

FOR SUBLEASE

±24,500-SF Industrial Space 2 miles from I-77

1020 Idlewilde Blvd.
Columbia, SC

- Building area: ±166,600 SF TOTAL
- Available area (Suite C):
±24,500 SF TOTAL
±1,096 SF office space
- Located in Bluff Industrial Park in
Richland County, SC

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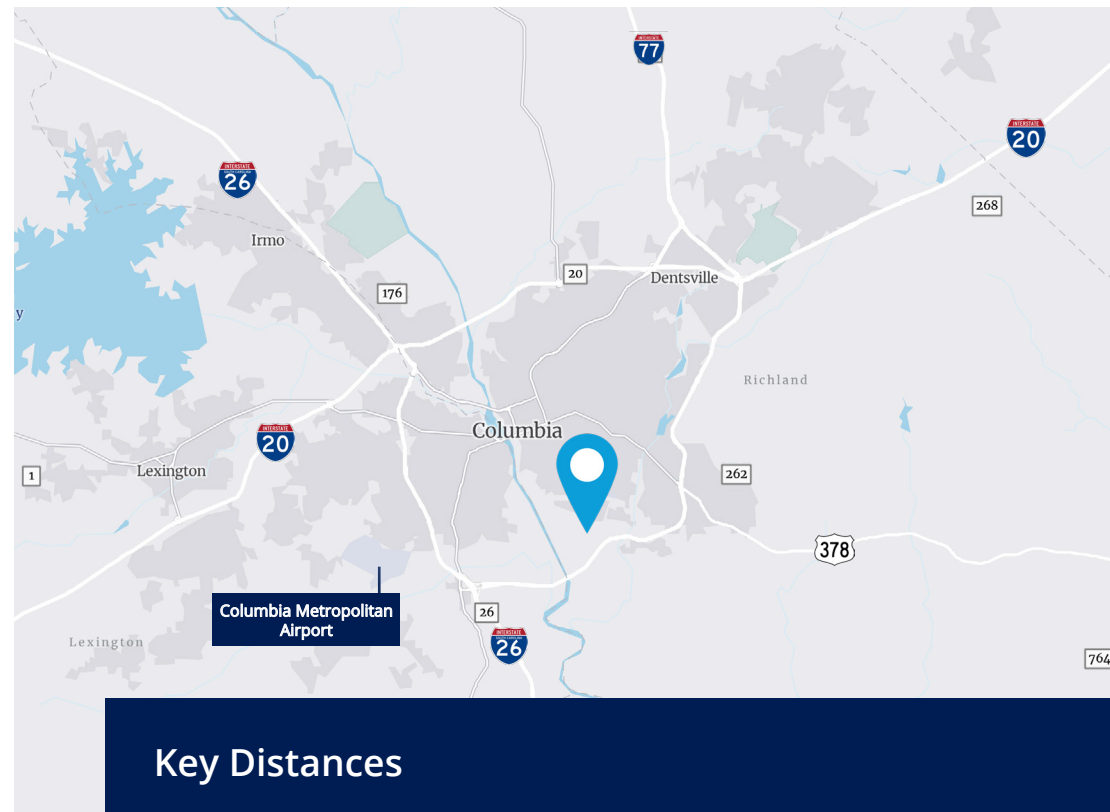
1301 Gervais Street, Suite 600
Columbia, SC 29201
P: +1 803 254 2300
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Asking rate:

\$5.25 PSF NNN

Now available for lease, Suite C offers ±24,500 SF of total space, including ±1,096 SF of office area, within a larger ±166,600 SF building. Located in Bluff Industrial Park, Richland County, SC, this facility features 35' x 35' column spacing and was originally built in 1974, with renovations completed in 2014.

Constructed with concrete tilt walls and flooring, the building includes 7 dock-high doors and 1 drive-in door, ideal for distribution. Utilities are serviced by Dominion Energy and the City of Columbia, providing reliable electricity, gas, water, and sewer.



