



# SAMSUNG

**267 COLUMBIA AVE**  
Chapin, SC (Columbia MSA)

**OFFERED FOR SALE**  
**\$9,333,000 | 9.00% CAP**

CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Samsung in Chapin, SC. The Premises is leased to Samsung for a 4 year initial term with annual rent increases. The Asset is well positioned on Columbia Ave & the site benefits from close proximity to the major interstate I-26.



**INVESTMENT  
GRADE TENANT**

**LOW VACANCY  
INDUSTRIAL MARKET**

**HIGH GROWTH  
COLUMBIA MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	Year 1	\$840,000
Rent Increase	Year 2	\$865,200
Rent Increase	Year 3	\$891,156
Rent Increase	Year 4	\$917,891
Renewal Option	Year 5	\$945,427
Rent Increase	Year 6	\$973,790
Rent Increase	Year 7	\$1,003,004
Rent Increase	Year 8	\$1,033,094

**NOI \$840,000**

**CAP 9.00%**

**PRICE \$9,333,000**

## ASSET SNAPSHOT

<b>Tenant Name</b>	Samsung
<b>Address</b>	267 Columbia Ave, Chapin, SC 29036
<b>Year Built/Renovated</b>	1965/2021
<b>Signator/Guarantor</b>	Corporate
<b>Rent Type</b>	NN
<b>Landlord Responsibilities</b>	Roof, Structure & Repair Exceeding \$25K
<b>Rent Commencement Date</b>	11/1/2025
<b>Lease Expiration Date</b>	10/31/2029
<b>Remaining Term</b>	4 years
<b>Current Annual Rent</b>	\$840,000

## BUILDING SPECS

<b>Building Size (GLA)</b>	191,064 SF (Office: 41,635 SF; Warehouse: 149,429 SF)
<b>Clear Height</b>	16'
<b>Dock Doors</b>	Six (6) 9' x 10' (All on Left Side of Building)
<b>Sprinklers</b>	Fully Sprinklered
<b>Parking</b>	~312 Spaces
<b>Lighting</b>	New LED Lights in 2021
<b>Land Size</b>	8.72 Acres



**26,028** PEOPLE  
IN 5 MILE RADIUS



**\$133,538** AHHI  
IN 5 MILE RADIUS



**13,200** VPD  
ON COLUMBIA AVE



### ATTRACTIVE LEASE FUNDAMENTALS

Tenant responsible for taxes, insurance and repairs | 48-month lease term with 3% annual rent escalations included in the option period | Landlord delivered new LED lights in 2021



### CORPORATE COUNTERPARTY

100% leased to Samsung Electronics Home Appliances America LLC an investment grade tenant backed by Samsung Electronics Co Ltd ranked #33 on the 2024 Fortune Global 500 | Samsung has approximately \$198 billion in annual revenue



### WELL POSITIONED IN MARKET, PROVIDING FUTURE REDEVELOPMENT UPSIDE

Directly Across From Chapin High School (1,617 Students) | Over 500K SF of Retail in 1-Mile Radius boasting 0.7% vacancy Rate | Nearby National Grocers include Lowes Food, Publix, and Food Lion | ~398 new homes planned in 2026 immediately north of the property



### ANCILLARY SUPPORT OF MISSION CRITICAL FACILITY

Samsung invested nearly \$500M into the 1.50M SF facility and is the primary US appliance production hub, supporting nearly 1,500 local jobs



### INTERSTATE + PORT CONNECTIVITY

Site is 1.4 miles to I-26 | Fronts Columbia Ave a primary artery where VPD averages 13,200 | South Carolina Ports just finished FY-2025 with 2.6M Standard shipping containers handled and recorded rail lifts at inland Port Greer up 10% YoY showing strength of options along the I-26 corridor



### COLUMBIA MSA

Columbia MSA has a growing population of approximately 850,000 and serves as South Carolinas primary inland logistics hub | The regional economy is anchored by state government, University of South Carolina and a growing advanced-manufacturing base | Industrial demand is supported by direct access to I-26 providing connectivity to the Port of Charleston





GREAT Southern HOMES

O'Reilly AUTO PARTS

Publix

FOOD LION

Lowe's FOODS

Walgreens

WELLS FARGO

LAKE MURRAY TIRE & AUTOMOTIVE

TD Bank

Chapin High 1,617 Students

Columbia Ave (13,200 VPD)

