

FOR SALE OR LEASE

±4,762 SF Industrial / Flex Space



6846 Satchelford Road
Columbia, SC 29204



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Property Highlights

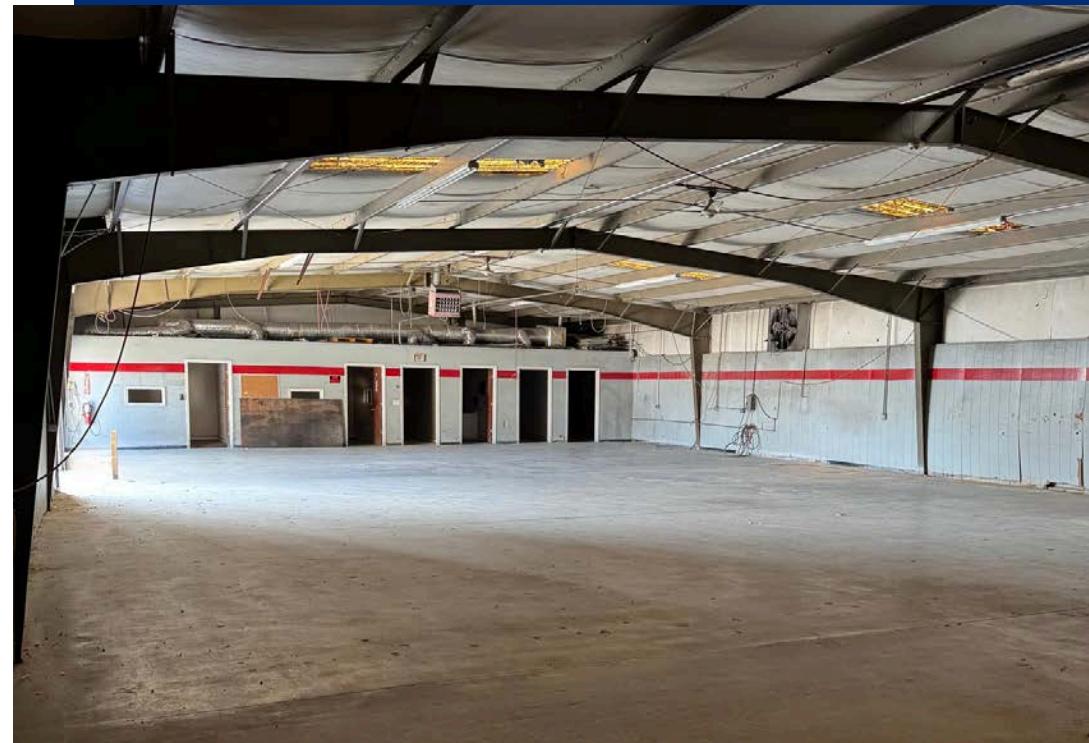
- $\pm 4,762$ SF industrial/flex building with balanced office and warehouse space
- ± 14 ft clear ceiling height ideal for storage, racking, and light industrial use
- Two drive-in bay doors:
 - Front: $\pm 10'$ H x $12'$ W
 - Rear: $\pm 10'$ x $10'$
- Efficient warehouse layout with easy truck and equipment circulation
- Strong utility setup suited for contractors, trades, fabrication, and distribution users
- Ample on-site parking and maneuverability
- Standalone building offering secure, exclusive-use industrial space

Offering Summary

Lease Info: \$8.5/SF (MG)

