



FOR SALE

Office & Warehouse Opportunity

108 Prides Way,
Lexington, SC 29072

Wilder Commercial | wildercommercial.com | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



Executive Summary



OFFERING SUMMARY

Sale Price:	\$825,000
Building Size:	6,200 SF
Available SF:	6,200 SF
Lot Size:	1.23 Acres
Year Built:	2009
Zoning:	Town of Lexington
Market:	Columbia
Submarket:	Lexington

PROPERTY OVERVIEW

Fully leased investment opportunity featuring a 6,200± SF Class B office/warehouse facility situated on 1.23± fully fenced acres in Lexington, SC. Built in 2009, the property includes approximately 1,000 SF of office space, a break room with full kitchen, 20' clear heights, three grade-level drive-in doors, and multiple mezzanine storage areas. The site offers a fully fenced laydown yard, 42 parking spaces, and city water and sewer service. Conveniently located just minutes from Interstate 20, this well-maintained light distribution facility provides excellent accessibility and functionality, making it an attractive stabilized investment opportunity in one of the Midlands' premier industrial corridors.

PROPERTY HIGHLIGHTS

- Fully Leased Investment Opportunity
- 6,200± SF Class B Office/Warehouse Facility
- Situated on 1.23± Fully Fenced Acres
- Built in 2009 | Single-Tenant Light Distribution
- Approximately 1,000 SF of Office Space with Kitchen & Break Room
- 20' Clear Heights and Three (3) Grade-Level Doors
- Fully Fenced Laydown Yard
- 42 On-Site Parking Spaces
- Minutes from Interstate 20 with excellent access to the Columbia MSA

David Brock

Associate

t: 803.312.1908

e: realtor1691@gmail.com

Warehouse Photos



David Brock

Associate

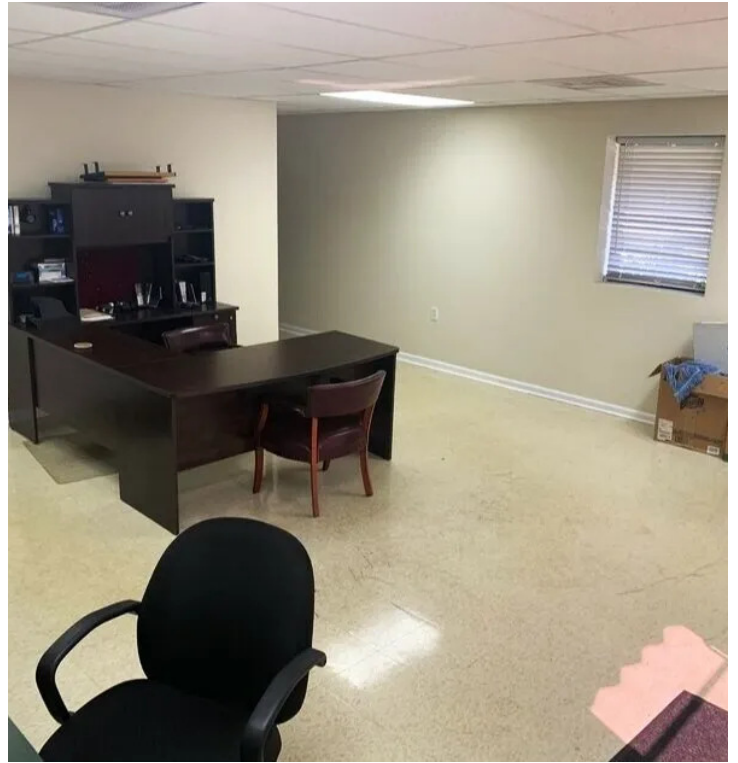
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Office Photos