Moseley's DIAMOND SHOWCASE

SAMSUNG

Ellett Rd



Chapin High  
1,617 Students

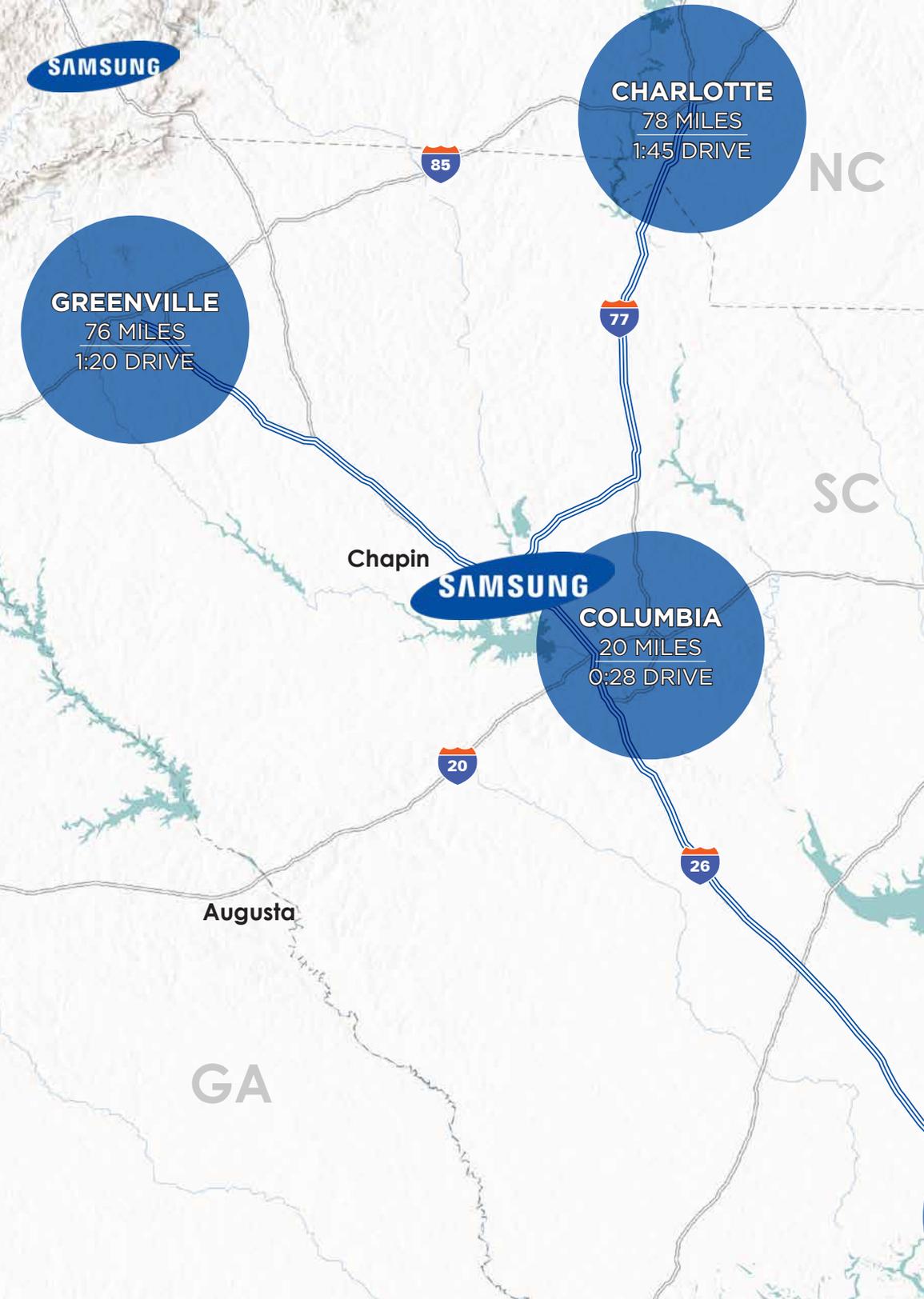
TD Bank

LAKE MURRAY  
TIRE & AUTOMOTIVE

Columbia Ave (13,200 VPD)

Moseley's  
DIAMOND SNOWCASE

SAMSUNG



Columbia, South Carolina, the state’s capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.



Samsung Electronics Co., Ltd., founded in 1938, is one of the world's largest and most influential technology companies, consistently ranking in the top 10 on the Fortune Global 500 with annual revenues exceeding \$200 billion. The company operates across a diverse range of sectors, including consumer electronics, IT and mobile communications, and device solutions, maintaining global leadership positions in smartphones, semiconductors, televisions, and home appliances. Headquartered in Seoul, South Korea, Samsung has a worldwide presence with operations in 74 countries and more than 230 global bases, employing roughly 260,000 people. Backed by its scale, brand recognition, and strong cash flows, Samsung maintains investment-grade credit ratings (S&P: AA- / Moody's: A1), ensuring long-term stability and making it one of the most creditworthy and reliable corporate tenants in the world.

A large, semi-transparent SAMSUNG logo is overlaid on the lower portion of the building facade. The logo is in a bold, sans-serif font and is centered horizontally. The background of the logo is a dark, textured blue, matching the building's color scheme.

#### SAMSUNG QUICK FACTS

<b>Founded:</b>	1938
<b>Ownership:</b>	Public
<b>Annual Revenue:</b>	\$220.73B
<b>Market Cap:</b>	\$396.04B
<b># of Locations:</b>	74 countries 230 global production sites
<b>Headquarters:</b>	Seoul, South Korea
<b>Guaranty:</b>	Corporate



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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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