



Sale Price \$7,000,000
Improved Lease Rate \$15.00/SF NNN

±32,846 SF FLEX/LIGHT INDUSTRIAL
1061 Technology Drive ❖ W. Columbia, South Carolina 29170



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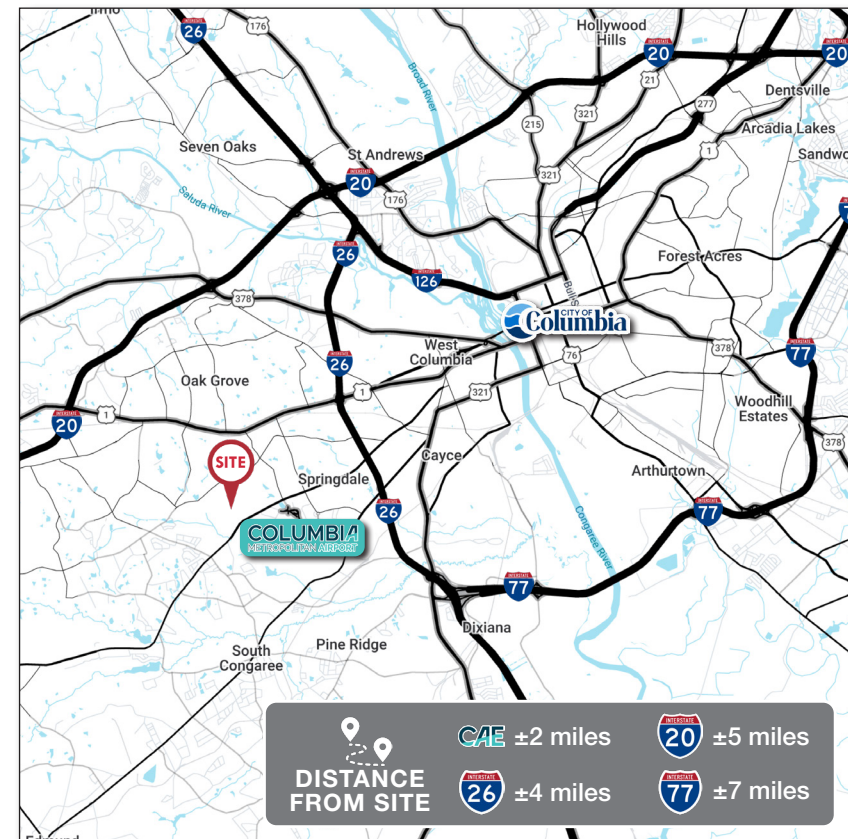
PROPERTY OVERVIEW

1061 TECHNOLOGY DRIVE ♦ W. COLUMBIA

FLEX/LIGHT INDUSTRIAL BUILDING WITH LAB, PROCESSING AND OFFICE SPACE...

TOTAL BUILDING SIZE	±32,846 SF
SITE SIZE	±4.12 Acres
WAREHOUSE SPACE	±20,628 SF (w/pallet racking available)
PROCESS & LAB SPACE	±4,823 SF
OFFICE SPACE	±7,395 SF
CONSTRUCTION	Pre-engineered insulated metal
ROOF	Standing seam metal
CLEAR HEIGHTS	±34.6' (Center) ±26' (Eaves)
COVERED DOCK DOORS	(4) 8'x10' (3 doors w/EOD levelers)
COVERED DRIVE-IN DOORS	(2) 14'x14'
PARKING	40 Auto spaces & 2 Trailer/truck spaces
LIGHTING	LED
SPRINKLERS	Fully automatic system ESFR in warehouse area Ordinary hazard in processing area Light Hazard in the office areas
HVAC	Premium HVAC system in office space Warehouse ventilation system included HVLS fans, unit heaters, & in-wall exhaust fans
POWER	480V / 3-Phase electrical service with a 2,000 Amp main switchgear served by a 500 kVA pad-mounted transformer Suitable for light manufacturing, distribution, assembly operations, fabrication, & other power-intensive industrial users
SALE PRICE	\$7,000,000
LEASE RATE	\$15.00/SF NNN

