

7450 Richard Street

Columbia, South Carolina 29209

FOR SALE OR LEASE

±136,600 SF (2 BUILDINGS/SUBDIVIDABLE)
MANUFACTURING/DISTRIBUTION NEAR I-77



LEASE RATE: \$6.50/SF NNN
SALE PRICE: \$9,000,000

NAI Columbia

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7450 Richard Street

PROPERTY OVERVIEW

SITE SIZE	±7.12 Acres Fully fenced & fully paved
SITE ZONING	Light Industrial (LI)
BLDG 1 DIMENSIONS	~352'x308' (±108,416 SF)
DEMISABLE SPACE	±55,358 SF to ±124,700 SF (Bldg 1 only) ±55,358 SF to ±136,600 SF (Bldgs 1 & 2)
BLDG 1 OFFICE SPACE	±4,600 SF (±2,300 SF per floor)
BLDG 1 MEZZANINE	±13,984 SF
BLDG 2	±11,900 SF Metal building
CONSTRUCTION	Steel frame w/concrete & insulated walls
CLEAR HEIGHTS	20' (Eaves) 32' (Center)
SPRINKLER SYSTEM	Fully sprinklered Ordinary hazard
HVAC	Climate controlled: ±2,300 SF 2nd Floor office space & ±37,120 SF 1st floor warehouse/office space (Bldg 1) w/three 50-ton Trane HVAC units
LIGHTING	LED
POWER	480/277 V 1,600 Amp 3-Phase
COLUMN SPACING	152'x50'
DOCK DOORS	Capacity for up to 8 dock high doors
DRIVE-IN DOORS	(16) Grade level doors Sizes range from 22'x16' to 30'x14'
COVERED LOADING	±15,400 SF (50'x 308')
LAYDOWN YARD	±3.5 Acres
PARKING	Ample
LEASE RATE	\$6.50/SF NNN
SALE PRICE	\$9,000,000



CONNECTIVITY, WORKFORCE & INCENTIVES

INFRASTRUCTURE ACCESS

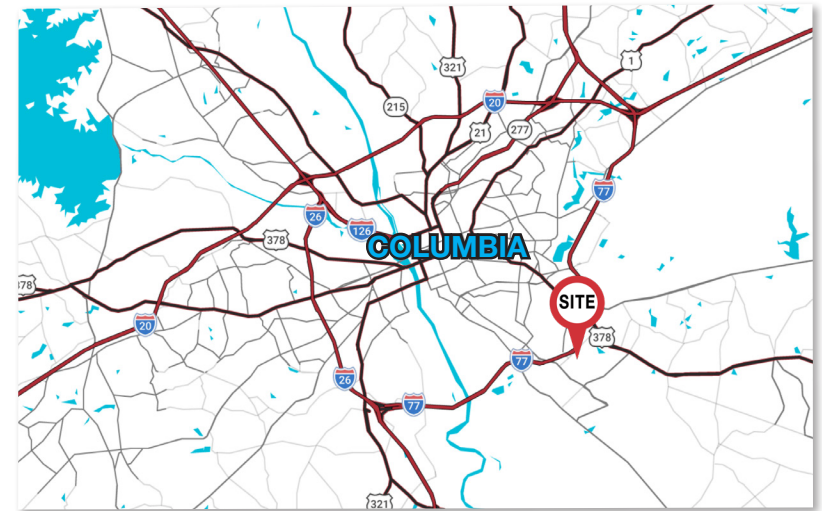
- Strategic central location within South Carolina enabling efficient reach to major Southeast markets (Charlotte, Atlanta, Charleston)
- Immediate connectivity to I-77 and nearby I-26 & I-20 for seamless regional and national distribution
- Proximity to the Port of Charleston for import/export logistics
- Access to Class I rail service via Norfolk Southern and CSX
- ±13 miles to Columbia Metropolitan Airport (CAE) with air cargo capabilities and access to major hubs (Charlotte, Atlanta)

WORKFORCE

- Access to a diverse and skilled labor pool within the Columbia metropolitan area
- Workforce pipeline supported by the University of South Carolina and regional technical colleges
- Growing population base supporting both labor availability and last-mile distribution