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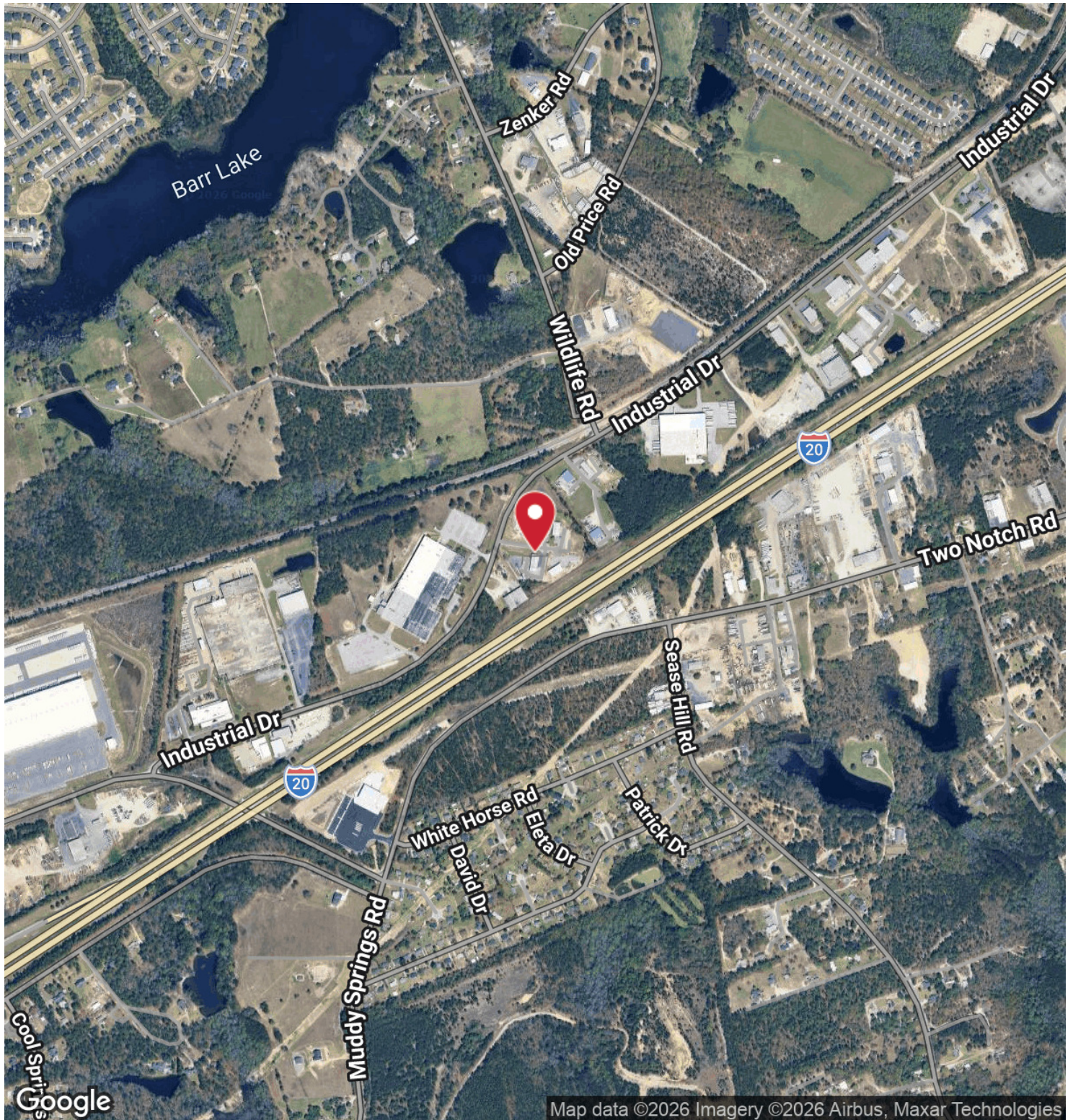
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Location Map



