

For Sale

±20,300 SF INDUSTRIAL INVESTMENT OPPORTUNITY

120 Fontaine Center Drive

TRINITY
PARTNERS



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For Sale: \$2,200,000

INDUSTRIAL INVESTMENT SALE



TENANT IN PLACE

100% occupied by YZER

±572 SF OFFICE SPACE

Multiple offices, breakroom, and lobby

PRE MANUFACTURED STEEL WAREHOUSE

Two (2) truck docks 18' ceiling height

Fenced & paved yard **Insulated ceiling**

LOCATION & ACCESS

Proximity to I-20 & I-77

Fontaine Road off of 277 in Northeast Columbia

BUILDING SPECS

Address 120 Fontaine Center Drive
Columbia, SC 29223

Building Size ±20,395 SF

Lot Size 1.56 AC

APN № R14205-10-02

Parking Ten (10) surface spaces

Year Built 2002

For Sale: \$2,200,000

±20,300 SF OFFICE & WAREHOUSE



YZER - WHO WE ARE

We are a logistics service leader. In everything we do, service and relationship come first. Our team is flexible, dedicated, communicative, and aware. We stand in the trenches with our customers and do whatever it takes to ensure success.

Our team has an unmatched reputation and brings success in every phase of operations, logistics, and customer service. We hire, train, supervise, and hold drivers accountable for delivering a premium, secure level of service every single day.

We have warehouse facilities extending across the United States that truly provide an extensive service footprint all over the nation. Whatever you need, wherever you are, our expert team can handle it.

Our customers confidently depend on our structure, service, and performance to deliver critical and essential products on a consistent basis. Timely and accurate deliveries to our customers, along with their satisfaction, is the most rewarding aspect of what we do.

<https://yzerco.com/>



RENT SUMMARY

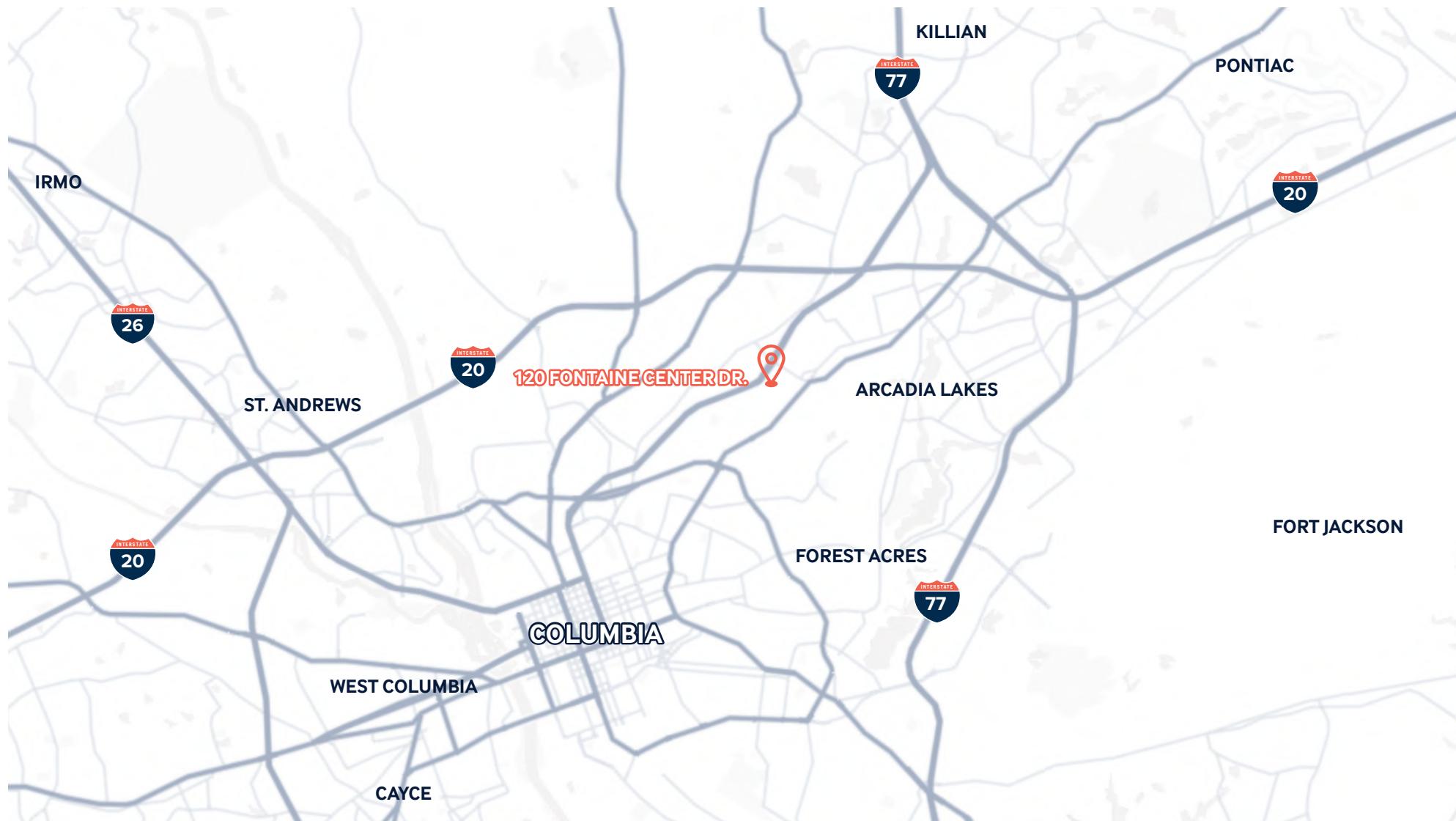
PERIOD	\$/SF	MONTHLY BASE RENT DUE	ANNUAL RENT DUE
Month 1	Free	Free	Free
Months 2-12	\$6.75	\$11,472.19	\$137,666.25
Months 13-24	\$6.92	\$11,758.99	\$141,107.91
Months 25-36	\$7.10	\$12,052.97	\$144,635.60
Months 37-48	\$7.27	\$12,354.29	\$148,251.49
Months 49-60	\$7.45	\$12,663.15	\$151,957.78

