



FOR LEASE

Cromer Flex Industrial

116 Cromer Rd,
Lexington, SC 29073

Wilder Commercial | wildercommercial.com | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	7,120 SF
Available SF:	3,650 - 7,120 SF
Lot Size:	0.53 Acres
Year Built:	2009
Zoning:	ID
Market:	Columbia
Submarket:	Cayce/West Columbia
Traffic Count:	44,100

PROPERTY OVERVIEW

Available for lease, this $\pm 7,120$ SF office/warehouse facility is situated on ± 0.53 acres within an established industrial corridor with easy access to I-20. The property features a functional combination of office and warehouse space, a 20-foot clear ceiling height, and three (3) 14' x 14' drive-in doors and one 12'x12' drive-in, allowing for efficient loading, storage, and operations.

The layout is well-suited for contractors, light industrial users, distribution, service businesses, or owner-operated companies seeking flexible industrial space. With strong access to major transportation routes and practical building features, this property offers an excellent leasing opportunity for users needing efficient, adaptable space in the Columbia market.

PROPERTY HIGHLIGHTS

- $\pm 7,120$ SF office/warehouse available
- Located on ± 0.53 acres
- 20' clear ceiling height
- Three (3) 14' x 14' drive-in doors, one 12'x12' drive-in
- Combination of office and warehouse space
- Ideal for contractor, light industrial, distribution, or service users
- Easy access to I-20

David Brock

Associate

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Building Photos



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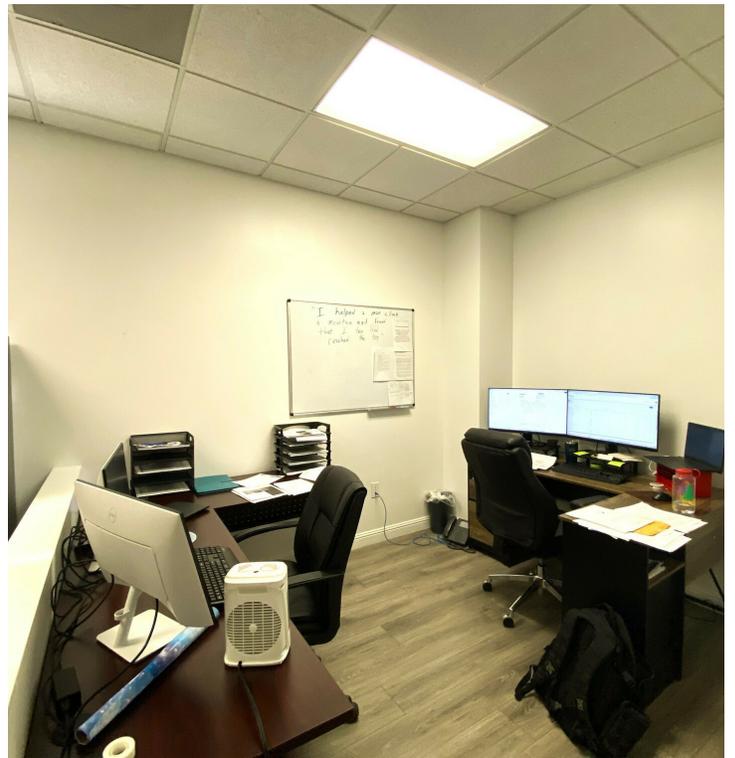
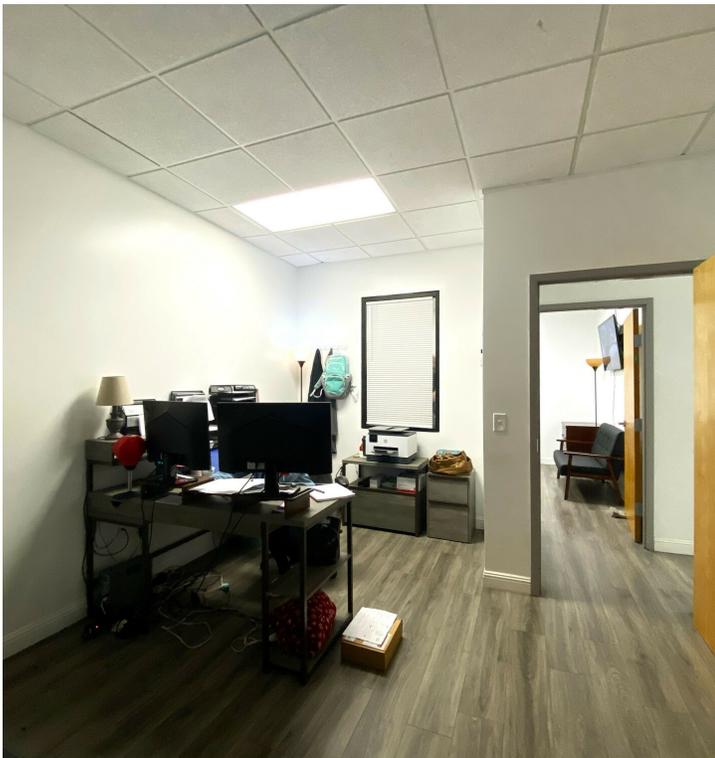
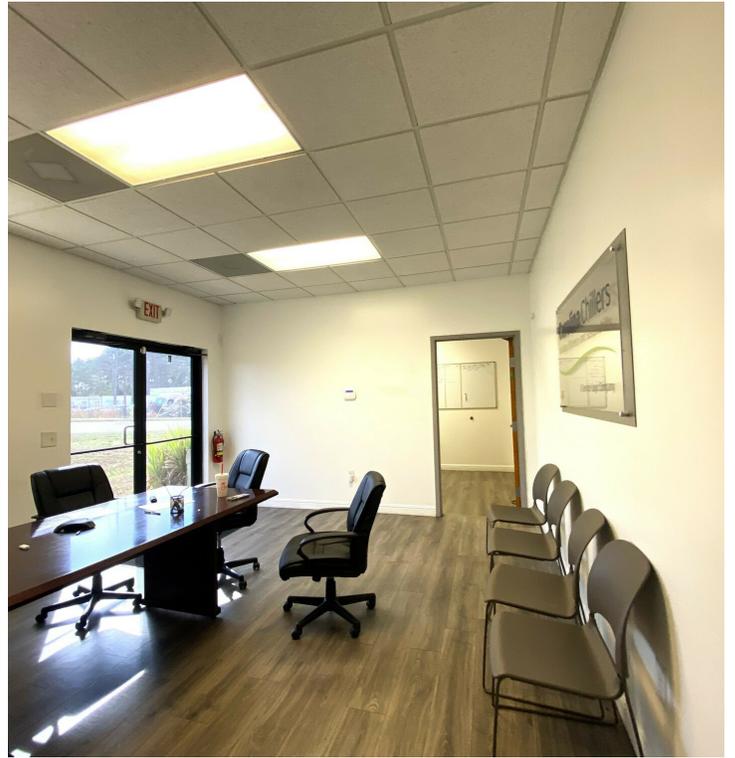
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Office Space Photos



