

233 PLUMBERS ROAD

COLUMBIA, SC 29203

19,105 SF OF INDUSTRIAL SPACE ON
3 ACRES AVAILABLE FOR SALE OR LEASE

SALE PRICE: \$2,390,000
LEASE RATE: \$8.50/SF NNN



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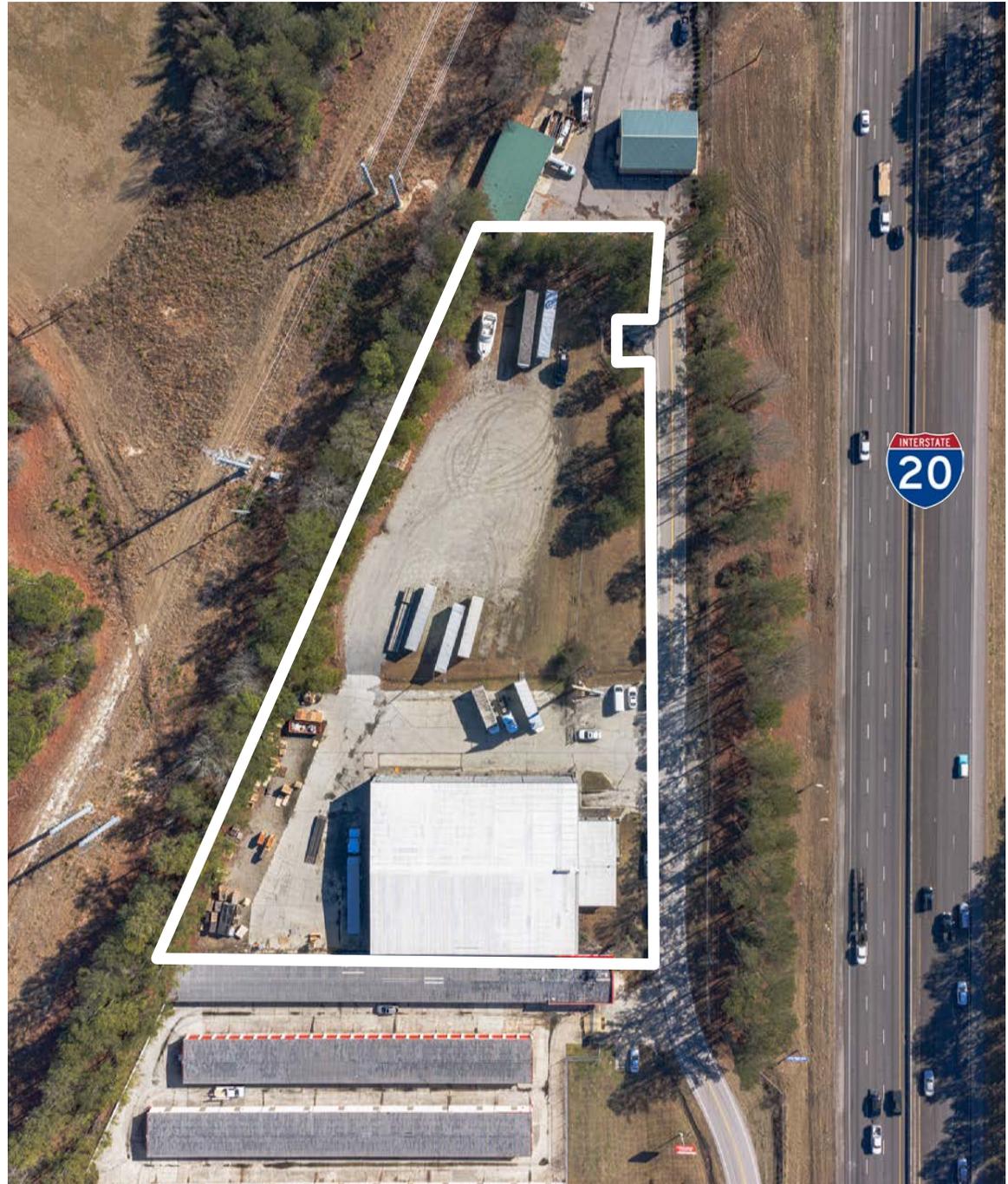
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PROPERTY INFO

233 PLUMBERS RD

BUILDING SIZE:	19,105 SF
LOT SIZE:	3 Acres
BUILT:	1974
TMS:	R14 306-01-03; R14 306-01-05
COUNTY:	Richland County
ZONING:	M-1
CEILING HEIGHT:	25'-31'
DOCK HIGH DOORS:	One (1)
DRIVE- IN DOORS:	Two (2) (12' x 14')
SITE IMPROVEMENTS:	Activated truck scale and perimeter fencing
SPRINKLER SYSTEM:	Dry Sprinkler System. Needs to be reactivated for service. Call for details.
OFFICE:	Existing buildout includes three private offices, men and women's restrooms, break room, vending room, and bullpen area
INTERSTATE FRONTAGE:	+/- 1,000'
BUILDING POWER:	Single Phase Service
COMMENTS:	Billboard onsite. Three electric meters at the property- one for the building, one for the billboard sign, and one for the outdoor baler.