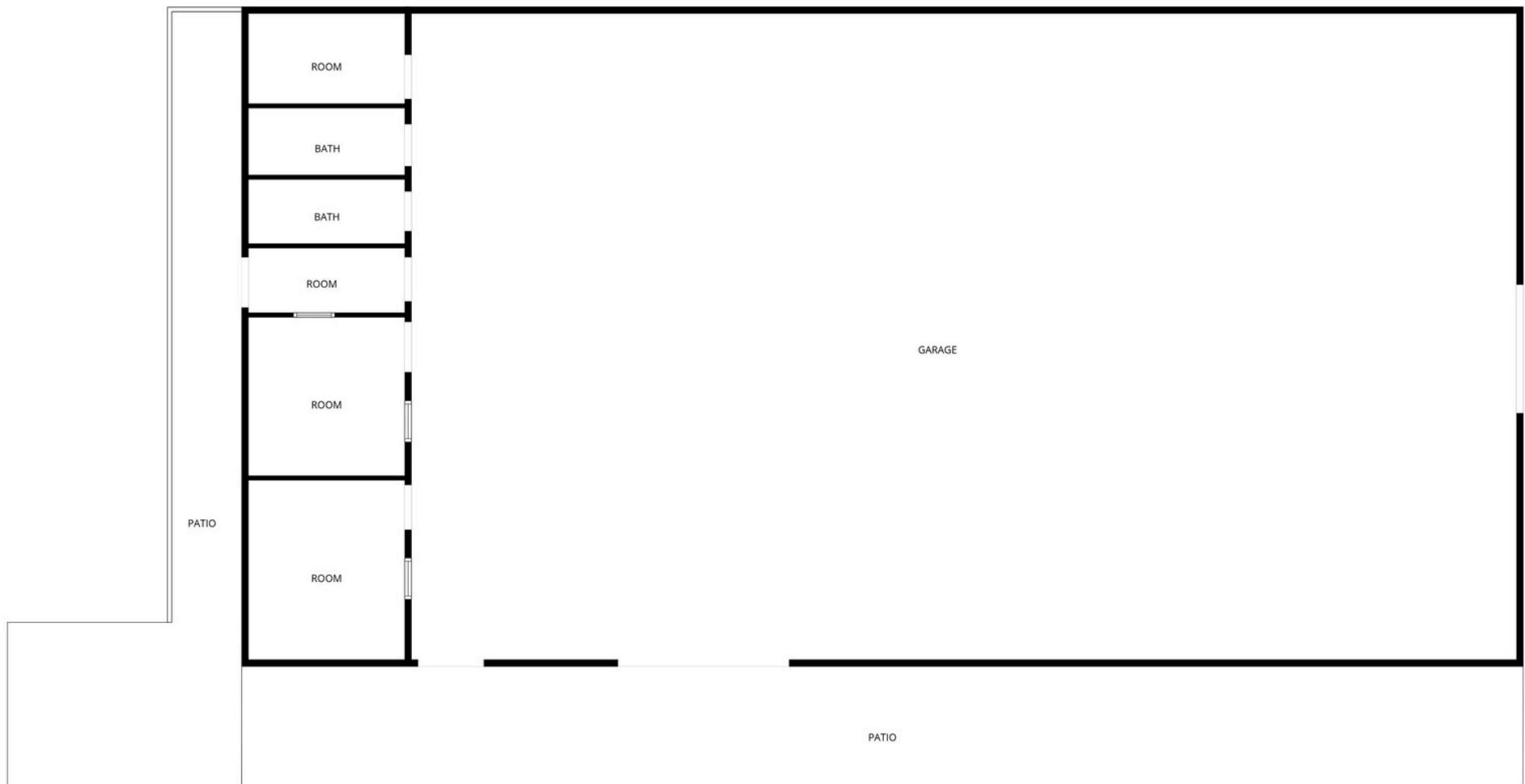
Sale Price: \$750,000

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



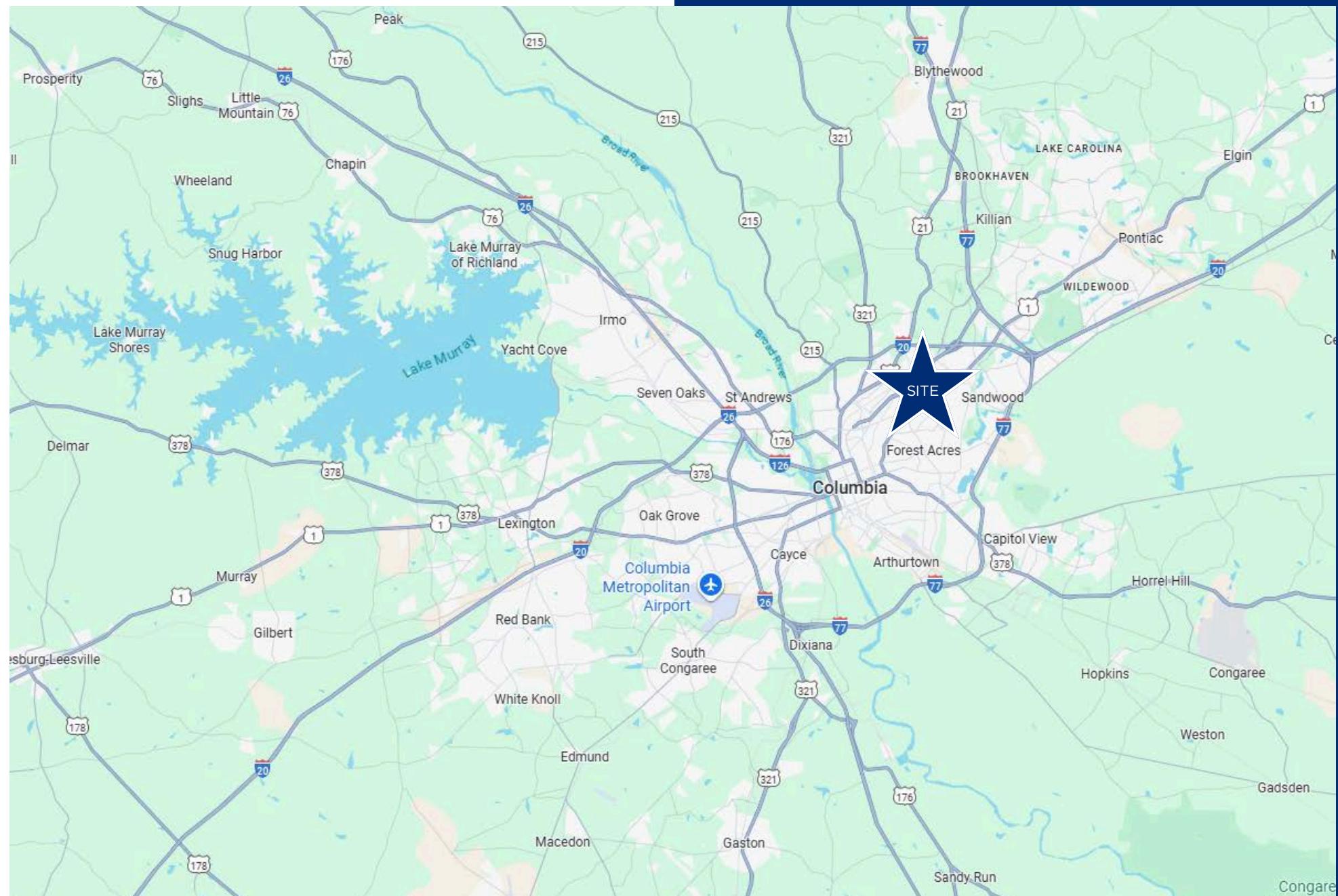
Floorplan

6846 Satchelford Road



Aerial Map

Columbia, SC



Local Amenities and Retailers

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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