

116 North Shorecrest Rd., Columbia, SC 29209

For Sale / Lease

\$2,000,000 / \$7.25 SF/YR (NNN)

Updated Industrial Building for Sale/Lease in Southeast Columbia

- ±21,000 SF on 1 acre
- ±2,200 SF office
- ±18,800 SF warehouse space
- (2) Loading docks
- (3) Drive-in doors
- 16'-18' ceiling height
- Power: 3-phase 600V – 600 amp service
- Lighting: High-bay LED fixtures
- Zoning: Light Industrial (M-1)
- Fenced truck court



**TRINITY
PARTNERS**

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1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201
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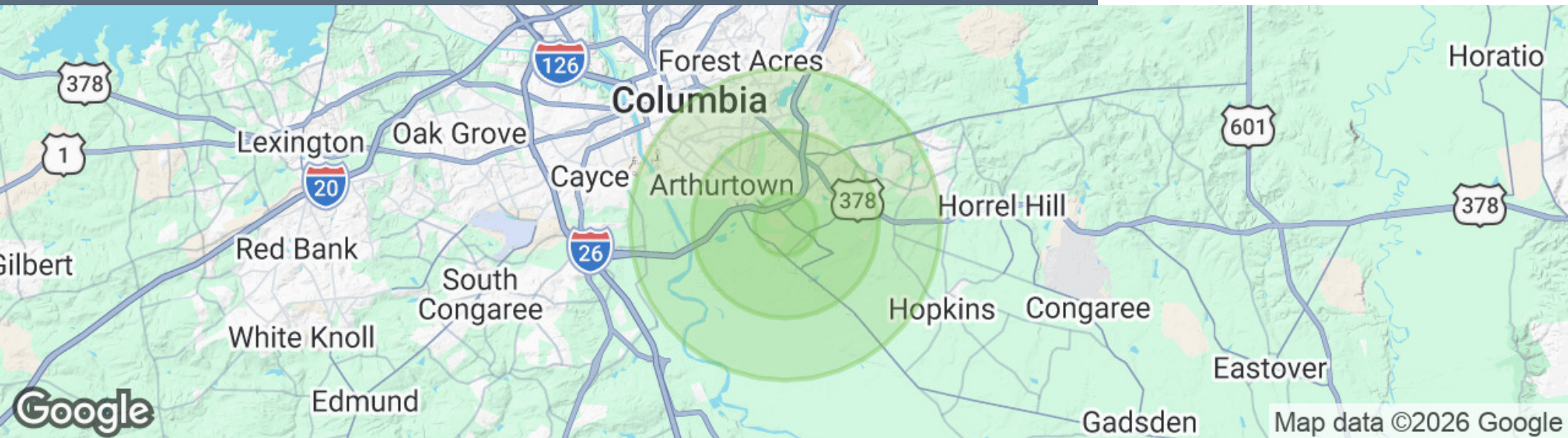
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Population

	1 Mile	3 Miles	5 Miles
Total Population	1,948	27,044	79,251
Average Age	42	38	37
Average Age (Male)	40	37	36
Average Age (Female)	46	39	38

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	696	11,896	33,801
# of Persons per HH	2.8	2.3	2.3
Average HH Income	\$63,993	\$79,155	\$88,903
Average House Value	\$241,591	\$262,861	\$332,558

2020 American Community Survey (ACS)



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