INTERIOR PHOTOS

233 PLUMBERS RD



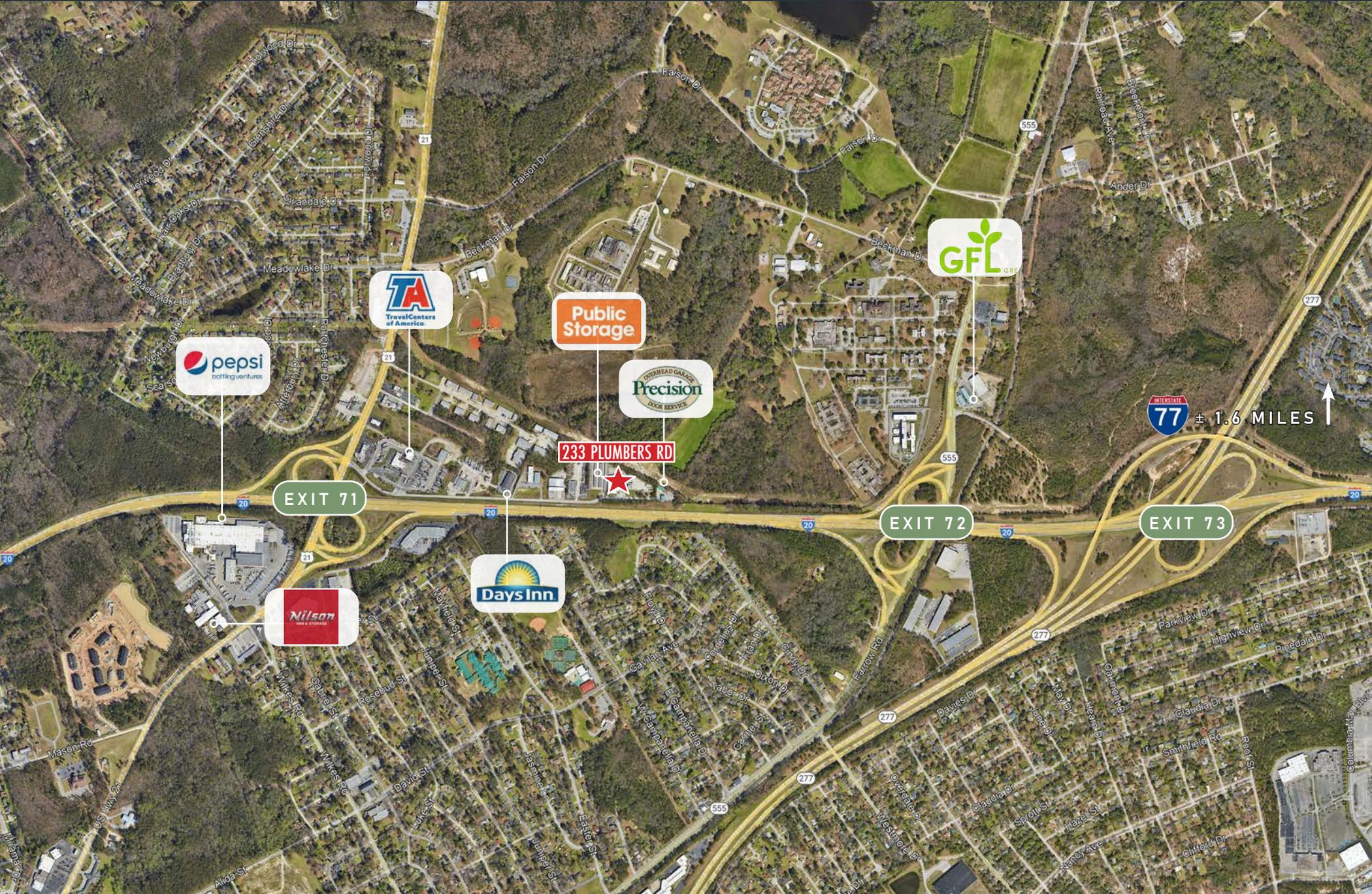
EXTERIOR PHOTOS

233 PLUMBERS RD



SURROUNDING AREA

233 PLUMBERS RD



233 PLUMBERS RD



INTERSTATE 77 ± 1.6 MILES

EXIT 71

EXIT 72

EXIT 73

233 PLUMBERS RD



COLUMBIA



Location Map

233 PLUMBERS ROAD

DRIVE TIME ANALYSIS -

TO I-20:	2.0 miles	4 mins
TO HWY 277:	2.5 miles	6 mins
TO I-77:	10.3 miles	12 mins

TO CHARLOTTE:	88.6 miles	1 hr 28 mins
TO AUGUSTA:	78.3 miles	1 hr 17 mins
TO GREENVILLE:	107 miles	1 hr 37 mins
TO CHARLESTON:	123 miles	1 hr 59 mins

Nilson
VAN & STORAGE



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