

FOR SALE

±133,000-SF industrial building in Southeast Columbia

1970 Bluff Road
Columbia, SC

- Less than one mile from I-77
- Former meat processing plant
- Cold storage
- 12 dock-high doors
- 28' clear height
- 150' truck court

VIRTUAL TOUR



Chuck Salley, SIOR
Managing Director
+1 803 401 4266
chuck.salley@colliers.com

Thomas Beard, SIOR
Vice President
+1 803 401 4247
thomas.beard@colliers.com

John Peebles, SIOR
Vice President
+1 803 401 4226
john.peebles@colliers.com

Corby Marx
Senior Vice President
+1 312 612 5923
corby.marx@colliers.com

Mike Senner
Vice Chairman
+1 847 698 8234
mike.senner@colliers.com



Colliers

Property Overview

1970 Bluff Road in Columbia, SC was formerly occupied by Tyson Food Services as a steak cutting plant. Tyson Foods invested over \$55M in 2021 to convert the facility into a meat processing facility.

This property is ideal for an existing commissary or food processing company looking to expand its footprint within South Carolina. With the option to retain existing equipment, this property provides an opportunity for an end-user to become operational quickly.

Cold Storage

This property boasts built-in cold storage, ideal for food industry, pharmaceuticals or logistics users looking to service the surrounding submarkets.

