

FOR SALE OR LEASE

**431 Western Lane
Irmo, South Carolina 29063**

5,000 SF FLEX WAREHOUSE +
3,000 SF STORAGE BUILDING
1.75 ACRES FENCED YARD



**TRINITY
PARTNERS**

SITE OVERVIEW

----- SUBJECT PROPERTY



Property Details

PROPERTY TYPE	Flex Industrial
ZONING	M-1, Light Industrial
PARCEL ID	R04000-04-74
ACREAGE	±1.75 AC
AVAILABLE SF	±5,000 SF
OFFICE SF	±2,500 SF
WAREHOUSE	±2,500 SF fully conditioned
CLEAR HEIGHT	20'
DRIVE-IN DOORS	Three (3) doors (13'w x 15'h)
OUTDOOR STORAGE	Fully fenced with gated entry
STORAGE BUILDING	±3,000 SF

SALE PRICE: \$925,000
LEASE RATE: CONTACT BROKER

AMENITIES

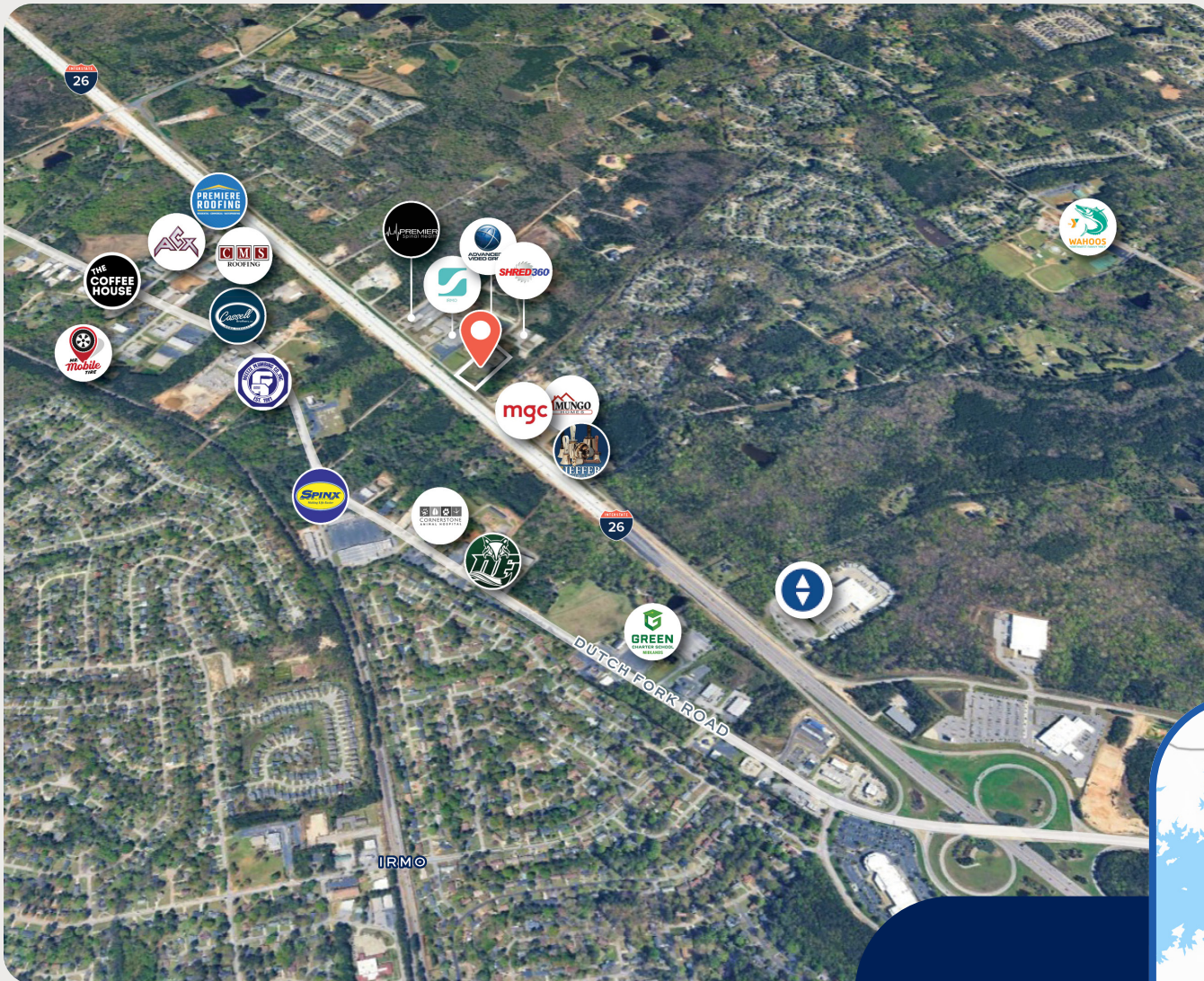
Frontage and visibility from I-26

Ample space for outdoor storage/parking

Perimeter fencing for added security



Strategic Location



DRIVE TIMES

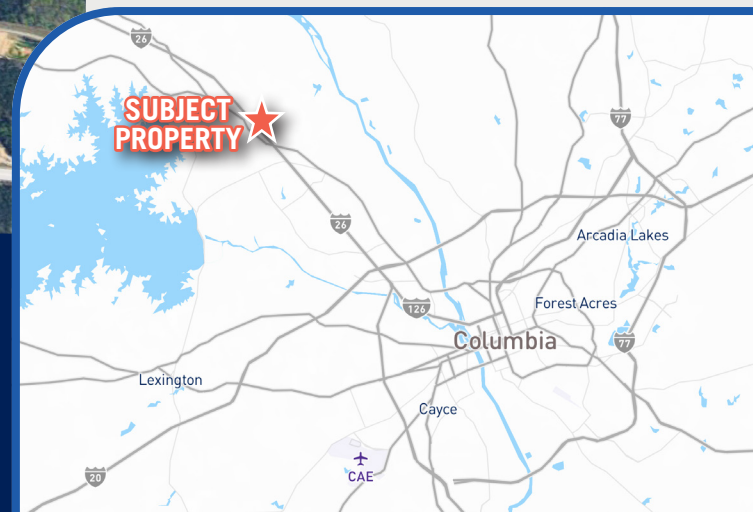
I-26: 3 minutes to Exit 101

I-20: 10 minutes

Downtown Columbia: 15 minutes via I-26

Columbia Metropolitan Airport: 20 minutes via I-26

Greenville: 1 hour, 20 minutes via I-26



Crouch Commercial Court & Western Lane



For more information, contact:

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