

FOR LEASE

±5,225 SF Industrial / Flex Space



1457 Bella Vista Drive
Columbia, SC 29223



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Property Highlights

- **Office:** ± 3,400 SF
 - 3 Offices, 3 Bathrooms, and Breakroom
- **Warehouse:** ± 1,825 SF
 - Ceiling Heights: ±17'
 - One Drive-In Door (10'x12')
 - One Dock-High Door (10'x12')
- High-quality HVAC system
- ±2 miles from I-20
- ±3 miles from I-77

Offering Summary

Lease Rate: \$10/SF

Lease Type: NNN

Lease Term: Negotiable

Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyers agent



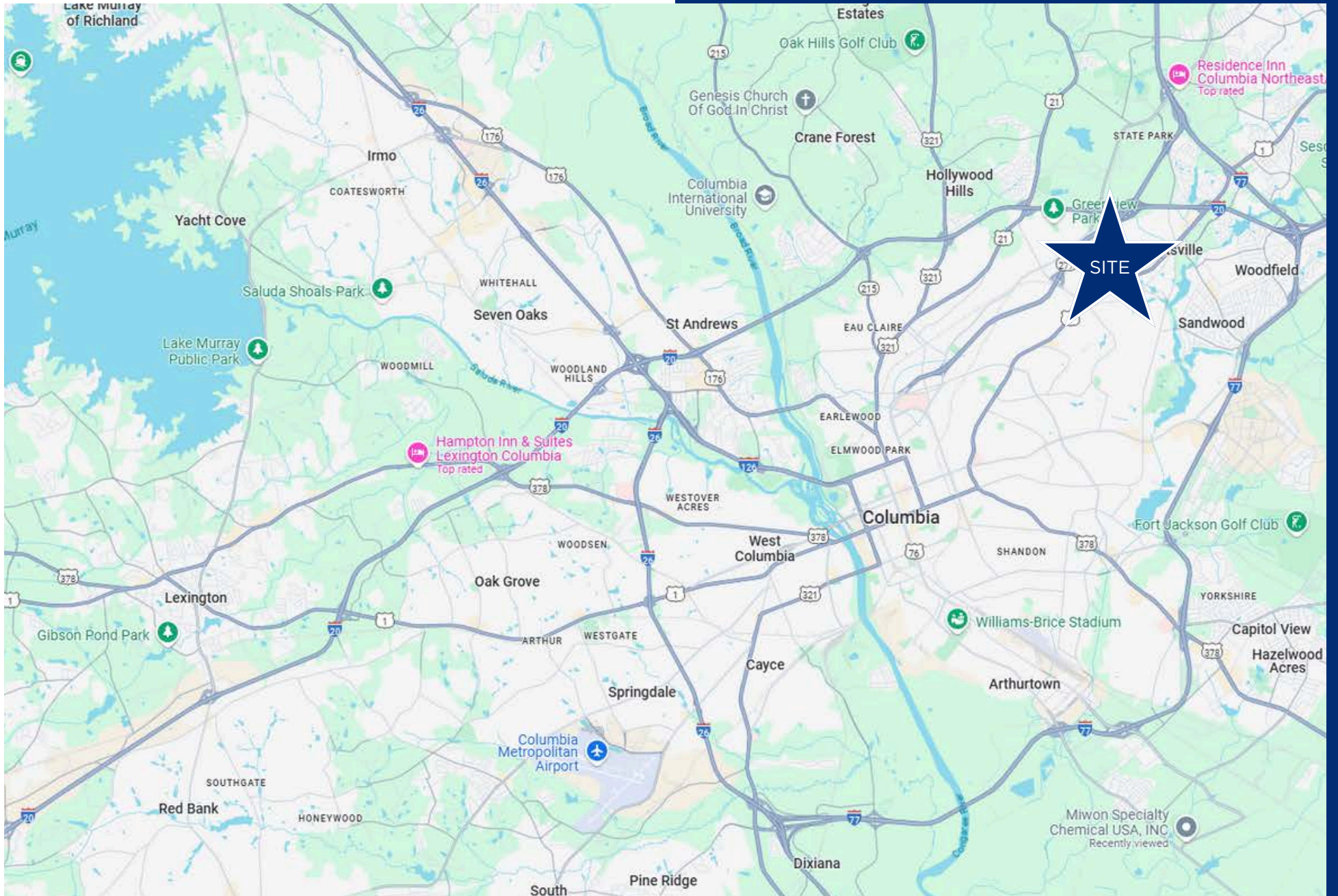
Property Photos

1457 Bella Vista Drive | Columbia, SC



Aerial Map

Columbia, SC



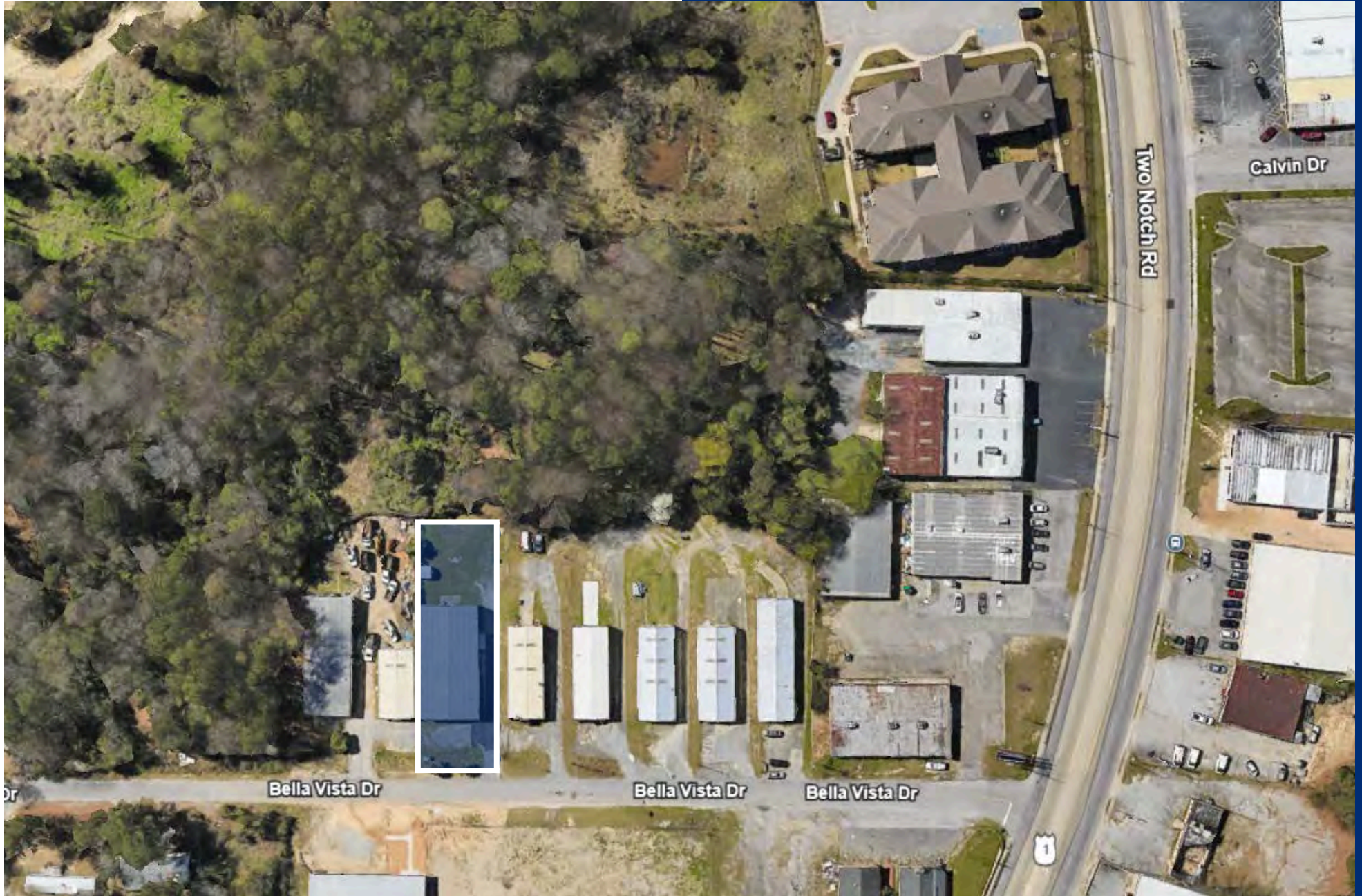
Local Amenities and Retailers

Columbia, SC



Parcel Overview

1457 Bella Vista Drive | Columbia, SC



Contact Information

Reedy Commercial

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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