Key Highlights



LED Lighting



Cold storage in place



12 dock-high doors

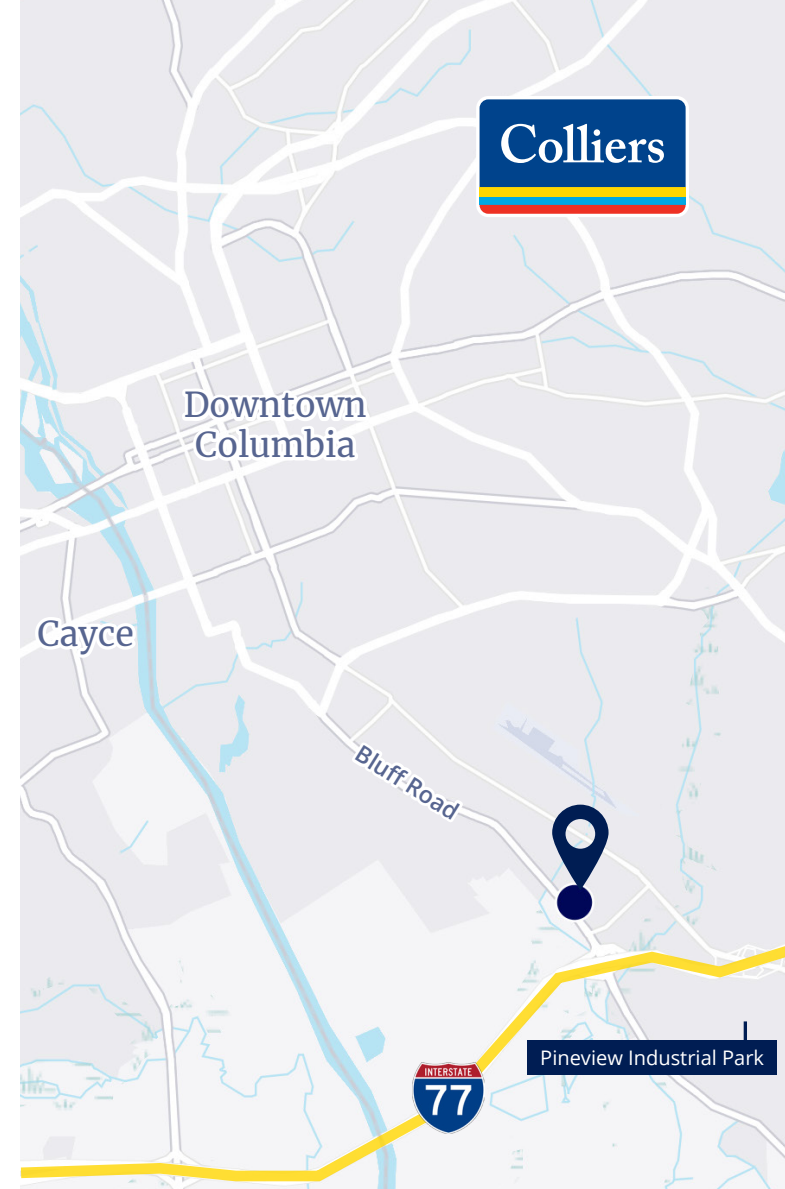
VIRTUAL TOUR



Property Details

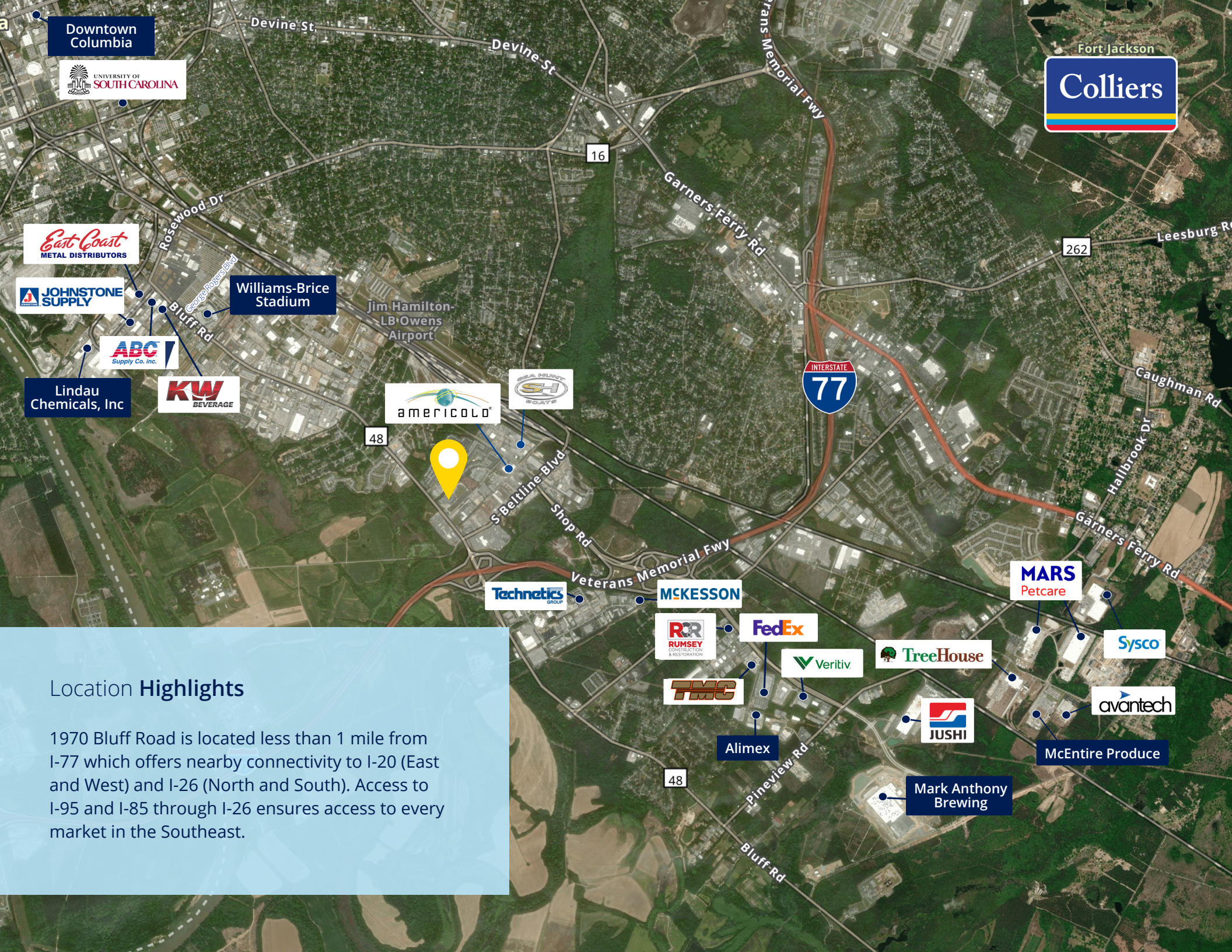
Civic Address	1970 Bluff Road, Columbia, SC 29201
Submarket	Southeast Columbia
Total Building SF	Total: 133,000 SF First floor: 112,000 SF Second floor: 21,000 SF
Acres	12.46 acres (±542,757 square feet)
Parcel	13602-02-02
Loading	12 dock-high doors
Clear Height	28'
Load Type	Front
Parking	Auto: 125 spaces Off-dock trailer parking: 68 spaces 150' Truck court
WH Lighting	LED Lighting
Zoning	HI - Heavy Industrial
Year Built	1984 - renovated 2021
Sewer	On-site waste water treatment City of Columbia 10" and 12" gravity lines: estimated 200,000 GPD capacity (average) 350 gpm (peak)
Water	City of Columbia 10" water line serving site
Electrical	Dominion Energy

