

**“Masterline Business Park” 1609 & 1611 St Andrews Terrace Road
Columbia, SC 29210**



Address: 1609 (House) & 1611 (warehouse) St Andrews Terrace Road
City, State, Zip: Columbia, SC 29210
Location Overview: 5 min from I-26/St Andrews connector
Move in Date: Mid March/Apr 1st 2025
Rent: \$3,200/mo Gross

PROPERTY OVERVIEW

Masterline Business Park sits on 2 acres located 5 minutes from the St Andrews/I 26 exit, zoned General Commercial. The facility is comprised of four (4) well-lit metal warehouses and a stand alone home office. There are a total of five (5) Units ranging from 1,800 sq ft up to 4,900 sq ft.

Available 5,037 Sq ft warehouse + office

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FLEXSPACE
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4,051 SF Warehouse + 3 framed out rooms/offices (middle room fully insulated)

1609 is a stand alone 2bdr/2ba house that has been used as two offices. House is 986 SF.

1611 is a 4,051 SF warehouse featuring two (2) roll up garage doors 12'x14' and one entry door.

Both house and warehouse will be leased together for a total of 5,037 SF.



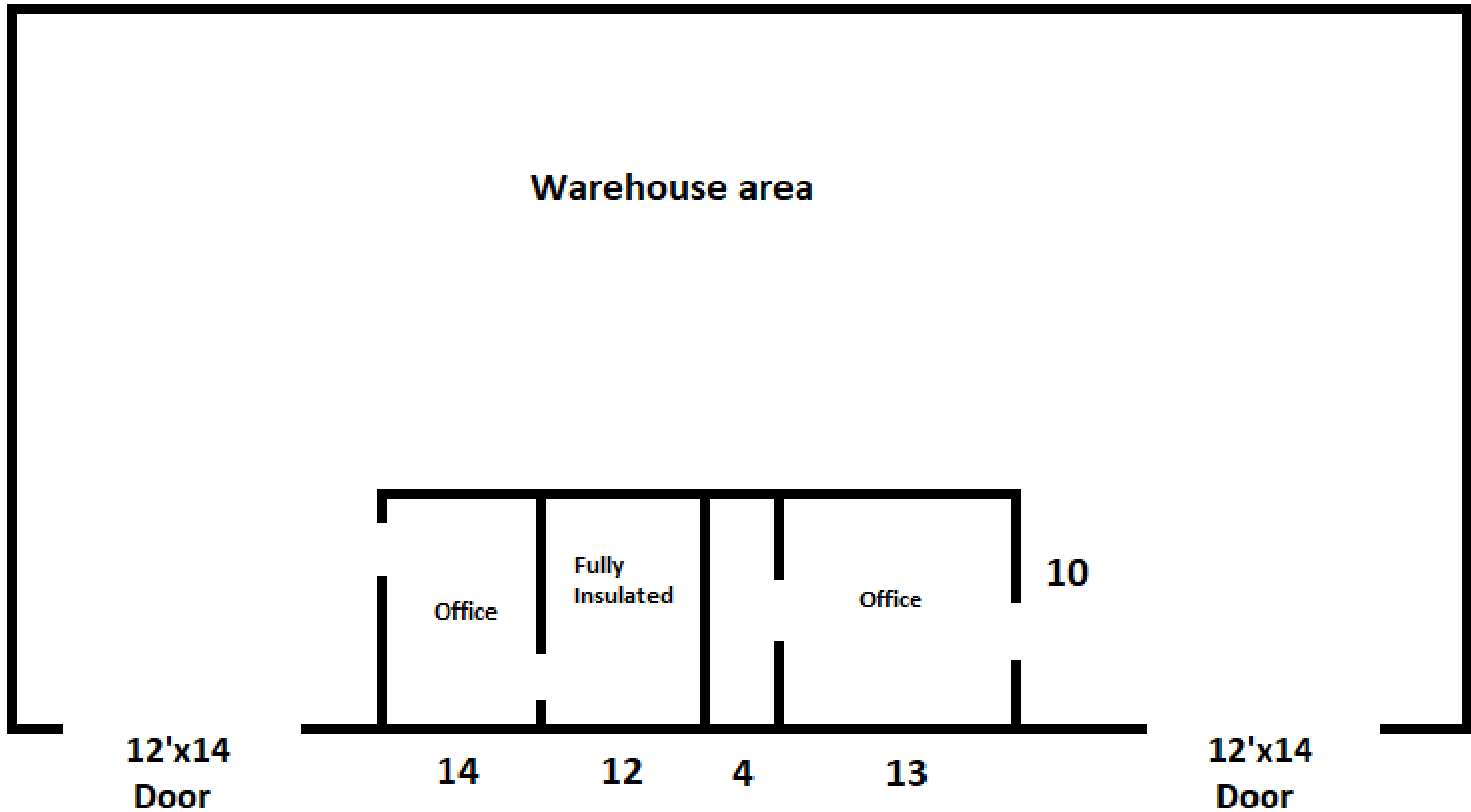
4,051 SF Warehouse + 3 framed out rooms/offices (middle room fully insulated)