LEXINGTON COUNTY TM	005698-03-034
ZONING	ID (Intensive Development)
ELECTRICITY SERVICE PROVIDER	Dominion Energy
GAS SERVICE PROVIDER	Dominion Energy
WATER SERVICE PROVIDER	City of Cayce
SEWER SERVICE PROVIDER	City of Cayce



FLOOR PLAN

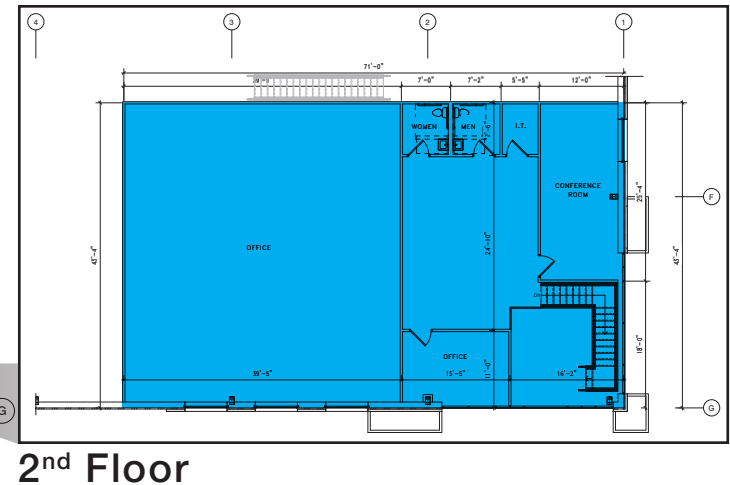
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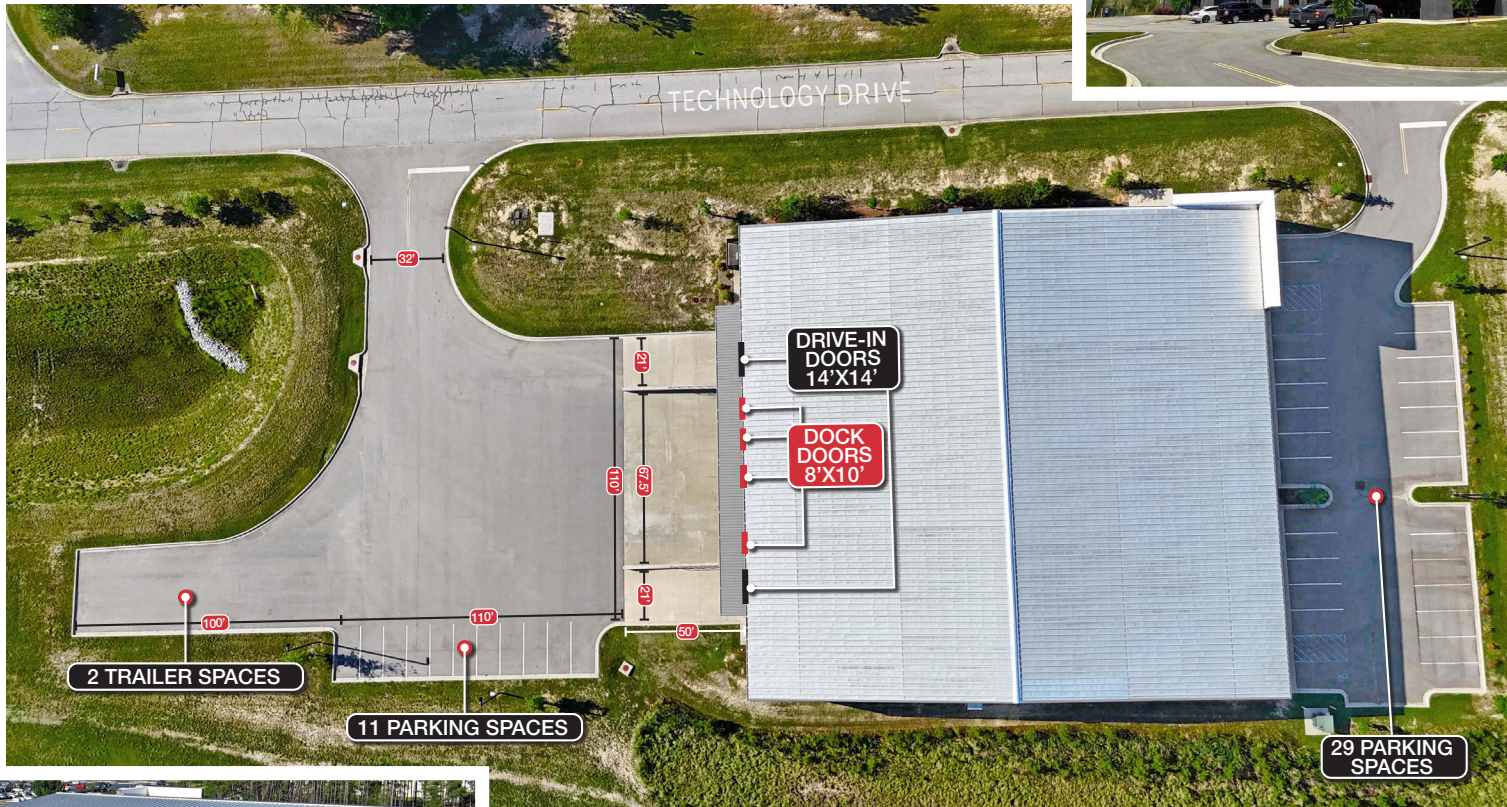