Contact brokers for pricing



Location Highlights

- Less than 1 mile to I-77
- Two access points on Mauney Dr.
- 10 minutes from downtown Columbia



Location Highlights

1970 Bluff Road is located less than 1 mile from I-77 which offers nearby connectivity to I-20 (East and West) and I-26 (North and South). Access to I-95 and I-85 through I-26 ensures access to every market in the Southeast.

Downtown
Columbia



East Coast
METAL DISTRIBUTORS

JOHNSTONE
SUPPLY

ABC
Supply Co. Inc.

Lindau
Chemicals, Inc

KW
BEVERAGE

Williams-Brice
Stadium

Jim Hamilton-
LB Owens
Airport

americolo



Technetics
GROUP

MCKESSON

ROR
RUMSEY
CONSTRUCTION
& RESTORATION

FedEx

Veritiv

TreeHouse

Sysco

MARS
Petcare

avantech

McEntire Produce

JUSHI

Mark Anthony
Brewing

Alimex

TMC

Colliers

Fort Jackson

Leesburg Rd

Caughman Rd

Garners Ferry Rd

Hallbrook Dr

Garners Ferry Rd

INTERSTATE
77

16

262

48

48

Bluff Rd

Shop Rd

Veterans Memorial Fwy

Devine St

Devine St

Rosewood Dr

Bluff Rd

George Rogers Rd

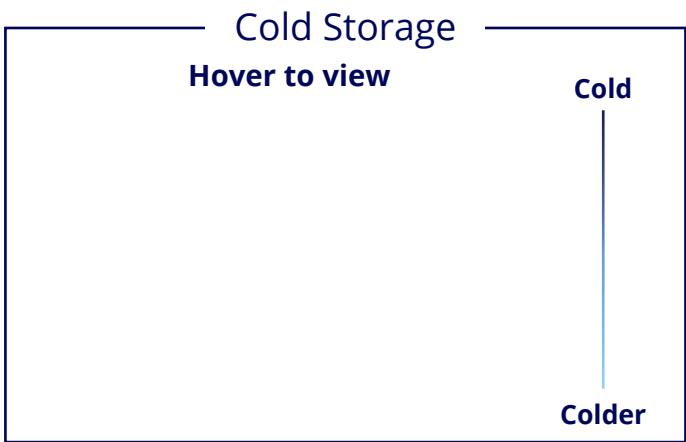
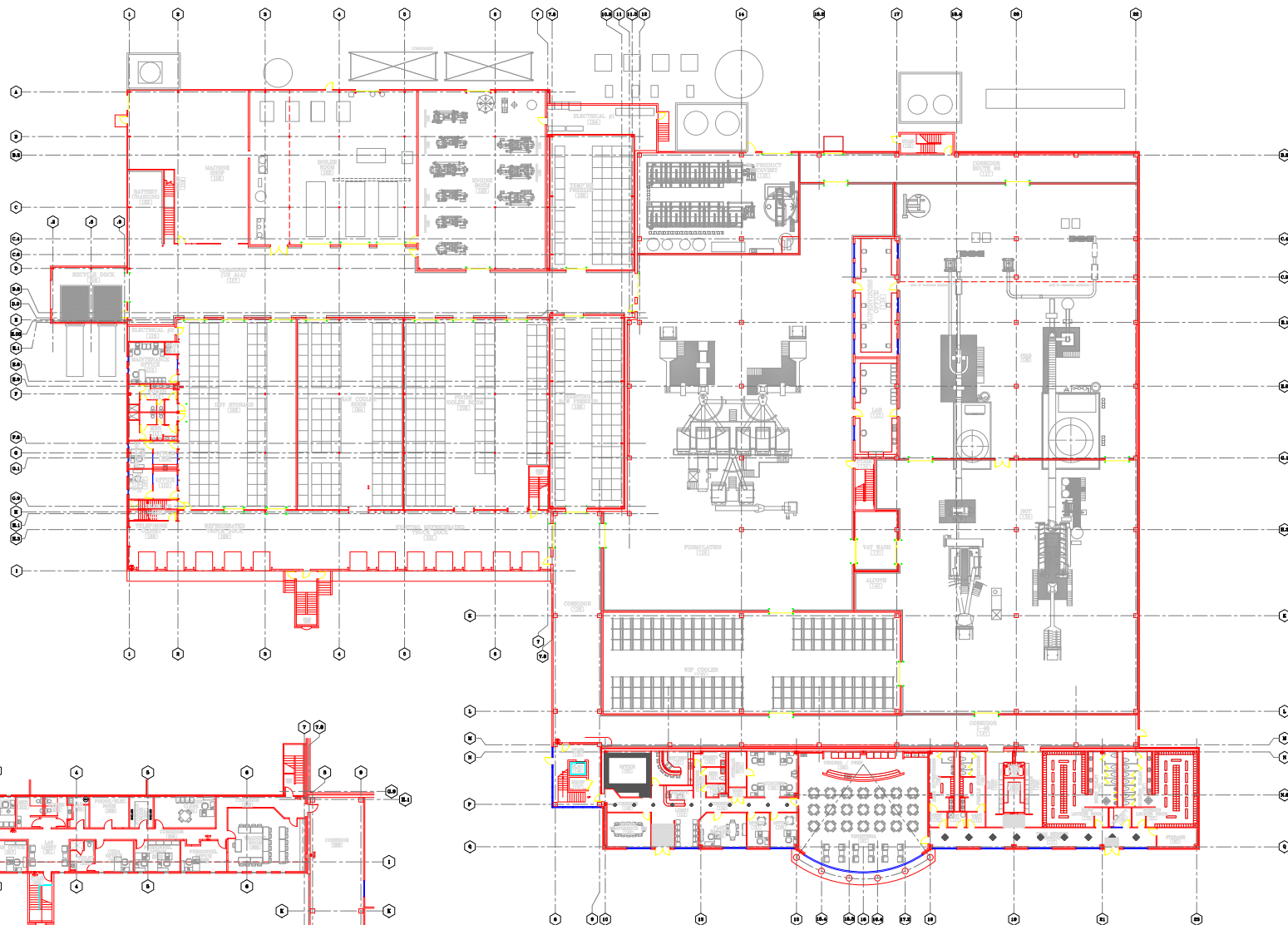
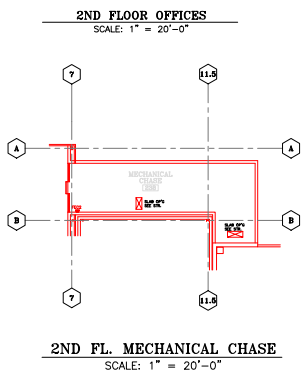
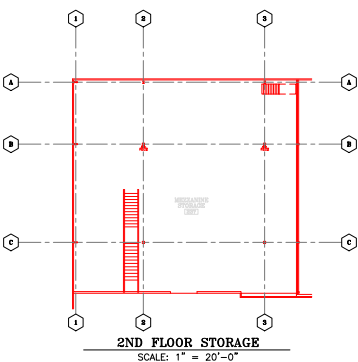
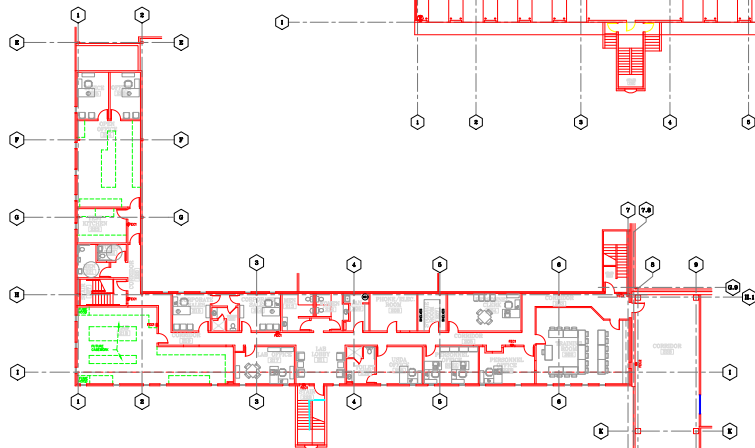
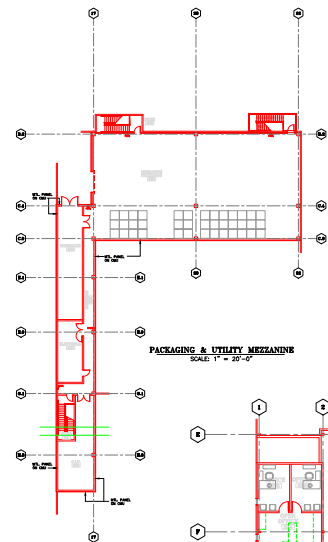
Property Photos