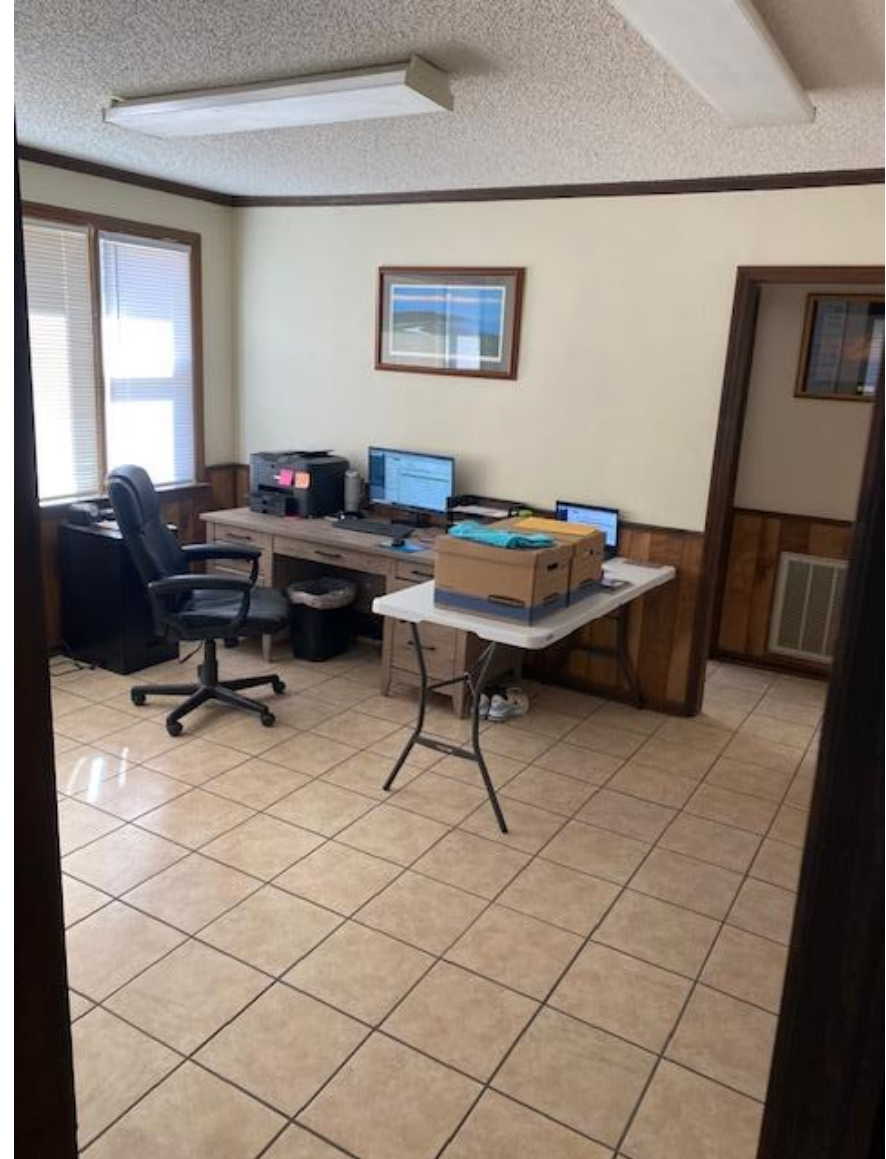
4,051 SF Warehouse + 3 framed out rooms/offices (middle room fully insulated)



