

LEASING OPPORTUNITY IN COLUMBIA, SC

\$5.75/SF NNN

±39,500 SF INDUSTRIAL PROPERTY

408 N. SPRINGS ROAD
COLUMBIA, SC 29223

KLUE

REAL ESTATE ADVISORS

BROKERAGE . DEVELOPMENT CONSULTING . INVESTMENT SALES



PROPERTY OVERVIEW

Klue Real Estate Advisors is pleased to offer for lease a $\pm 39,500$ SF industrial property in the heart of Columbia, SC. Conveniently located along the Two Notch Road corridor, with proximity to both I-20 and I-77, this property is set up well for warehousing and manufacturing uses, with many key features and amenities including a $\pm 2,500$ SF fully conditioned workshop and $\pm 2,500$ SF of office space with a break room to accommodate administrative staff.

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PROPERTY HIGHLIGHTS

- ±39,500 SF industrial property on ±2.74 acres
- 4 docks (10' x 14' and 10' x 12')
- 3 drive-in doors (10' x 14' and 10' x 12')
- Spacious truck court with trailer parking
- 3-phase power with 600-amp service
- Wet sprinkler system with gas heaters inside warehouse
- Clear Height: 16.5' at the midpoint, 14' at the eaves, & 12.5' under the heaters
- Column Spacing: 24'
- ±2,500 SF of office space with bathrooms and breakroom
- Fully fenced property with two gated entrances
- Six-minute drive to I-20 and eight-minute drive to I-77
- Zoned Heavy Industrial (HI) and General Commercial (GC) in Richland County

RENTAL RATE : \$5.75/SF NNN
OPERATING EXPENSES : \$1.68/SF

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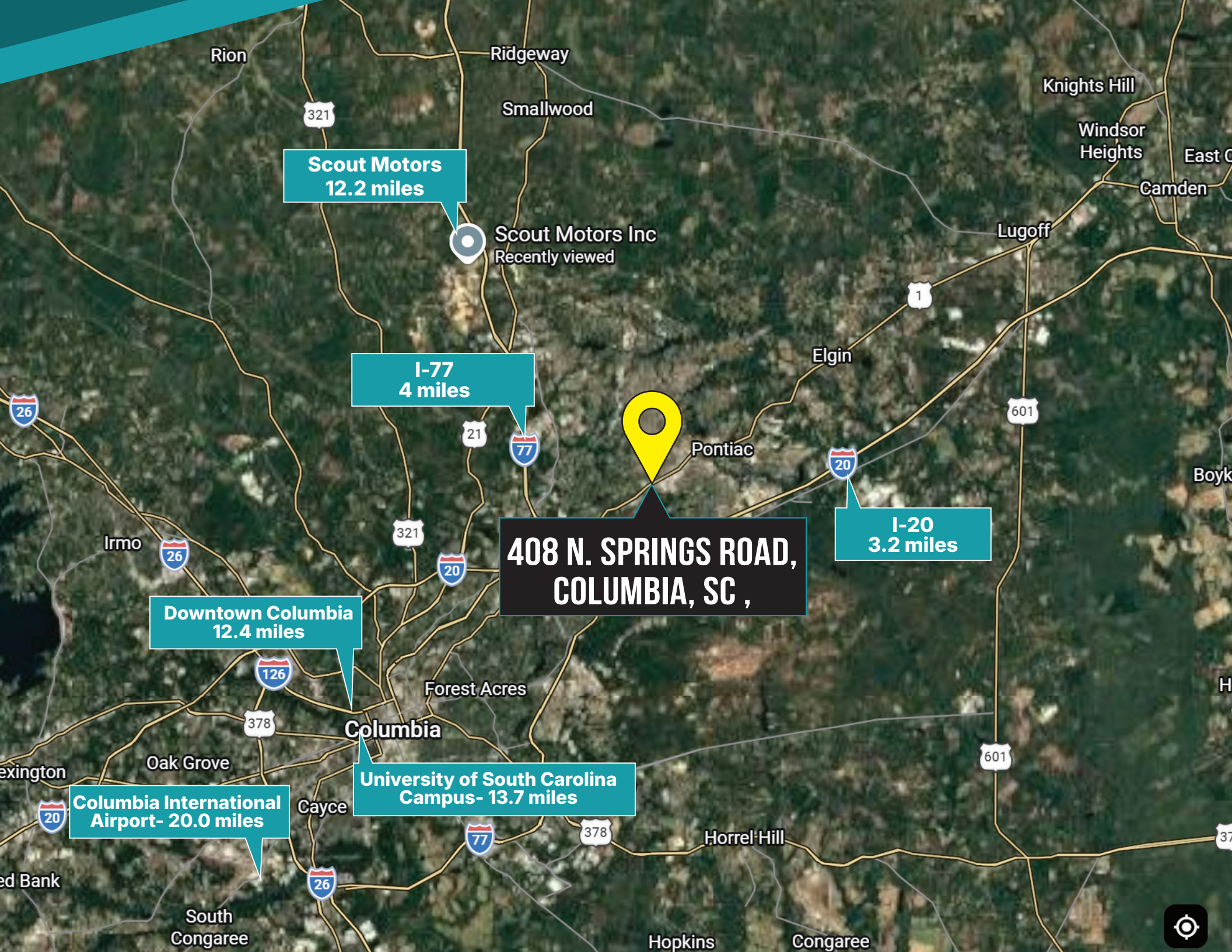
PROPERTY PICTURES

OFFICE (±2,500 SF)



PROPERTY PICTURES





Scout Motors
12.2 miles

Scout Motors Inc
Recently viewed

I-77
4 miles

**408 N. SPRINGS ROAD,
COLUMBIA, SC ,**

I-20
3.2 miles

Downtown Columbia
12.4 miles

**University of South Carolina
Campus- 13.7 miles**

**Columbia International
Airport- 20.0 miles**

DOING BUSINESS IN COLUMBIA:



With a highly skilled workforce already in place and thousands of college graduates joining that talent pool every year, Columbia is a smart place for business from many perspectives. It's also the capital city in a state known for helping companies succeed in the global marketplace.



Source: COLA Economic Development

EXCLUSIVELY MARKETING BY:

Disclaimer:

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