VIRTUAL TOUR



Refrigeration floor plan



1970 Bluff Road
Columbia, South Carolina

Contact:

Chuck Salley, SIOR

Managing Director
+1 803 401 4266
chuck.salley@colliers.com

Thomas Beard, SIOR

Vice President
+1 803 401 4247
thomas.beard@colliers.com

John Peebles, SIOR

Vice President
+1 803 401 4226
john.peebles@colliers.com

Corby Marx

Senior Vice President
+1 312 612 5923
corby.marx@colliers.com

Mike Senner

Vice Chairman
+1 847 698 8234
mike.senner@colliers.com

VIRTUAL TOUR



Colliers | South Carolina
1301 Gervais Street Ste 600
Columbia, SC 29201
colliers.com

This document/email has been prepared by Colliers | South Carolina for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

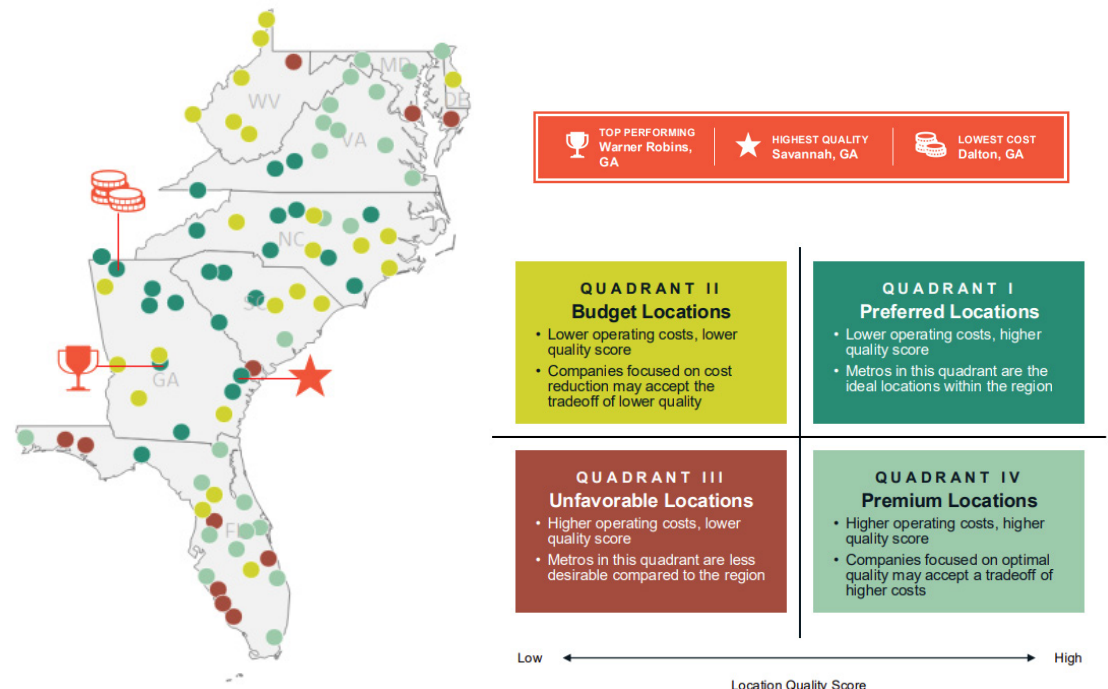
BEST PLACES FOR FOOD MANUFACTURING:

South Atlantic Region

Delaware, Florida, Georgia, Maryland, North Carolina, South Carolina, Virginia, and West Virginia

"The South Atlantic region, which includes 84 metros spanning from West Virginia through Georgia, is one of the most attractive destinations in the nation for Food Manufacturing. Six of the top ten highest-ranking metros in the United States are located in this region.

Between 2023 and 2024, the South Atlantic region accounted for roughly 19% of all Food Manufacturing projects nationwide, emerging as the second-largest top hub for the sector, with strong activity in the Dairy Products and Coffee and Tea subsectors.



Columbia MSA falls within Quadrant I – Preferred Locations for food manufacturing, offering high quality with low operating costs. These properties are ideal for food manufacturing in the Southeast United States.

Source: [Global Location Strategies](#)