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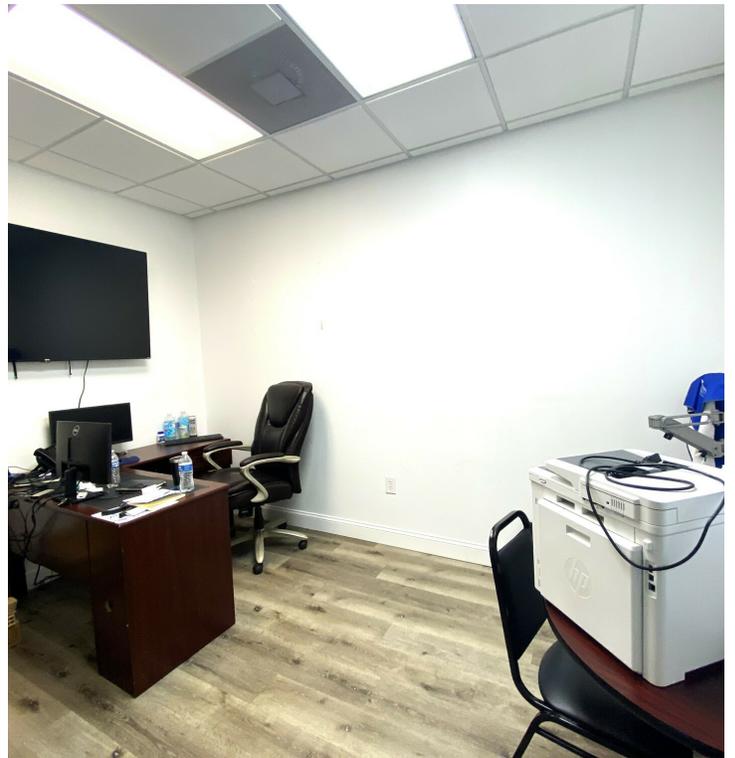
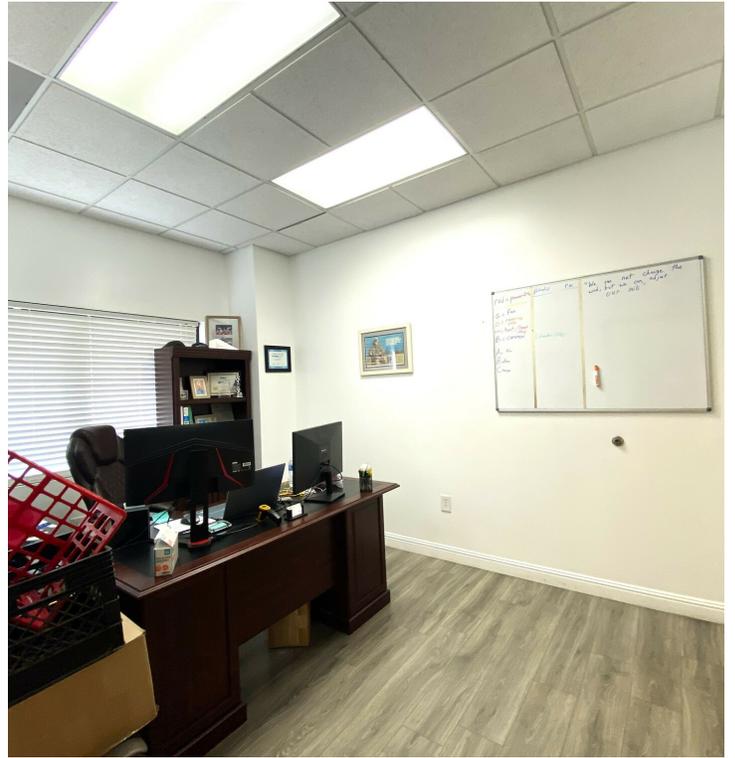
