

233 PLUMBERS ROAD

COLUMBIA, SC 29203

19,105 SF OF INDUSTRIAL SPACE ON
3 ACRES AVAILABLE FOR SALE OR LEASE

SALE PRICE: \$2,390,000
LEASE RATE: \$8.50/SF NNN



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PROPERTY INFO

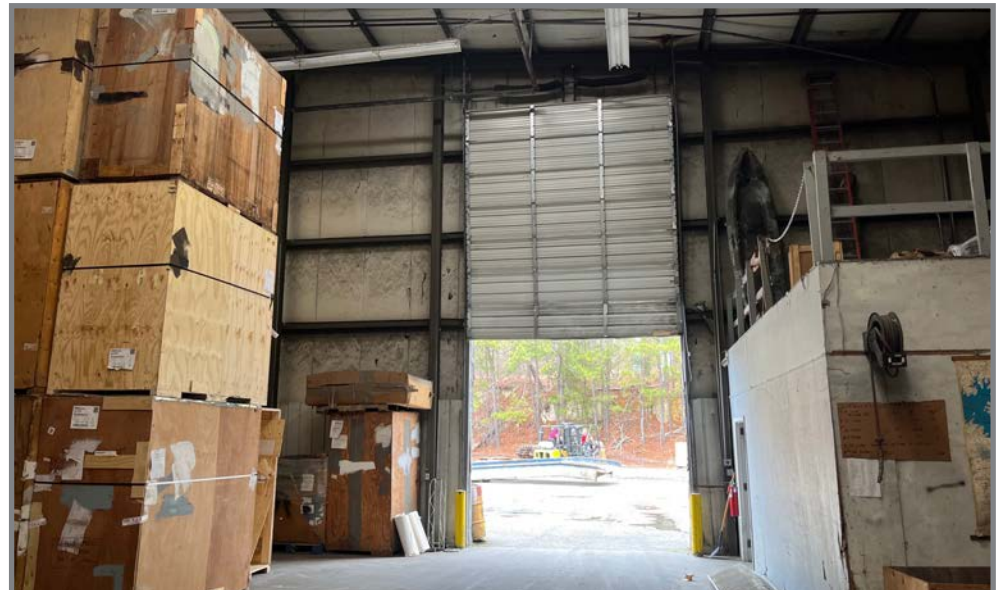
233 PLUMBERS RD

BUILDING SIZE:	19,105 SF
LOT SIZE:	3 Acres
BUILT:	1974
TMS:	R14 306-01-03; R14 306-01-05
COUNTY:	Richland County
ZONING:	M-1
CEILING HEIGHT:	25'-31'
DOCK HIGH DOORS:	One (1)
DRIVE- IN DOORS:	Two (2) (12' x 14')
SITE IMPROVEMENTS:	Activated truck scale and perimeter fencing
SPRINKLER SYSTEM:	Dry Sprinkler System. Needs to be reactivated for service. Call for details.
OFFICE:	Existing buildout includes three private offices, men and women's restrooms, break room, vending room, and bullpen area
INTERSTATE FRONTAGE:	+/- 1,000'
BUILDING POWER:	Single Phase Service
COMMENTS:	Billboard onsite. Three electric meters at the property- one for the building, one for the billboard sign, and one for the outdoor baler.



INTERIOR PHOTOS

233 PLUMBERS RD



EXTERIOR PHOTOS

233 PLUMBERS RD



SURROUNDING AREA

233 PLUMBERS RD



233 PLUMBERS RD



COLUMBIA
METROPOLITAN AIRPORT

LEXINGTON
MEDICAL CENTER

Westinghouse

MIDLANDS
TECHNICAL COLLEGE



Scout



MUSC Health
Medical University of South Carolina

UNIVERSITY OF
South Carolina

Schneider
Electric

PRISMA
HEALTH.

BlueCross
BlueShield



Location Map

233 PLUMBERS ROAD

DRIVE TIME ANALYSIS -

TO I-20:	2.0 miles	4 mins
TO HWY 277:	2.5 miles	6 mins
TO I-77:	10.3 miles	12 mins

TO CHARLOTTE:	88.6 miles	1 hr 28 mins
TO AUGUSTA:	78.3 miles	1 hr 17 mins
TO GREENVILLE:	107 miles	1 hr 37 mins
TO CHARLESTON:	123 miles	1 hr 59 mins

INVEST IN OPPORTUNITY

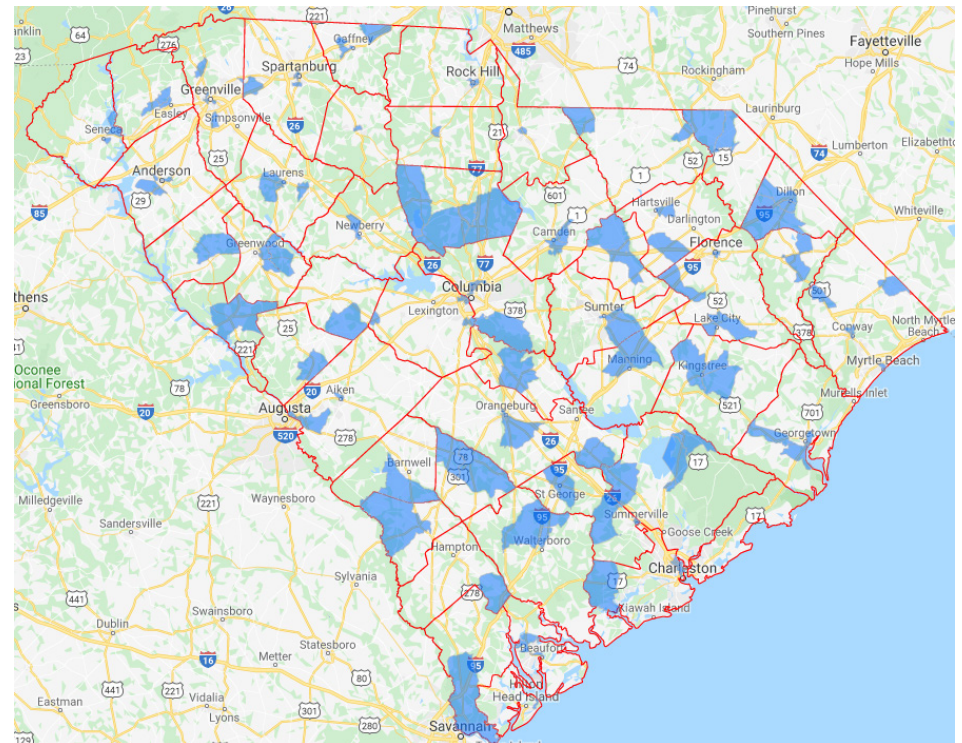
Opportunity Zone Benefits

The Opportunity Zone program offers tax benefits to investors making qualified investment in designated Opportunity Zones. The investment, made through Opportunity Funds, is eligible for deferred and eliminated capital gains tax.

A taxpayer with realized capital gains must invest those gains within 180 days into a Qualified Opportunity Fund (QOF). The QOF then must deploy 90% of the funds into a qualified opportunity zone property or businesses within six months.

1. Investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026.
2. If the QOF investment is held for five years or longer, they may receive a 10% step-up-in-basis for the deferred gains.
3. If the investor holds the investment in the Opportunity Fund for at least 10 years, the investor pays no capital gains on the appreciation.

Source: OpportunitySC/South Carolina Governor's Office www.SCopportunityzone.com.



Nilson
VAN & STORAGE

United
Van Lines

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