



**WENTWORTH**  
PRINTING CORPORATION

±54,328 SF Printing Facility For Sale

# Redevelopment & Investment Opportunity

101 N 12th Street, West Columbia SC

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# Property Highlights

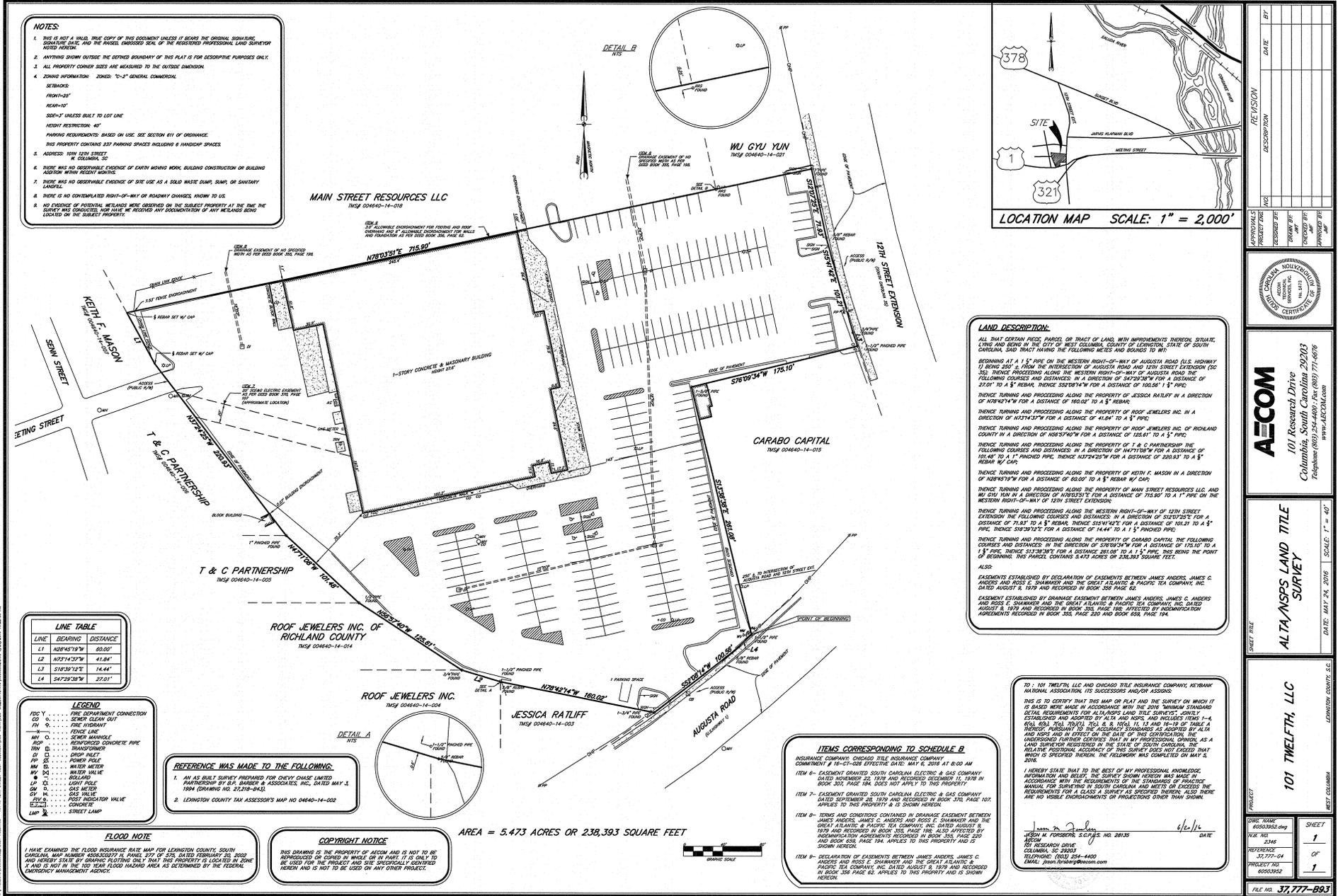
<b>Address</b>	101 N 12th Street West Columbia, SC
<b>Zoning</b>	C-2
<b>Site</b>	±5.48 acres
<b>Roof improvements</b>	60 mil fully adhered TPO roof installed 2025
<b>Building area</b>	±54,328 SF
<b>Tenant</b>	Consolidated Graphics Inc. (Lease guaranteed by parent company, RRD)
<b>Renewal options</b>	No renewal option beyond current term
<b>Remaining lease term</b>	1 year 3 months (Expiration 5/31/27)
<b>Lease commencement</b>	May 7, 2015
<b>Effective net operating income</b>	\$305,940.00
<b>Effective lease rate</b>	\$5.96/NNN

## SALE PRICE

**\$4,100,000** (\$75.47 PSF)



# ALTA Survey





# Tenant Overview



<b>Tenant:</b>	Consolidated Graphics Inc.
<b>Guarantor:</b>	RRD (R.R. Donnelley & Sons Company)
<b>Website:</b>	www.rrd.com
<b>Headquarters:</b>	Houston, TX
<b>Year Founded:</b>	1985
<b>Industry:</b>	Printing, marketing and supply chain

Consolidated Graphics, Inc. (CGX) was a major commercial printing company headquartered in Houston, Texas, operating more than 65 printing facilities across 25 states. Known for its decentralized structure and focus on high-quality printing and related services, CGX served a diverse range of industries with customized solutions. In 2014, CGX was acquired by R.R. Donnelley & Sons Company, expanding RRD's capabilities and strengthening its position as a global leader in print and marketing services.