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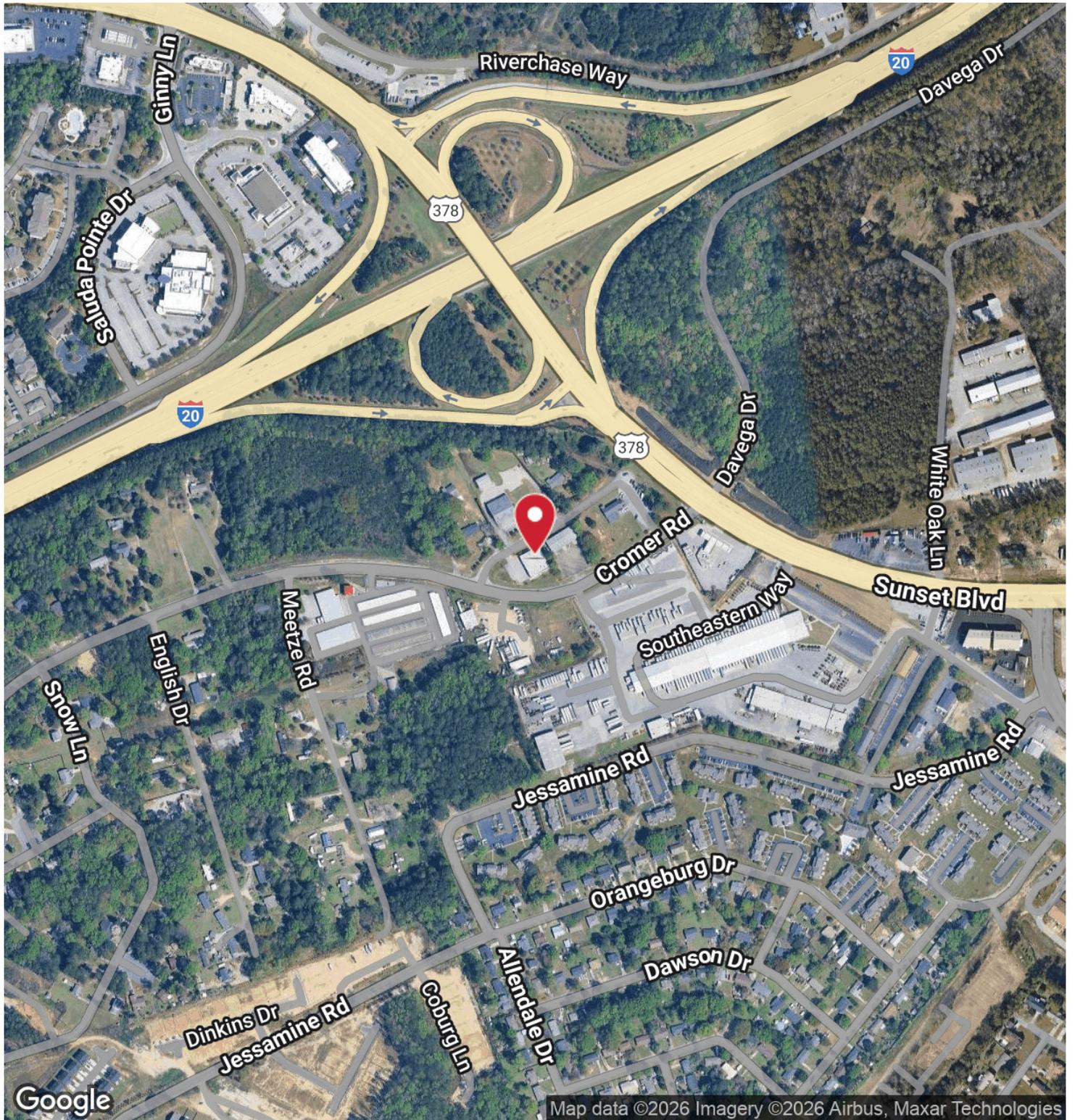
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Location Map