Warehouse layout



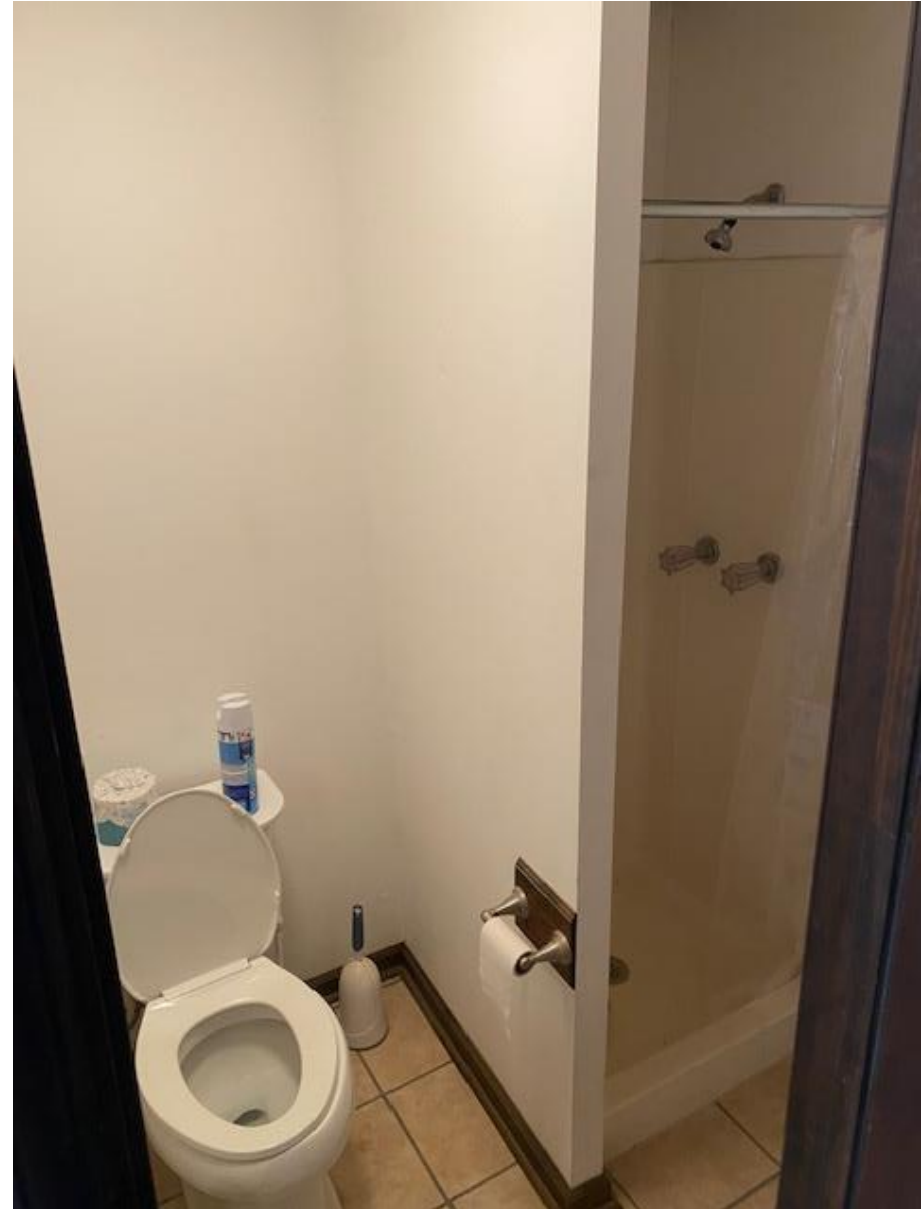
986 sq ft office – 2 rooms for offices, a large living room, and 2 bathrooms