BUSINESS ENVIRONMENT / INCENTIVES

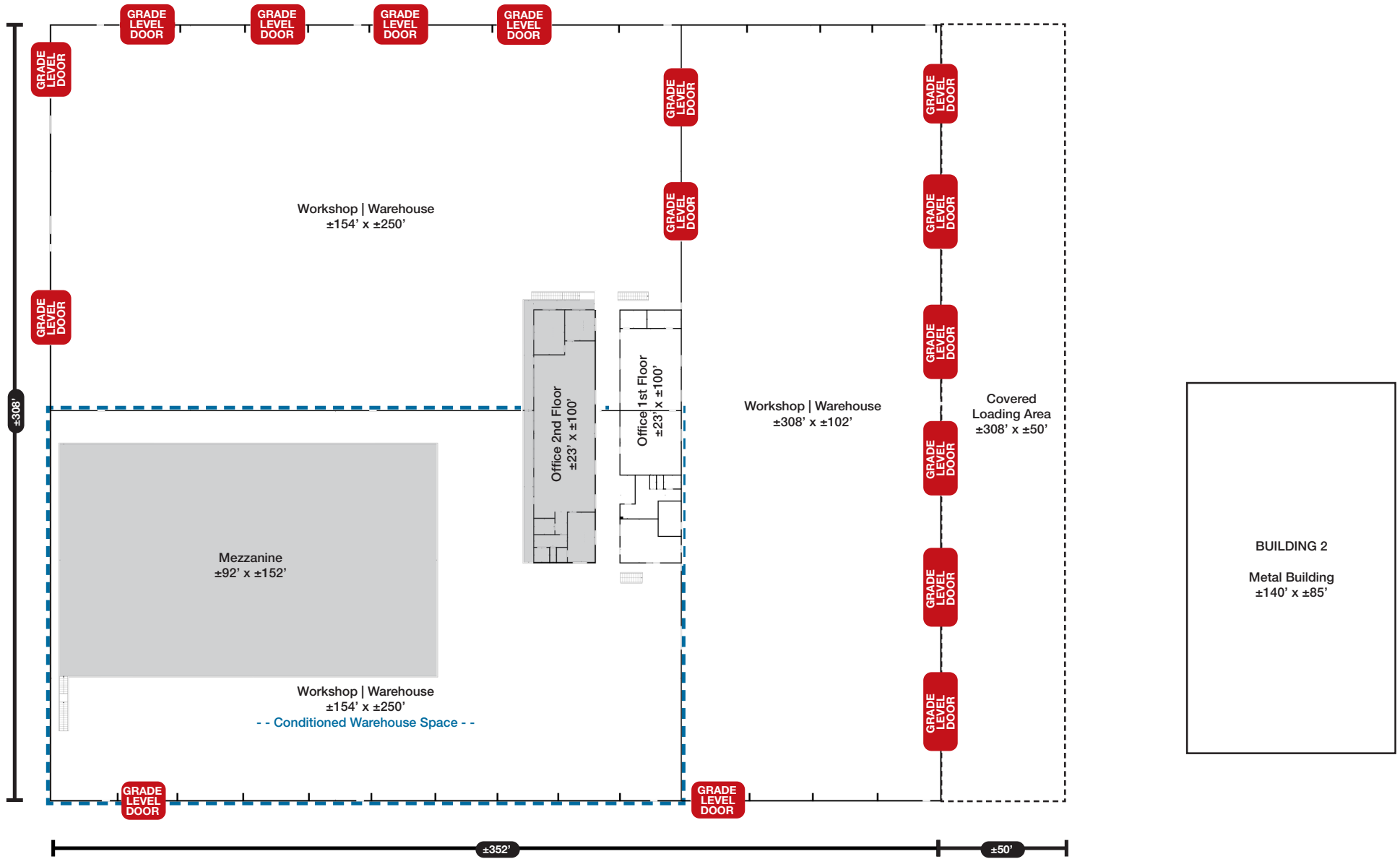
- Pro-business climate with competitive state and local incentives
- Favorable tax structure supporting industrial and logistics users
- Low corporate income taxes (State of SC)
- Tier 1 job tax credits
- Aggressive financing, tax abatement, and additional incentives may be available through Richland County and the State of South Carolina
- Continued industrial growth and investment strengthening the local supply chain ecosystem



DRIVING DISTANCES FROM SITE

	Interstate 77	±1 mile
	Interstate 20	±7.5 miles
	Interstate 26	±9.5 miles
	CAE International Airport	±13 miles
	UPS Air Hub	±13 miles
	FedEx Air FedEx Ground	±13 miles
	Port of Charleston	±114 miles
	Charlotte, NC	±95 miles
	Greenville, SC	±110 miles
	Atlanta, GA	±224 miles





