



## INVESTMENT OPPORTUNITY - 100% OCCUPIED

Dreyfuss Road | Columbia, South Carolina

### INVESTMENT SUMMARY

List Price	Contact Broker
Building Sizes	10,000 SF & 12,000 SF
Site Acres	±2.59 Acres
No. of Tenants	3
Lease Expirations	2029 - 2030
Renewal Options	Yes
Lease Structure	NNN

### INVESTMENT HIGHLIGHTS

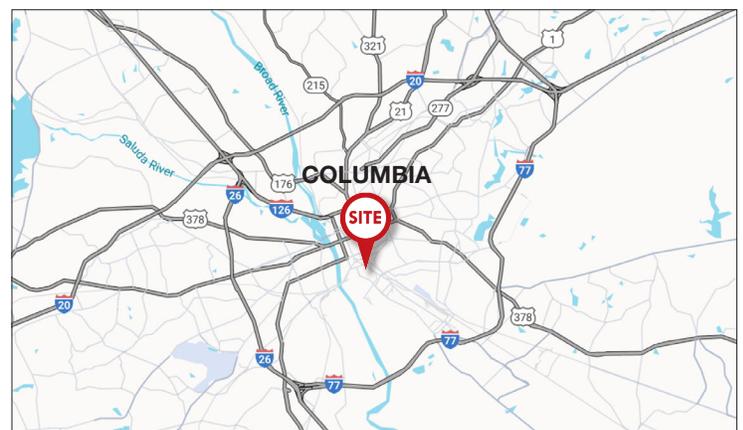
- High demand asset class | Light industrial space is an extremely attractive asset class due to the rapid migration of population & investment capital to the region
- Strategic location in Downtown Columbia, adjacent to the University of South Carolina
- Long term capital appreciation | Adjacent to future City of Columbia development project
- Minimal landlord responsibilities with annual rent escalations

### FOR ADDITIONAL INFORMATION

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.



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