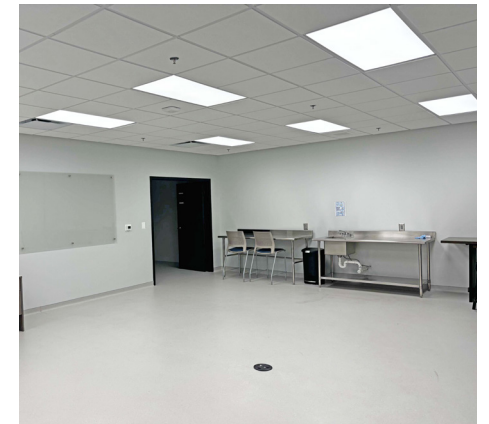
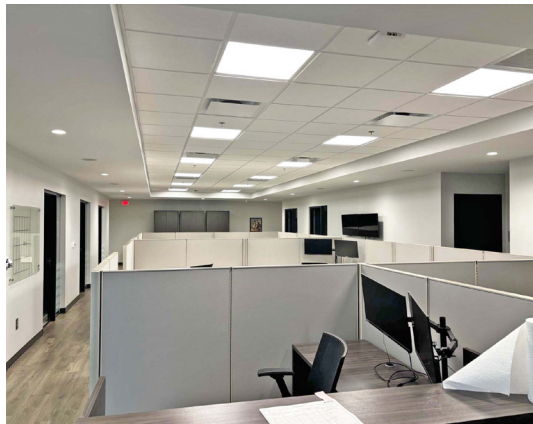
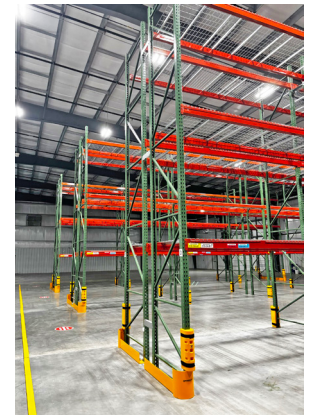
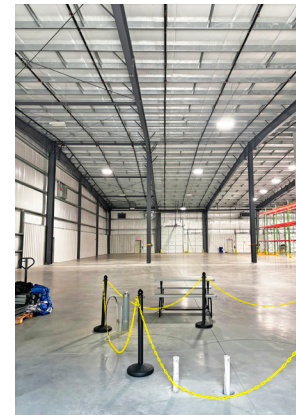
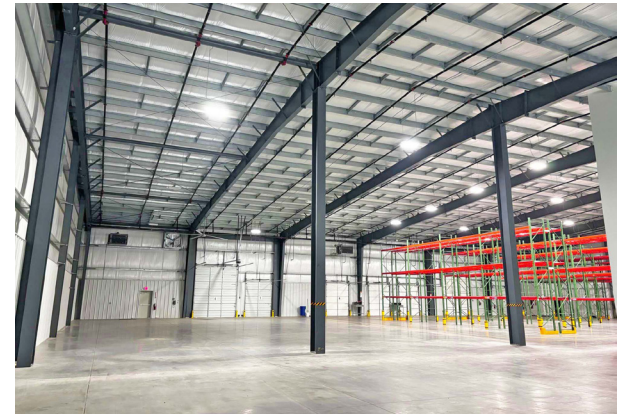
1 ST FLOOR	
WAREHOUSE	±20,628 SF
PROCESSING & LAB	±4,823 SF
OFFICE	±4,609 SF
TOTAL SF	±30,060 SF