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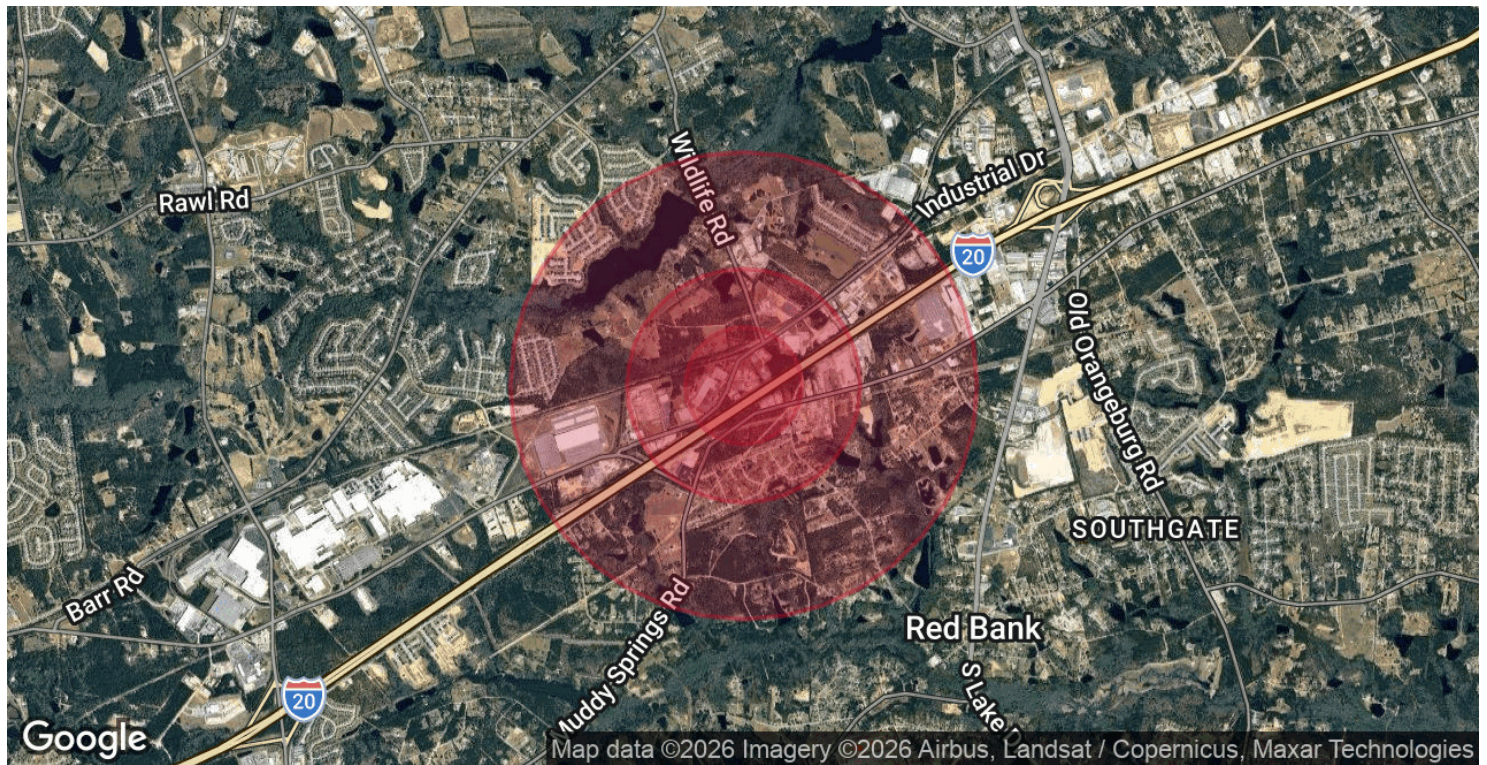
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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	210	820	3,194
Average Age	36.7	37.2	37.2
Average Age (Male)	36.4	36.9	36.8
Average Age (Female)	36.9	37.4	37.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	61	246	970
# of Persons per HH	3.4	3.3	3.3
Average HH Income	\$126,391	\$122,334	\$120,708
Average House Value	\$285,980	\$278,315	\$276,923

