

Industrial-Flex Space For Lease



170 PONTIAC BUSINESS CENTER DRIVE



Contact

NICK STOMSKI, SIOR | Founding Partner
nstomski@trinity-partners.com | 803-567-1447

JAKE NIDIFFER, SIOR | Partner
jnidiffer@trinity-partners.com | 803-567-1324

RYAN CAUSEY | Senior Brokerage Associate
rcausey@trinity-partners.com | 803-567-1089

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For Lease: \$8.00 PSF NNN

170 PONTIAC BUSINESS CENTER

BUILDING SPECS

Address 170 Pontiac Business Center Drive
Elgin, SC 29045

Building Size ±30,000 SF

Zoning M-1, Light Industrial

APN No 25714-01-04

±4,232 SF + 9,480 SF FULLY AIR CONDITIONED FLEX INDUSTRIAL SPACE

Clear height: 12' to 20'

Drive-in doors

Shared loading dock

Excellent parking options

Outside storage potential upon request

AVAILABILITIES

Suite A2

Under renovation ready for occupancy by June 2026

Total SF: ±9,840

Office SF: ±2,590

Four (4) private offices and large training room

One (1) drive-in door (10' x 12')

Suite B

Total SF: ±4,232

Office SF: ±1,040

Recently renovated

One (1) drive-in door (10'x10')

16' eave and 20' center



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SUITE B | ±4,232 SF



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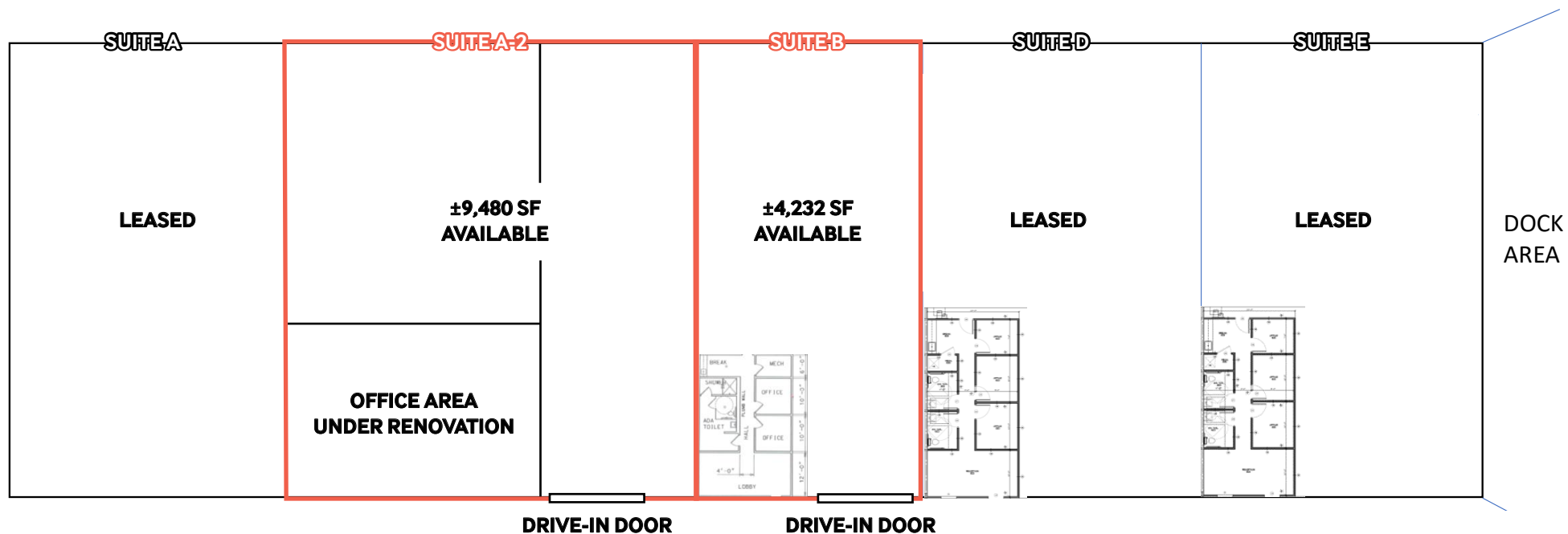
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DRIVE TIMES