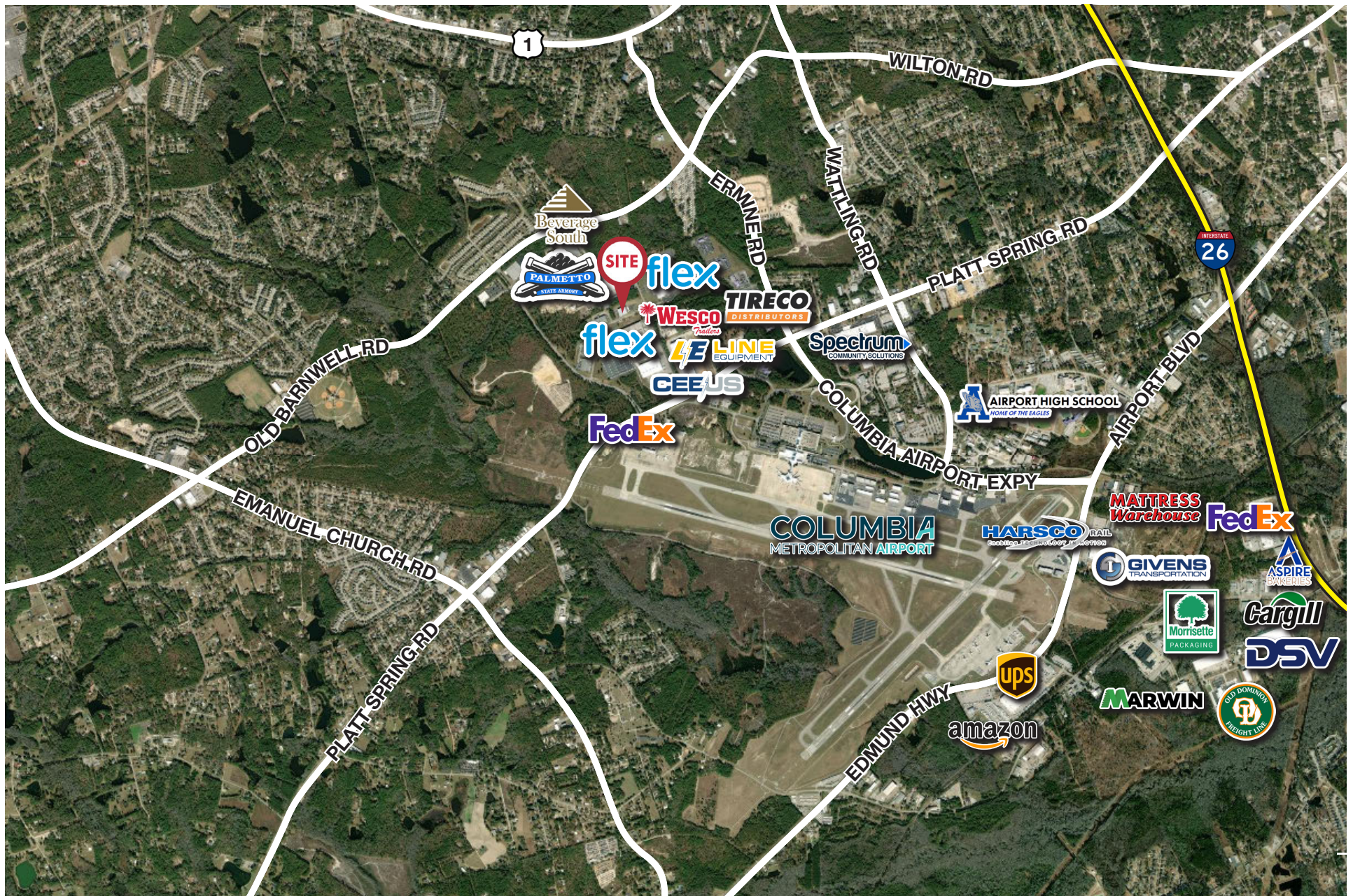
2 ND FLOOR	
OFFICE	±2,786 SF

1 ST & 2 ND FLOORS	
ALL SPACES	±32,846 SF









COLUMBIA OVERVIEW

As home to both the state's capital and its largest university, Columbia stands out as a dynamic economic hub, underpinned by a robust job market and a highly integrated transportation network.

HIGHER EDUCATION

Columbia, South Carolina, is home to a vibrant and diverse higher education ecosystem. The University of South Carolina—one of the best public colleges in America—offers over 350 bachelor's, master's and doctoral degrees as well as career-enhancing certificates and specialties. Benedict College offers accredited degrees in fields like business, social work, studio art, and more. Explore a variety of career paths—like STEM, manufacturing, business, or education—at Midlands Technical College, a two-year community college with multiple campuses throughout the capital. Experience a thriving student life and individual-focused education at Columbia College, one of the best colleges for veterans and best value schools.

THRIVING JOB MARKET

Columbia's job market in 2025 is characterized by steady growth and diversification across multiple sectors. According to the U.S. Bureau of Labor Statistics (BLS), which contains the most authoritative and up-to-date data available, cites that Columbia's economy benefits from its role as the state capital, the epicenter of a major university, the University of South Carolina, and a regional healthcare and military hub.

As of 2025, the city continues to show resiliency and adaptability in its thriving labor market.



ECONOMIC IMPACT OF TRANSPORTATION

Columbia's interconnectedness and infrastructure are key drivers of its economic development. Its strategic location, robust infrastructure - including interstates, railways (Norfolk Southern, CSX, Amtrak), and the growing Columbia Metropolitan Airport (CAE), along with its proximity to major ports and cities like Atlanta and Charlotte, position Columbia as a premier destination for business, logistics, and quality of life.

