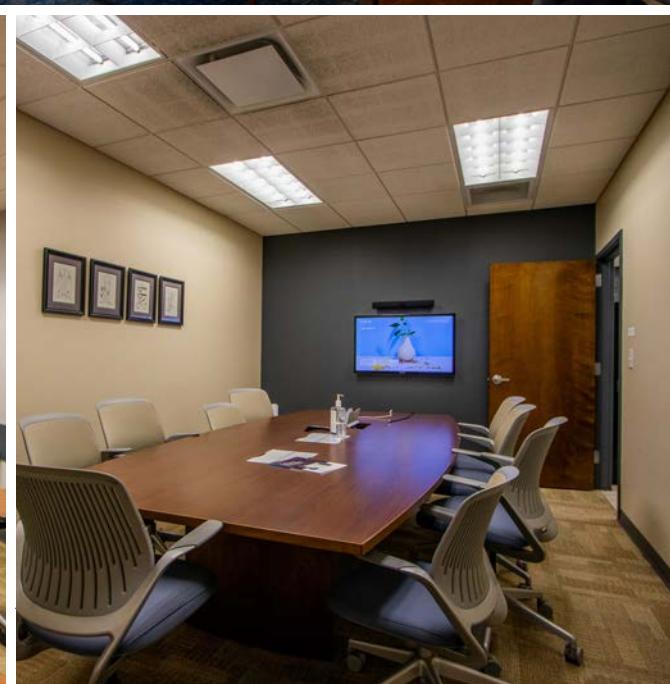
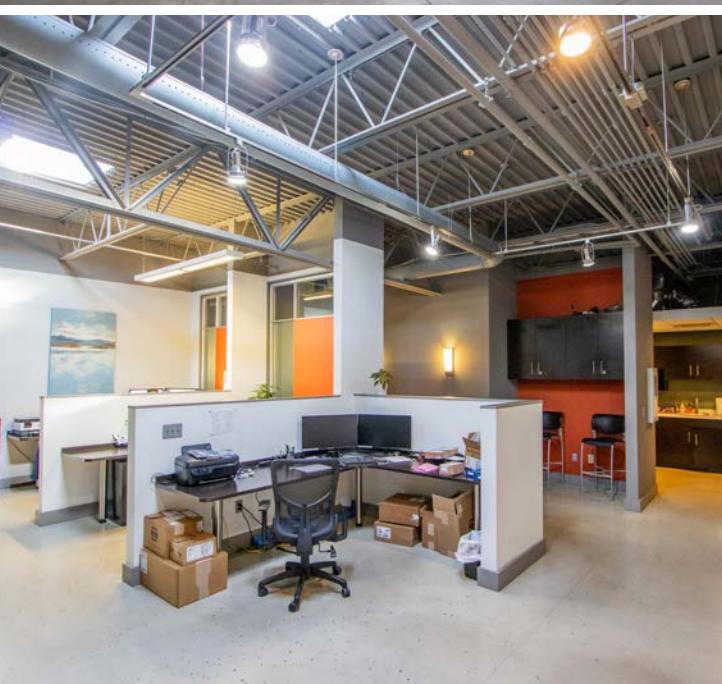


### PREMIUM FLEX SPACE: CLASS A QUALITY

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.