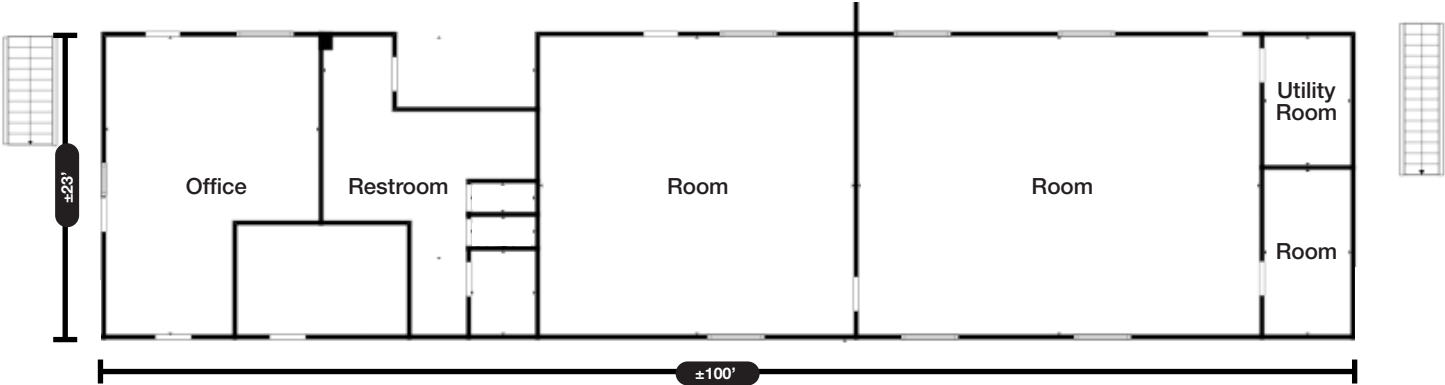
1ST FLOOR (w/OFFICE): ±108,416 SF

MEZZANINE: ±13,984 SF

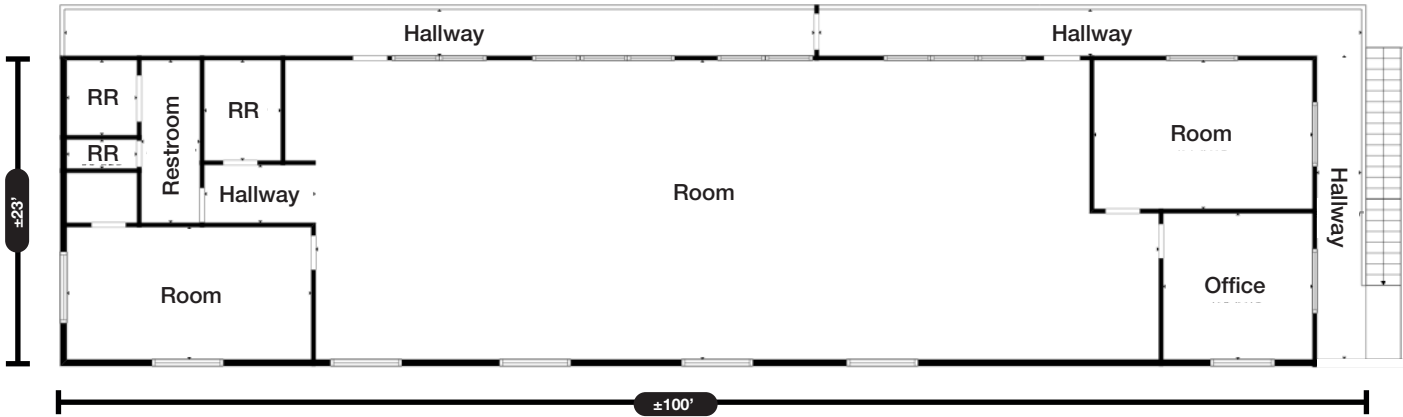
2ND FLOOR OFFICE: ±2,300 SF

BUILDING 2: ±11,900 SF

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY & INCLUDE GENERAL LAYOUT AND APPROXIMATE DIMENSIONS



1ST FLOOR: ±2,300 SF



2ND FLOOR: ±2,300 SF

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