2023 American Community Survey (ACS)

David Brock

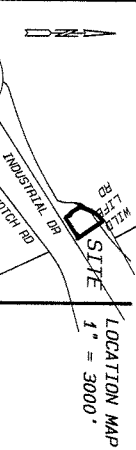
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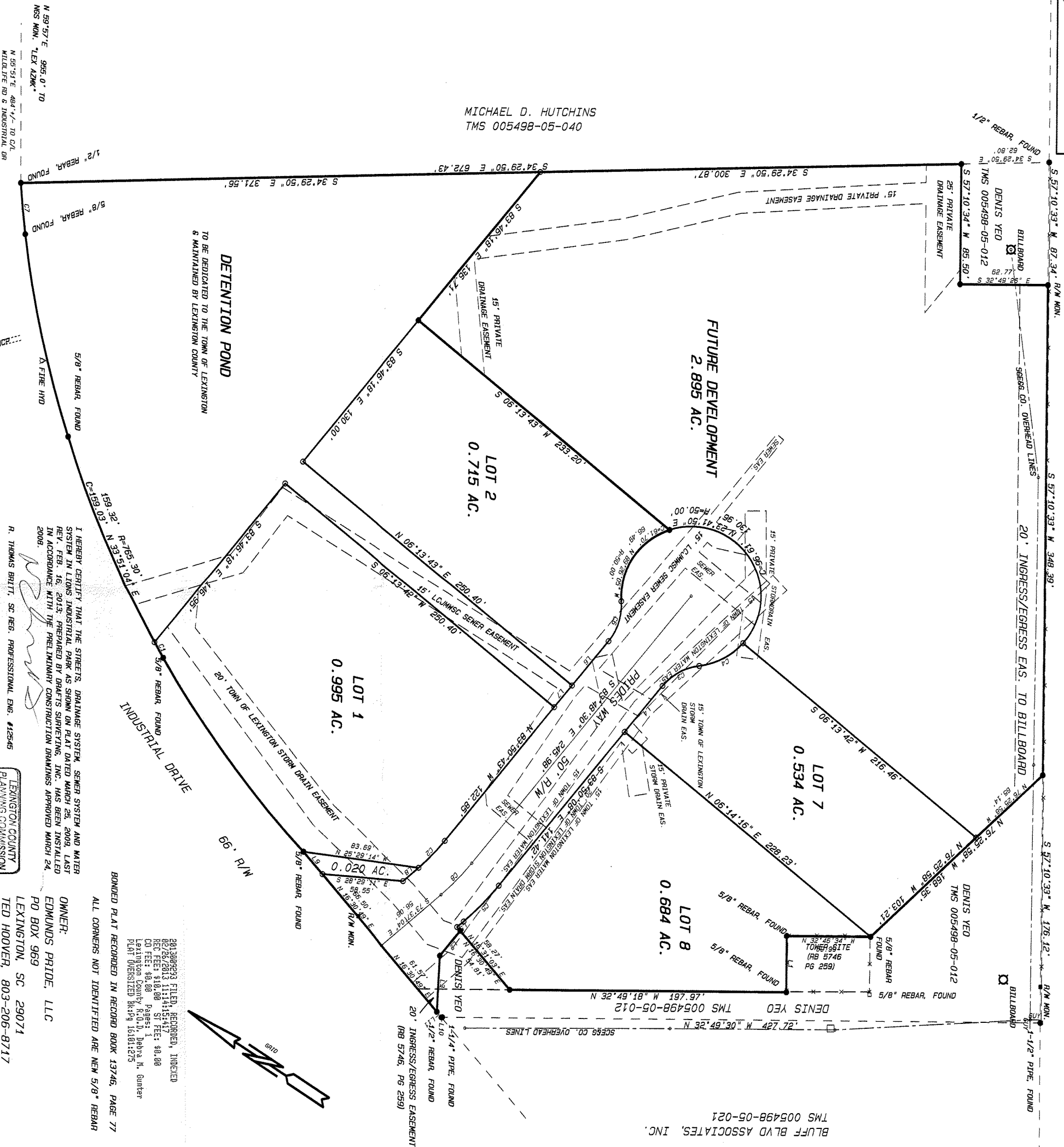
LINE	BEARING	DISTANCE
L1	S 56°51'17" W	40.07
L2	N 83°46'18" W	22.87
L3	S 59°50'54" W	40.07
L4	S 83°46'17" E	42.26
L5	S 73°37'04" E	6.11
L6	N 83°46'18" W	40.93

LINE	BEARING	DISTANCE
L7	N 83°46'18" W	20.00
L8	N 73°37'04" E	14.60
L9	N 16°30'49" E	20.82
L10	N 31°47'04" E	1.56
L11	N 16°30'49" E	4.39

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	12.76	769.23	12.76	N 27°04'04" E
C2	26.83	150.00	26.83	N 78°44'59" W
C3	30.93	40.00	29.81	S 61°53'26" E
C4	36.01	50.00	35.23	S 60°39'23" E
C5	36.02	200.00	35.78	S 78°44'58" E
C6	30.93	40.00	29.81	S 74°20'51" W
C7	36.02	769.57	36.62	N 51°39'21" E
C8	31.30	175.00	31.30	S 78°44'59" E

I - 20

MICHAEL D. HUTCHINS
TMS 005498-05-040



DEFENTION POND
TO BE DEDICATED TO THE TOWN OF LEXINGTON
& MAINTAINED BY LEXINGTON COUNTY

LOT 2
0.715 AC.

