

FOR LEASE
±30,000 SF WAREHOUSE
SPACE NEAR I-77 (EXIT 6)

101 SPARKMAN DRIVE
Columbia, South Carolina 29209



NAI Columbia

John Gregory, PE, SIOR, CCIM
(C) 803.873.1883
jgregory@naicolumbia.com

Bill Lamar
(C) 803.960.6090
blamar@naicolumbia.com

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PROPERTY OVERVIEW

BUILDING SIZE	±45,000 SF
AVAILABLE SPACE	±30,000 SF
OFFICE SPACE	±1,700 SF
YEAR BUILT	2019
DOCK DOORS	8
DRIVE-IN DOORS	1 (14'X14')
SPRINKLERS	ESFR
CLEAR HEIGHTS	22' (eaves) - 27'9" (center)

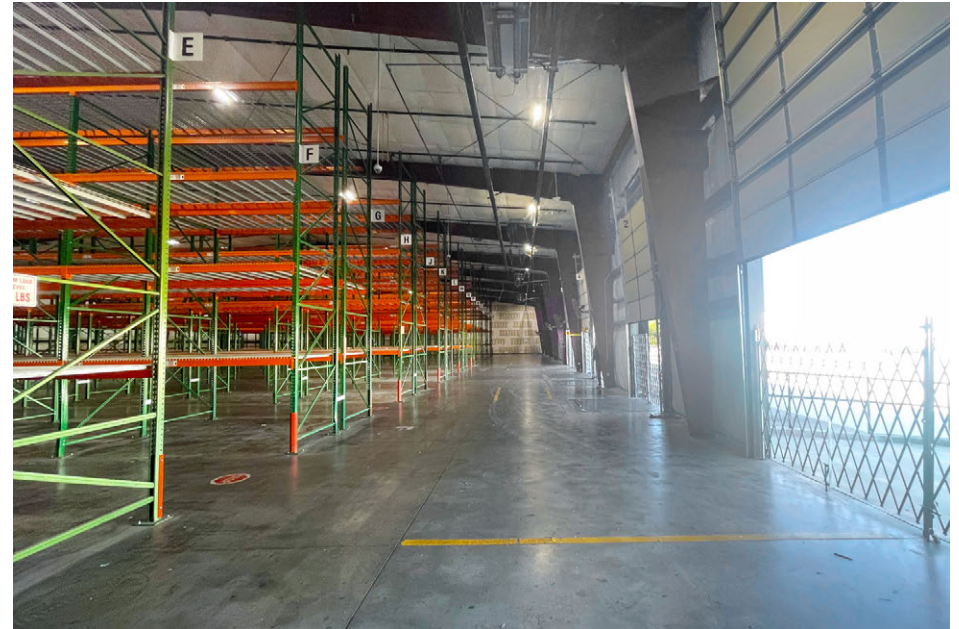
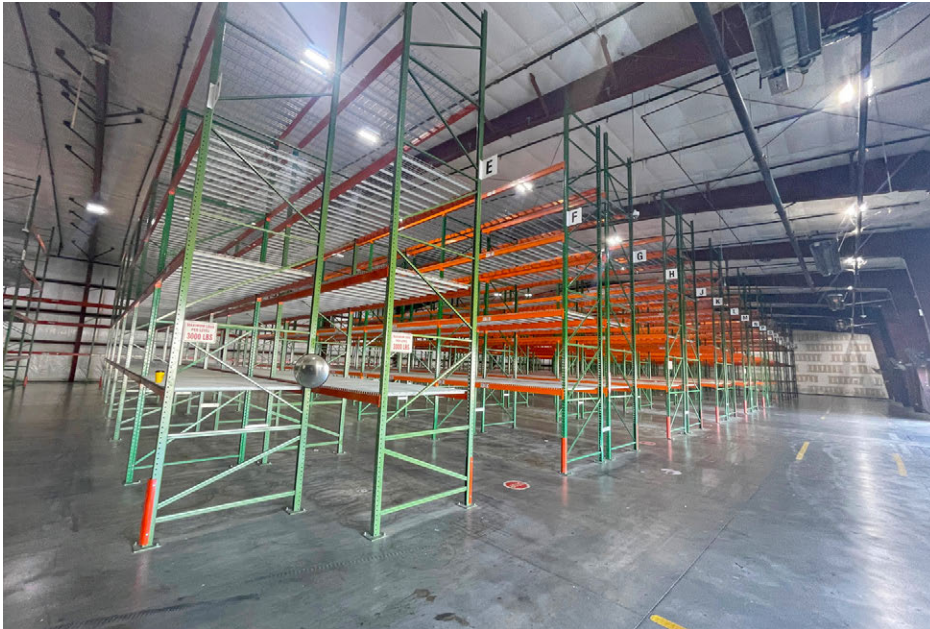
POWER	800 Amp panel, 120/280V, 3-phase
TRUCK COURT	Shared
ELECTRICITY SERVICE PROVIDER	Dominion Energy
GAS SERVICE PROVIDER	Dominion Energy
WATER SERVICE PROVIDER	City of Columbia
SEWER SERVICE PROVIDER	City of Columbia
LEASE RATE	\$8.25/SF NNN
2026 OPEX	\$2.17/SF