COLUMBIA MAJOR EMPLOYERS



COLUMBIA OVERVIEW

COLUMBIA'S TRANSPORTATION NETWORK

Columbia is ideally located halfway between New York and Miami. So, South Carolina's strong transportation system, offering a combination of interstates, airports, seaports, and railways, makes it strategically convenient to ship goods throughout the U.S. and to foreign markets. **Interstates 77, 26, and 20** all converge in Columbia, providing **convenient access to Atlanta, Charlotte, Greenville, Augusta, as well as the port cities of Charleston and Savannah, the two largest container ports in the Southeast and Gulf Coast.** Furthermore, Columbia's central location permits swift **connectivity to Interstates 95 and 85.** In addition to excellent highway infrastructure, Columbia also offers an **extensive railroad system (Norfolk Southern, CSX, and Amtrak)** which links the city to industries and metropolitan areas throughout the East Coast. The **Columbia Metropolitan Airport (CAE)** serves over one million passengers annually. The airport also serves as the southeastern regional hub for UPS, one of the largest shipment and logistics companies in the world.

- **High number of regional intersecting interstate highways** with I-26, I-20, and I-77 all converging in Columbia with seamless connectivity to I-95 and I-85 within 1 hour and 1.5 hours, respectively
- **Accessible to more than 66% of the United States** within 24-hour ground access
- **Port of Charleston is located less than two hours away** and is the largest container port in the Southeast and Gulf Coast region
- **The Columbia Metropolitan Airport (CAE)** continues to be a major economic driver for the Midlands region. Welcoming over 1.4 million passengers in 2025, making it the best year for the airport since 2019. CAE is served by American Airlines, Delta Air Lines, and United Airlines and is a regional cargo hub for UPS and is also served by FedEx.