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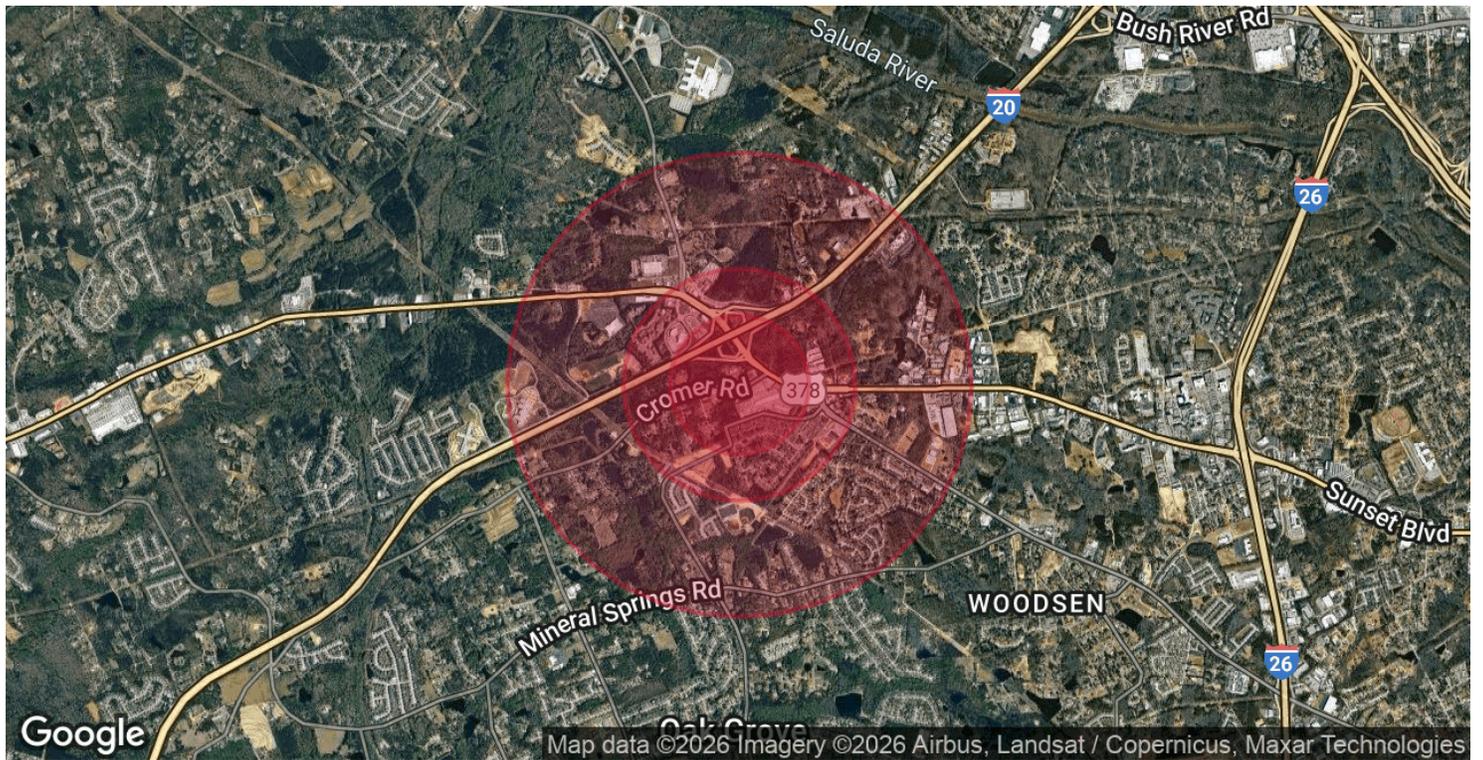
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	449	1,167	3,543
Average Age	41	40	40
Average Age (Male)	38	38	38
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	198	500	1,470
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$87,861	\$91,669	\$93,949
Average House Value	\$260,834	\$274,056	\$282,384

Demographics data derived from AlphaMap



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Retailer Map



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