RRD (R.R. Donnelley & Sons Company) is a global leader in marketing, packaging, print, and supply chain solutions, with roots dating back to 1864. Its Columbia, SC facility, originally Wentworth Printing before being acquired in 1997, specializes in high-quality print production, direct mail and marketing materials. As part of RRD's national network, this location combines local expertise with the resources of a global organization to deliver customized solutions for businesses.



## RRD Tops the 2024 Printing Impressions 300 List of Printing Companies

The 2024 Printing Impressions 300 List, which ranks the largest printing companies in the U.S. and Canada based on annual sales, represents the 41st annual list curated by the editors of *Printing Impressions*. RRD is once again listed in the #1 spot this year — and has topped the list for over four decades.

In addition, RRD ranked #1 in direct mail printers and #3 in book printers in the report's Market Segment Leaders list for 2024.

[SEE THE 2024 PRINTING IMPRESSIONS 300 →](#)

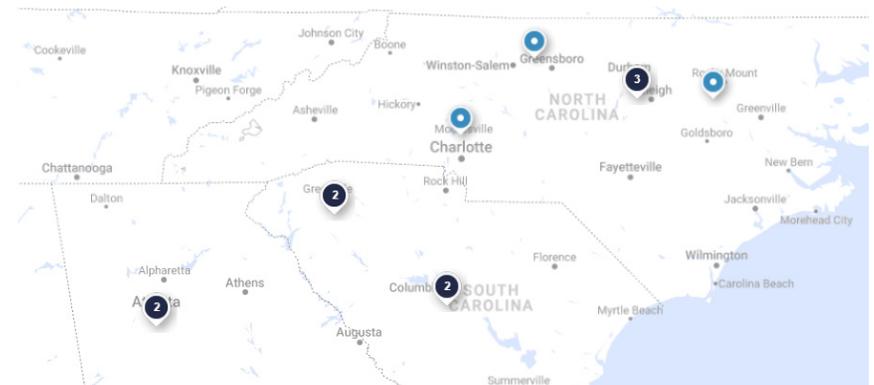


## RRD GO Creative<sup>SM</sup> named a Major Contender on Everest Group's Marketing Services PEAK Matrix<sup>®</sup> Assessment 2024

For the second consecutive year, RRD GO Creative<sup>SM</sup> was named a Major Contender on Everest Group's Marketing Services PEAK Matrix<sup>®</sup> Assessment 2024.

The annual assessment evaluates leading marketing service providers across all industries and geographies on their capabilities and offerings.

In 2024, RRD GO Creative advanced its position within the group of Major Contenders. This distinction was based on continued investments in technology and an increased scale and scope of solutions.



# Location Overview

West Columbia's steady population growth and rising household incomes signal a strong, sustainable market for commercial investment.



## Businesses:

1 mile	701
3 miles	5,025
5 miles	9,384



## Employees:

1 mile	9,206
3 miles	64,155
5 miles	143,317



## Daytime Population:

1 mile	10,218
3 miles	121,749
5 miles	230,274

Demographics (2025 est.)



# Columbia, SC

Famously Hot for Business

**No.1**  
Best State  
for manufacturing  
Wallethub.com 2023

**No.8**  
Top Markets  
for Out-of-State  
Home Shoppers  
Realtor.com 2023

**No.15**  
Best State Capitals  
Quality of Life  
Wallethub.com 2023

**No.49**  
Best Cities  
Live in America  
Niche 2022

## REGION OVERVIEW

Columbia has seen an influx of investment that has spurred significant development over the last fifteen years. One example is the University of South Carolina's recently established Innovista, a research campus that it expects to create technology and knowledge-based jobs that will form a foundation to drive the state's economic future. This and several other substantial mixed-use developments are helping to revitalize Columbia's historic Congaree Vista district and attracting both new businesses and new residents to the entire metro area.

The Columbia region provides a high quality of life for families and young professionals alike. The surrounding natural beauty features various outdoor recreational opportunities,

such as kayaking and scenic hiking trails in the area's lakes, rivers and parks. Columbia, South Carolina offers entertainment at every corner with an unexpected food & drink scene, festivals year-round and local shopping. Downtown activity is also vibrant with the Soda City market, sidewalk cafes, retail boutiques and a sensational nightlife featuring a growing brewery scene and eclectic choices of cuisine.

The commercial real estate market in Columbia, South Carolina is driven by a growing population, pro-business environment, talented workforce, the University of South Carolina and an ideal central location between Greenville and Charleston, South Carolina.



## DEMOGRAPHICS: COLUMBIA MSA 2024 EST.

Population	861,576
Population Projection (2029)	886,665
Total Households	347,509
Total HH Projection (2029)	363,422
Avg. Household Income	\$93,127
Avg. HH Income Projection (2029)	\$109,639

## MAJOR EMPLOYERS





Colliers

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