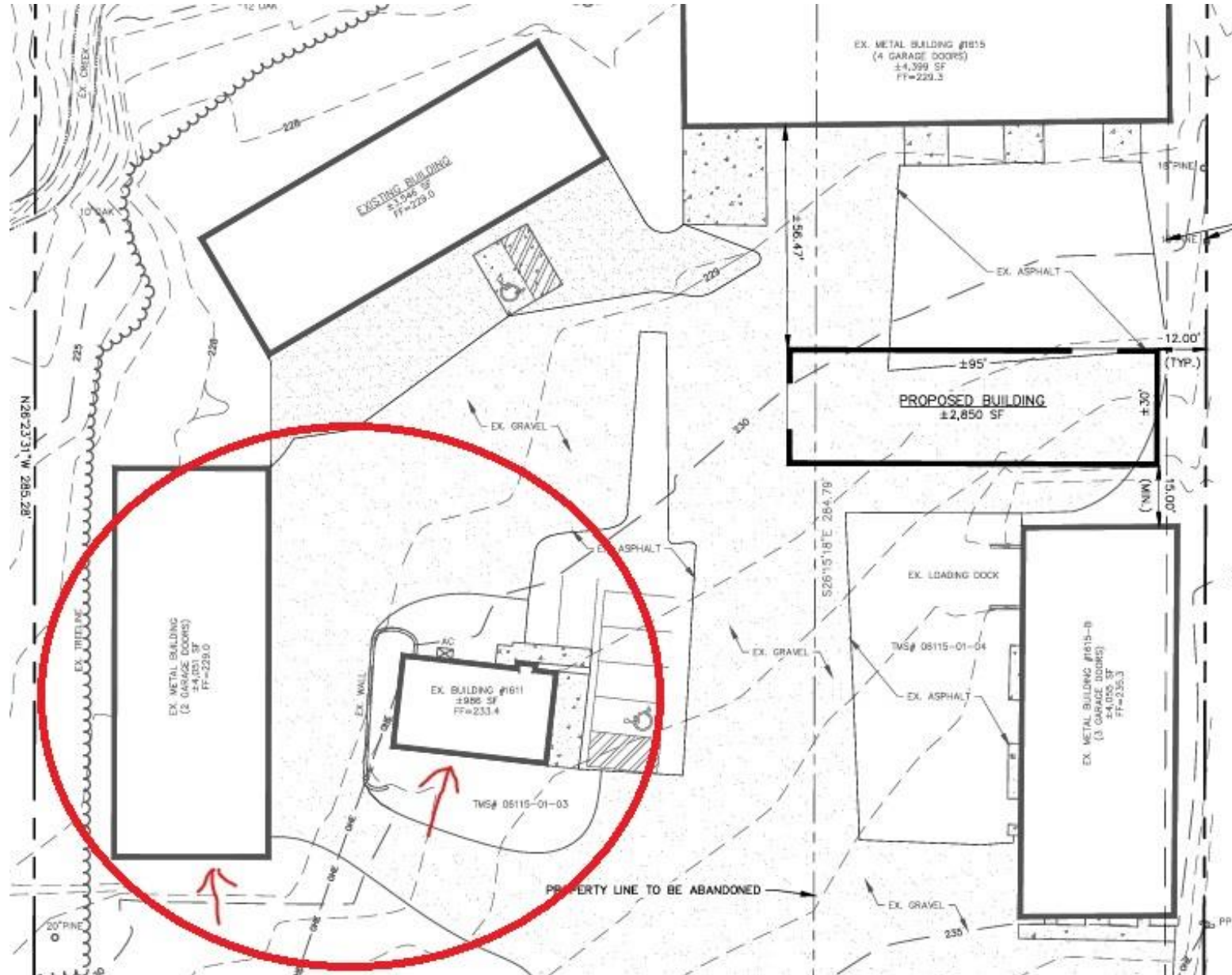
986 sq ft office – 2 offices



986 sq ft office – small break room area and two bathrooms



Aerial of Property – Two buildings that are for lease are circled



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UNIT	SPACE USE	LEASE RATE	SIZE	WAREHOUSE	HOME OFFICE	AVAILABILITY
1609/ 1611	House Office/Warehouse	\$3,200/mo	5,037 sq ft	4,051 sq ft	986 sq ft	Available March/April

UTILITIES

Utility	PROVIDER	NOTES
Power	Dominion Energy	Tenant Pays
Water	City of Columbia	Tenant Pays

Contact Jason Corse 843-469-1455 or jcorse@hotmail.com
for more information and to setup a showing. Broker cooperation.