LOT 1
0.995 AC.

LOT 7
0.534 AC.

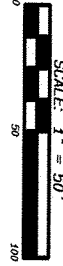
LOT 8
0.684 AC.

LEXINGTON COUNTY
PLANNING COMMISSION
FEB 26 2013

ENGINEER:
H B ENGINEERING
720 OLD CHEROKEE ROAD
LEXINGTON, SOUTH CAROLINA
803-957-7027

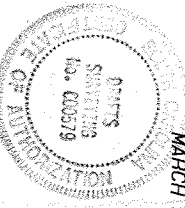
FINAL SUBDIVISION PLAT
OF

LIONS INDUSTRIAL PARK
LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA
IN THE TOWN OF LEXINGTON
SCALE: 1" = 50'



NOTES:
1) 6.00 ACRES TOTAL: 4 COMMERCIAL LOTS CONTAINING 2.928 ACRES, COMMON AREA CONTAINING 0.020 ACRES, FUTURE DEVELOPMENT CONTAINING 2.895 ACRES, ROAD RIGHT OF WAY CONTAINING 0.547 ACRES & DEFENTION POND CONTAINING 1.613 ACRES.
2) THE SEWER PROVIDER IS THE LEXINGTON COUNTY JOINT MUNICIPAL WATER & SEWER AUTHORITY, 2564 TWO NOTCH ROAD, LEXINGTON, SC 29072, PHONE: (803) 369-8273
3) THE WATER PROVIDER IS THE TOWN OF LEXINGTON, 111 WALDEN LANE, LEXINGTON, SC 29072, PHONE: (803) 369-4164
4) A GENERAL UTILITY EASEMENT IS RESERVED TO THE DEVELOPER 10' ALONG ROAD RIGHT OF WAY LINES, REAR PROPERTY LINES, AND EXISTING PROPERTY LINES, AND 5' EITHER SIDE OF INTERIOR LOT LINES.
5) MINIMUM BUILDING SETBACKS ARE TO COMPLY WITH THE TOWN OF LEXINGTON ZONING ORDINANCE.
6) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" #490630234 6 THE PROPERTY SHOWN HEREON LIES WITHIN THE APPROXIMATE SCALED LIMITS OF AN UNSHADED ZONE "X".
7) NEW LOT CORNERS ARE MARKED WITH 5/8" REBAR, SET.
8) LOT CONFIGURATION, ROAD NAMES, EASEMENT LOCATION & WIDTHS TAKEN FROM ENGINEERING PLANS. EASEMENTS ARE APPROXIMATE AS SHOWN AND ARE TO BE CENTERED ON UTILITIES AS CONSTRUCTED.
9) PARENT TAX MAP 005498-05-044

DATE 2/15/13
DATE 2-25-13
DATE 2-19-13
JOHN HANSON
MUNICIPAL OFFICIAL
REVISED FEB. 16, 2013 TO ADD LOT 2
& ENGINEERING CERTIFICATION
REVISED 12/18/12 TO CHANGE DEVELOPER
& ADD FINAL PLAT CERTIFICATIONS
MARCH 25, 2009



JAMES F. DRAFTS
PLS #110558

DRAFTS SURVEYING, INC.
PO BOX 1014 - LEXINGTON, SC 29071 (803) 957-8807

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.
REFERENCE:
PLAT OF 6.00 ACRES FOR JOHN DUBOSE & LARRY SLIGH BY DRAFTS SURVEYING DATED NOVEMBER 12, 2007, RECORDED IN LEXINGTON COUNTY RECORD BOOK 13489 AT PAGE 332.
TMS 005498-05-012

BONDED PLAT RECORDED IN RECORD BOOK 13746, PAGE 77
ALL CORNERS NOT IDENTIFIED ARE NEW 5/8" REBAR
OWNER:
EDMUNDS PRIDE, LLC
PO BOX 969
LEXINGTON, SC 29071
TED HOOVER, 803-206-8717

2013080933 FILED, RECORDED, INDEXED
S 28°29'14" W 63.89
S 58°50'54" W 50.00
CO FEE: \$6.00 ST FEE: \$0.00
PLAT ENLARGED BY: 16161:275
Lexington County R.O.D., Leahy R., Gutter