

77 Shop Industrial Park

 2048 S. BELTLINE BLVD, COLUMBIA, SC 29209



AVAILABLE FOR LEASE



Property Highlights

- Heavy Industrial Zoning
- Close proximity to I-77, I-26 and I-20
- 24'-30' Ceiling Heights
- Rail spur by Norfolk Southern may be renovated
- Wet Sprinkler System
- \$1.50 Operating Expenses
- LEASE RATE: \$7.45/NNN



CONTACT:

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The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Available



Improvements: Building was recently fully renovated

Sizes: 37,500 SF Contiguous

Construction: Metal

Proximity:

I-77 - 0.7 miles

I-26 - 7 miles

I-20 - 10 miles

Loading Docks: 10

Power Source: Dominion Energy South Carolina

Gas Source: Dominion Energy South Carolina

Water Source: City of Columbia 10" main, 8" fire

Sewer Source: City of Columbia 8" main

Port Access: 75 minutes to Port of Charleston

Fiber: Spectrum

Parking: Abundant

Storage: Yard Storage - Up to 8 Acres



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Available



- | | |
|--------------------------------|-------------------------------------|
| 1. Atlas Court Industrial Park | 12. Southern Wine and Spirits |
| 2. Jushi USA | 13. Owen Steel |
| 3. Thermal Engineering Corp. | 14. Chatham Steel |
| 4. American Spiralweld | 15. ABC Supply |
| 5. Columbia Industrial Park | 16. Love's |
| 6. Dealers Auto Auction | 17. T/A |
| 7. Fed-Ex | 18. Tyson Foods |
| 8. McEntire Produce | 19. SeaHunt Boats |
| 9. Mars Petcare | 20. Norflok Southern Rail Depot |
| 10. Sysco Columbia | 21. Mark Anthony Brewing/White Claw |
| 11. Rinker Materials | |

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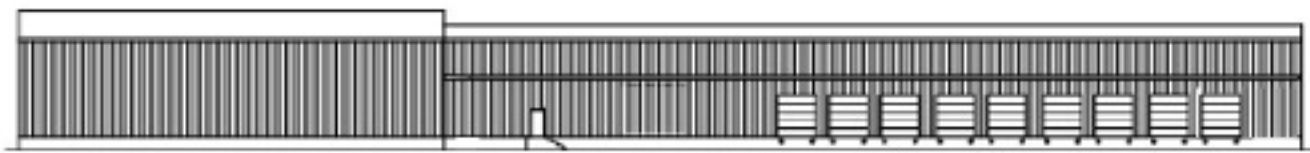
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Available



FRONT ELEVATION
3/20/14-4'



REAR ELEVATION
3/20/14-4'



RIGHT ELEVATION
3/20/14-4'



LEFT ELEVATION
3/20/14-4'

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