I-20 » 1 Mile

Downtown Columbia » 16.5 Miles

Charleston » 129 Miles

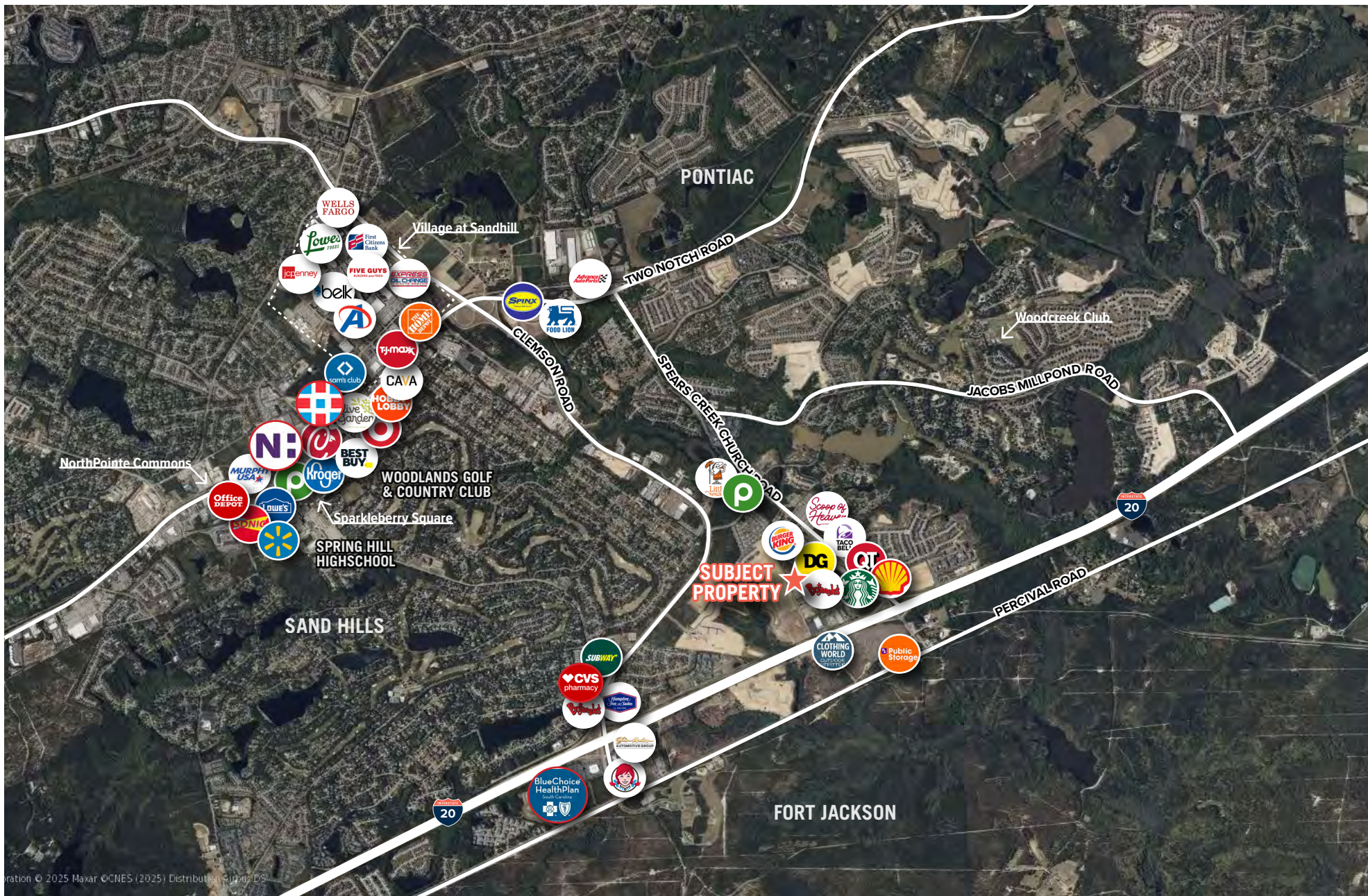
Charlotte » 93.3 Miles

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