

634 ROSEWOOD DRIVE

Columbia, South Carolina



FOR LEASE

- ◆ $\pm 23,000$ - $\pm 33,000$ SF
 - ◆ **A:** $\pm 22,896$ SF
 - 15'8"-20'8" clear height
 - (4) 20' x 16' drive in doors
 - $\pm 1,725$ SF of office
 - 480V, 3 phase power
 - Restrooms
 - ◆ **B:** $\pm 10,000$ SF
 - 26' - 28' clear height
 - Four (4) drive-in ramps
- ◆ Located in Southeast Columbia
- ◆ Easy access to downtown and I-77
- ◆ Zoning: Heavy Industrial
- ◆ **\$1.02/SF TICAM**
- ◆ **LEASE RATE: \$3.50/SF NNN**



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