PROPERTY LAYOUT



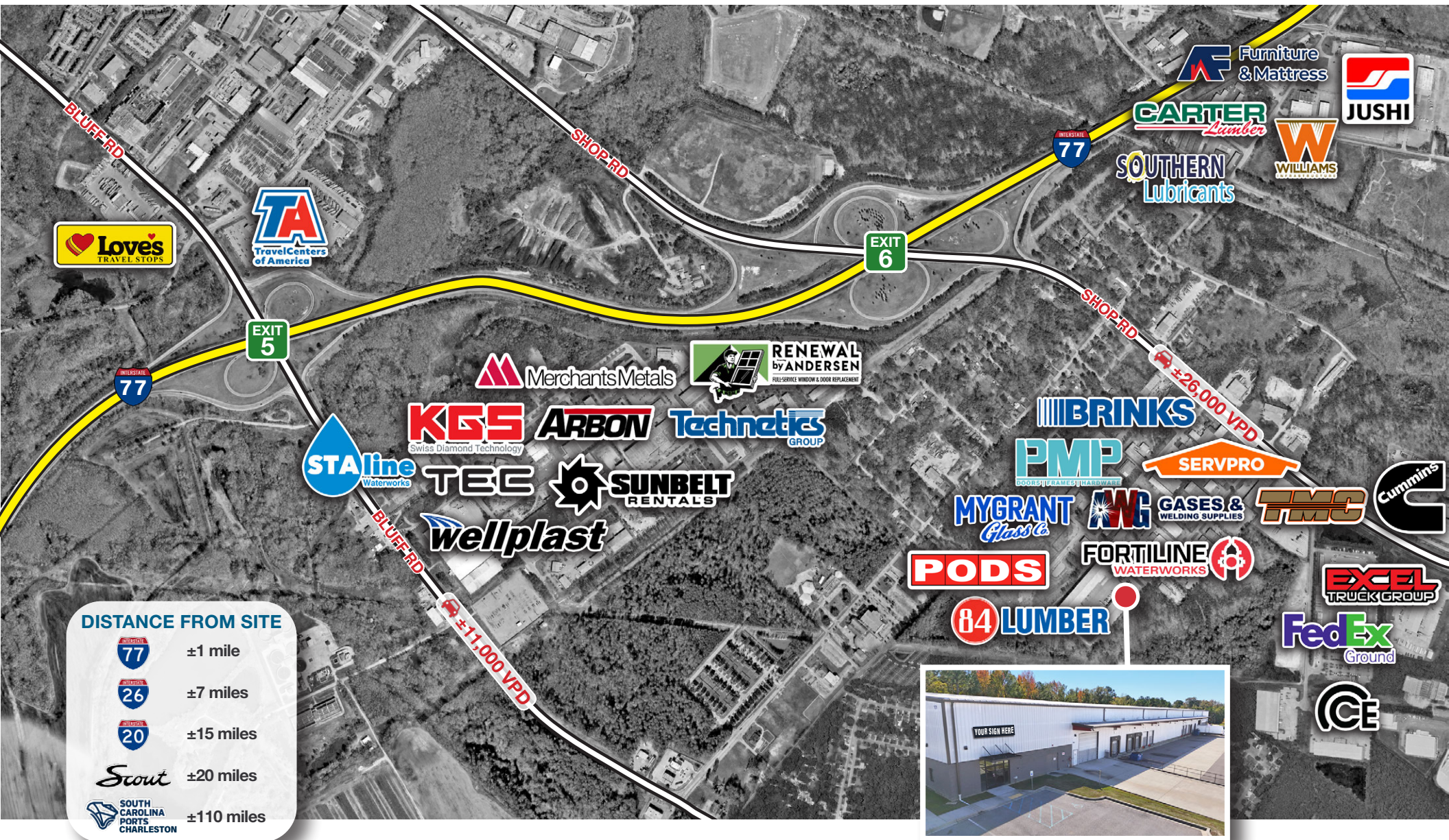
PROPERTY PHOTOS



PROPERTY PHOTOS



MAP | SUBMARKET



MAP | MARKET



2025 DEMOGRAPHICS
(30 Minute Drive Time)

Population	±562,969
Households	±236,194
Avg HH Income	\$91,538
Median Age	37.4
Labor Force	±465,011
College Educated	39.7%

SOURCE: ESRI (2025, 2030)