LEASE SUMMARY

Lease Commencement	April 18, 2024
Rent Commencement	June 1, 2024
Lease Expiration	May 31, 2029
Term Remaining	3 Years, 9 Months
Renewal Option	1 option to renew for 3 years with 90 days prior notice
TICAM	Tenant Responsibility

120 Fontaine Center Dr.

LOCATION OVERVIEW



DRIVE TIMES

I-20 » 2.3 Miles

I-77 » 3.8 Miles

Downtown Columbia » 5.7 Miles

Lexington » 19.6 Miles

Charlotte » 87.7 Miles

SE Columbia » 8.6 Miles

Columbia, South Carolina, is poised for an exciting economic transformation as Scout Motors Inc. makes its mark by establishing a cutting-edge manufacturing plant in nearby Blythewood, less than 20 miles away from Downtown Columbia. This move begins a new chapter in the region's automotive industry, bringing with it a wave of opportunities and advancements.

Scout Motors' strategic decision to set up its operations in Richland County, with a staggering \$2 billion investment, is poised to create a substantial impact on the local economy. The potential to generate 4,000 or more permanent jobs demonstrates the company's commitment to the area's growth. Richland County's economic landscape is set to redefine itself, marking a historic milestone in its development trajectory.

The manufacturing facility is slated to produce all-electric, next-generation trucks and rugged SUVs, reminiscent of the iconic Scout vehicles that gained fame from 1960 to 1980. As construction begins at the 1,160-acre site by the end of 2023, anticipation builds for the commencement of production in 2026.

The forthcoming Scout Motors manufacturing plant in Blythewood stands as a testament to Columbia's potential for sustainable economic expansion. The intersection of automotive history, technological innovation, and job creation propels the region into a new era of prosperity and community development. With a keen eye on the future and a nod to the past, Columbia's landscape is set to evolve, and its economic horizons are expanding.