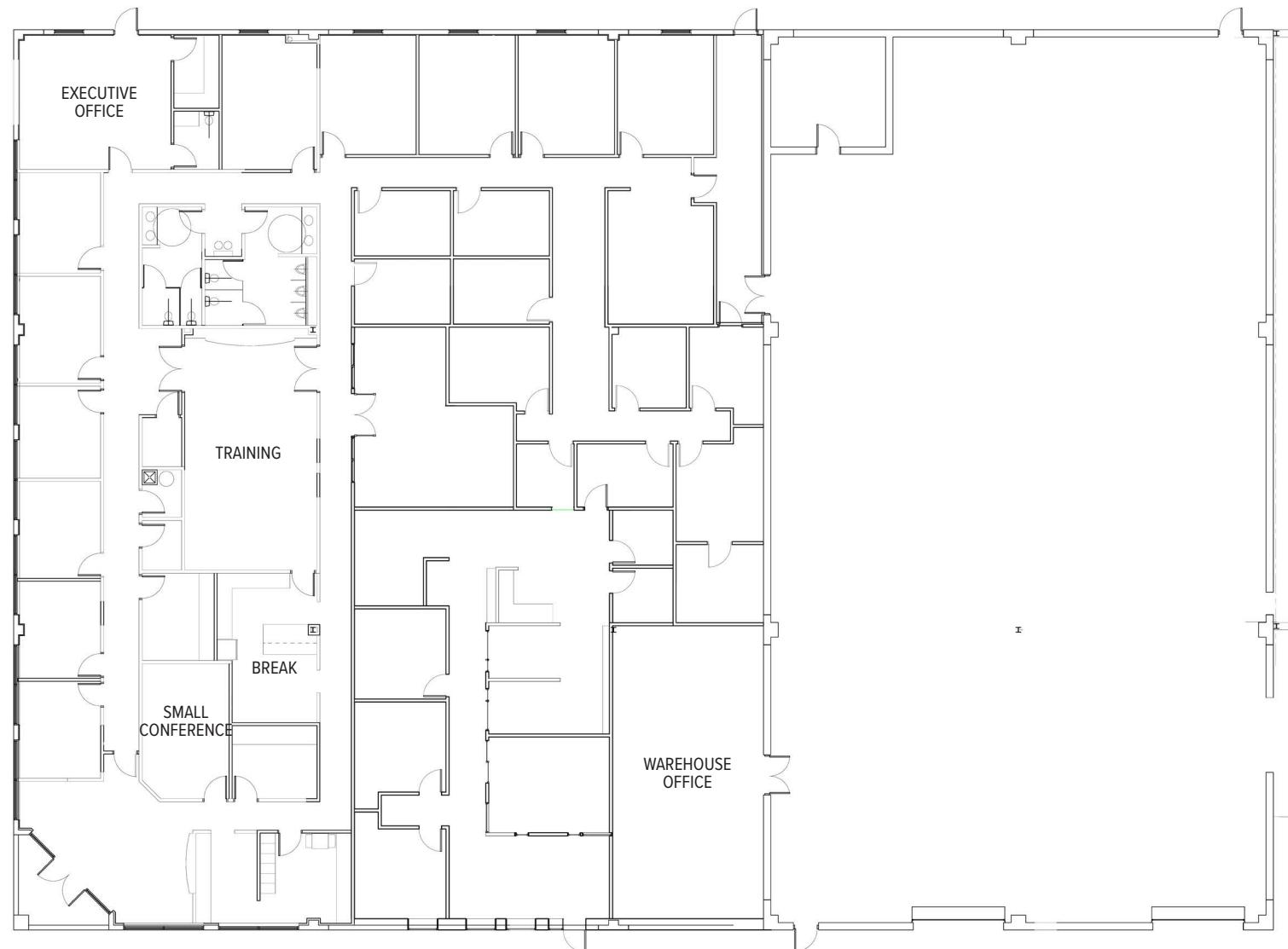
# 104 Vantage Point

## Building Pictures



# 104 Vantage Point

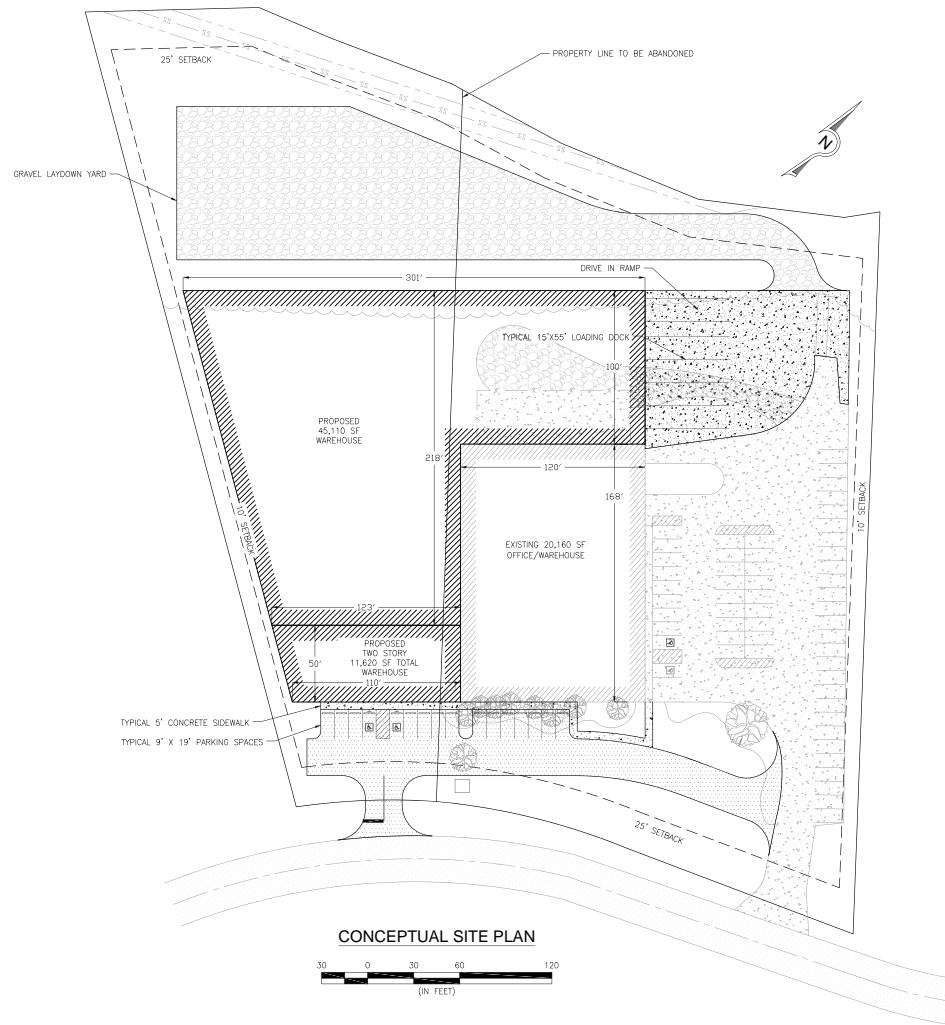
## Floorplans



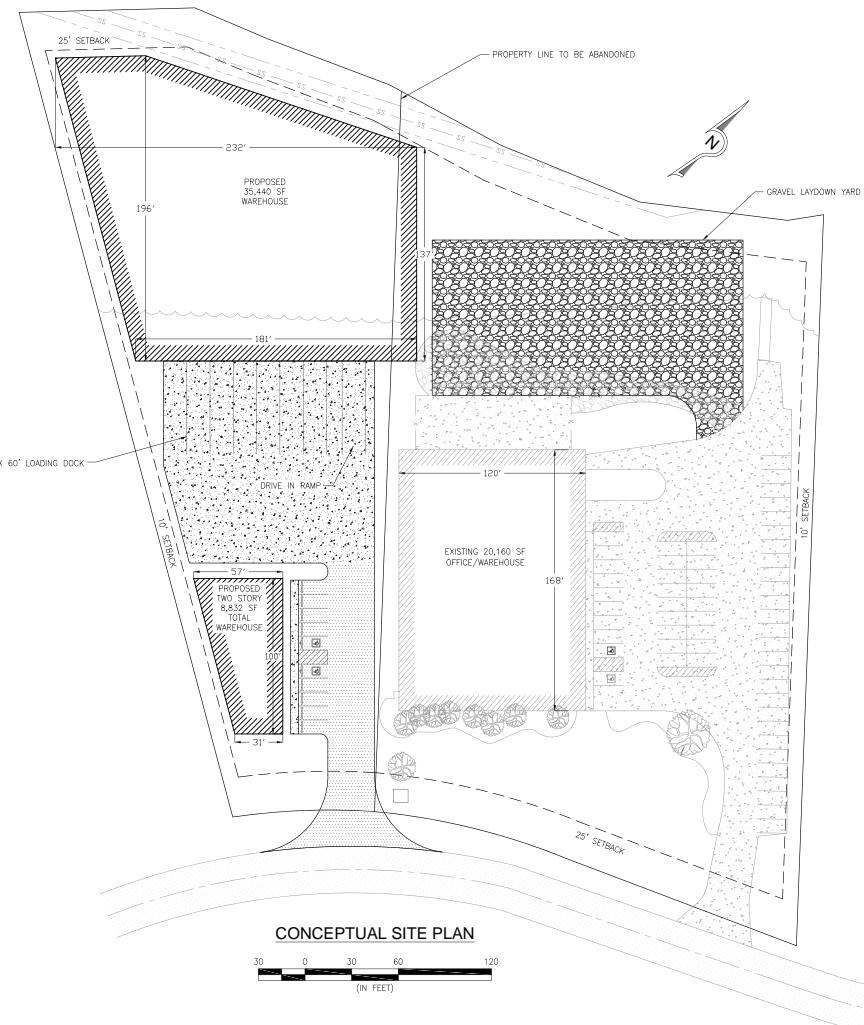
# 104 Vantage Point

## Conceptual Expansion Plans

Plan 1



Plan 2



# 104 Vantage Point

## Property Aerial



# 104 Vantage Point

## Overlook Business Park & Hwy. Proximity



# 104 Vantage Point

## Location Overview