Property Highlights

Year Built	1974, significant renovations in 2014
Construction	Walls Concrete tilt wall Floors Concrete
Utilities	Electricity & gas Dominion Energy Water & sewer City of Columbia
HVAC	100% heated; air in office only
Loading	7 dock-high doors 1 drive-in door
Column spacing	35' X 35'
Lighting	T-8
Clear height	18' - 19.5'
Sprinklers	100% wet system 0.300gpm/ft2 for 2500.00 ft2

Key Distances

Interstate 77	±2 miles
Interstate 26	±9 miles
Interstate 20	±10 miles
Interstate 95	±57 miles
Columbia Metropolitan Airport	±12 miles
Port of Charleston	±114 miles

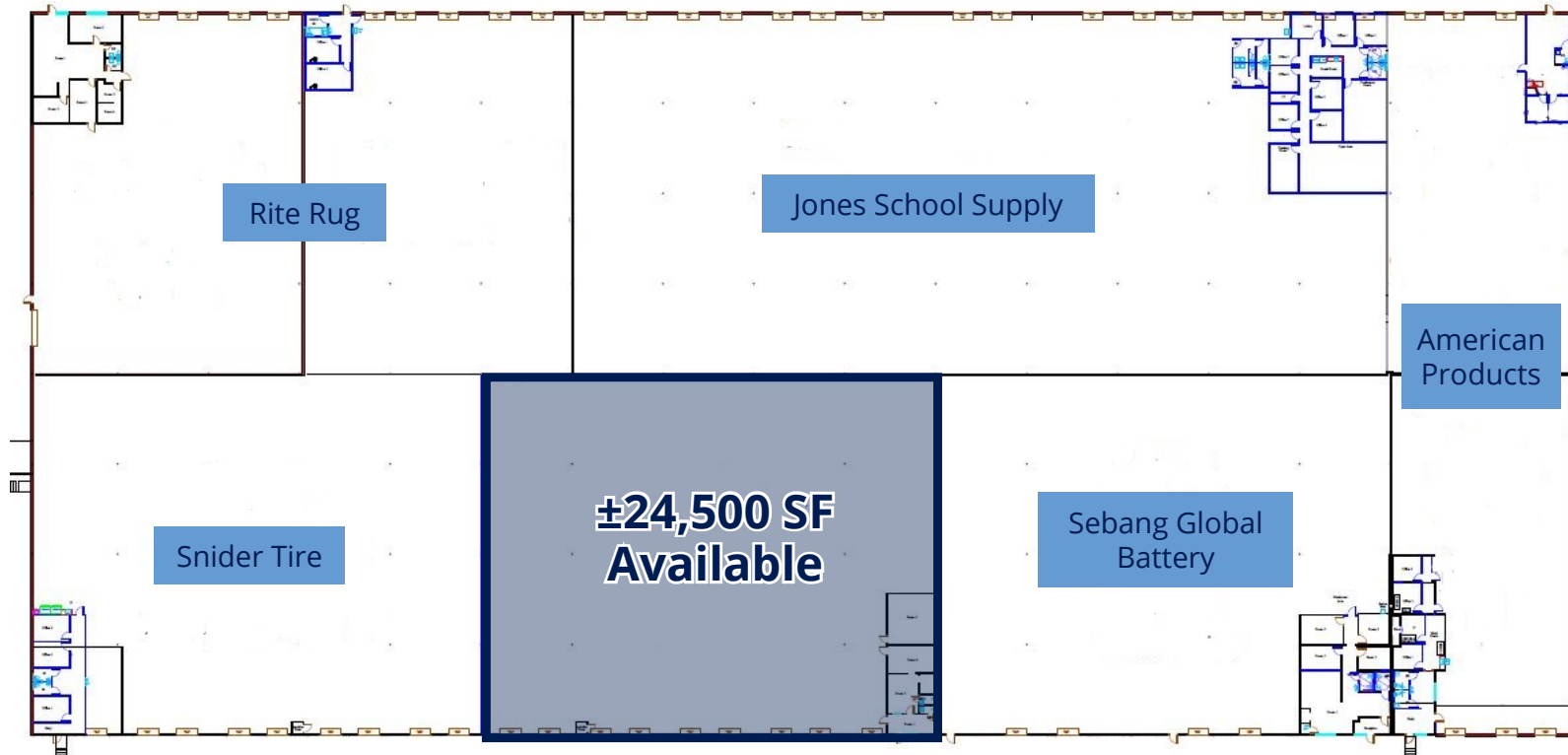
Submarket Details

Located in Southeast Columbia in Richland County, the property is ±1 mile from I-77 and ±3.3 miles from I-20, giving easy access to surrounding markets including Columbia, Charleston and Charlotte, NC. It is ±19.4 miles from the Columbia Metropolitan Airport and UPS Air & Ground Hub, ±85 miles to the Charlotte Douglas International Airport and ±127 miles to the Port of Charleston.

Floor plan

Highlights

- Column Spacing: 33'4" x 34'
- Walls: concrete tilt-up
- Floors: concrete
- Roof (installed in 2012): TPO





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