

FOR SALE

# WAREHOUSE/FLEX SPACE

2572 Fish Hatchery Rd  
West Columbia, SC 29172

DAVID BROCK  
803.312.1908  
REALTOR1691@GMAIL.COM





# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$380,000
Building Size:	6,000 SF
Available SF:	6,000 SF
Lot Size:	0.95 Acres
Price / SF:	\$63.33
Year Built:	1994
Zoning:	ID
Traffic Count:	12,500

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in West Columbia, SC. This property offers one 4000 SF 2-story building to include residential apartments that are currently leased on the 2nd floor with a potential retail space on the first floor and an additional 2000 SF block building. A new roof was installed in 2023. These buildings sit on 0.95+/- acres and includes public water and a septic system. Zoned ID, the property is perfectly positioned to accommodate a wide range of industrial and commercial uses. With its robust infrastructure and strategic location, this property is poised to deliver long-term value and growth potential.

## PROPERTY HIGHLIGHTS

- - A total of 6,000 SF Warehouse/Flex space/Apartment
- - Built in 1994
- - Zoned ID for versatile use
- - Prime location in West Columbia
- - Modern infrastructure for efficient operations
- - Ample space for manufacturing, storage, or offices

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INDUSTRIAL PROPERTY  
FOR SALE

## Photos



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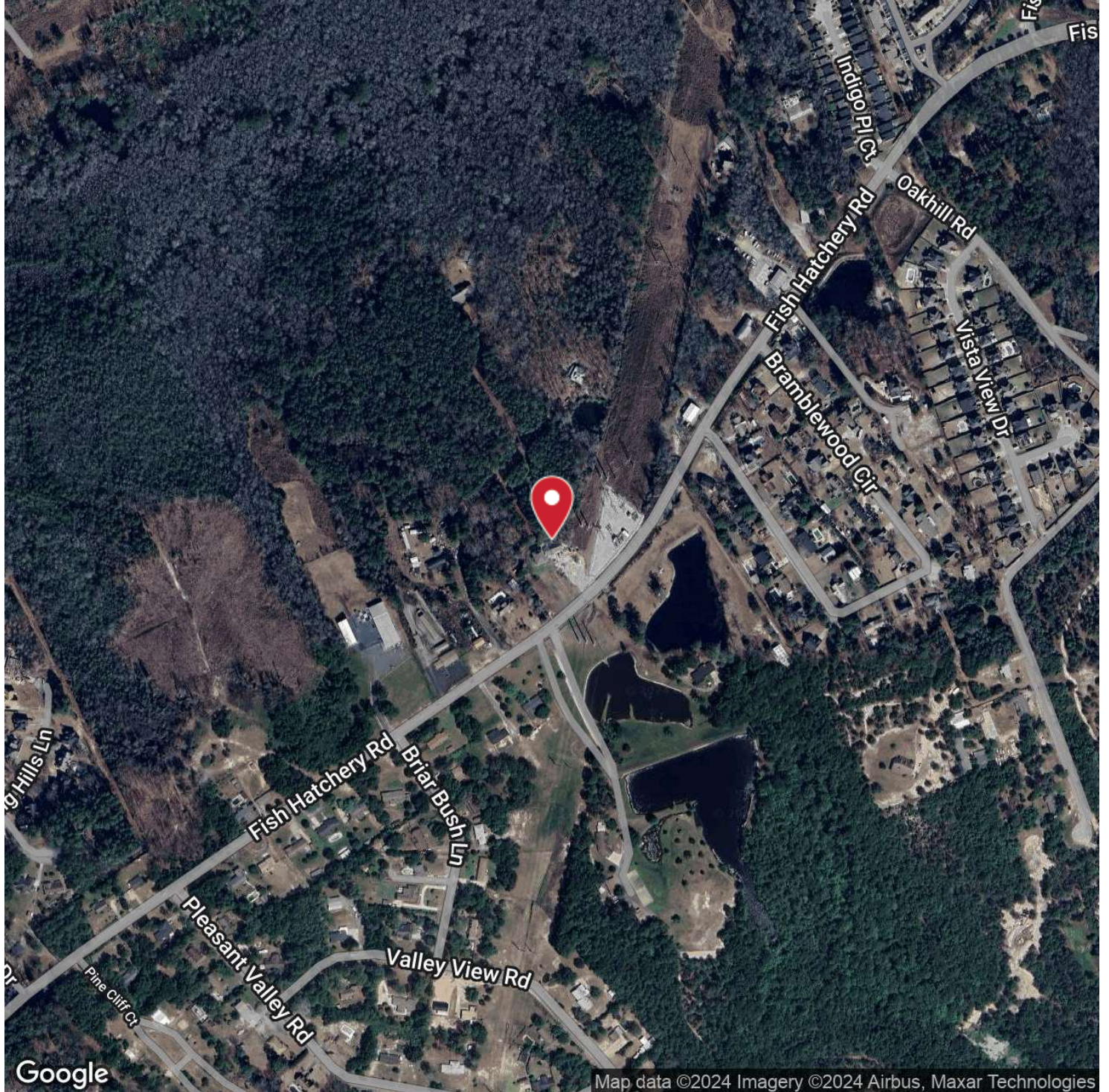


# WAREHOUSE/FLEX SPACE

2572 Fish Hatchery Rd West Columbia, SC 29172

INDUSTRIAL PROPERTY  
FOR SALE

## Location Map



**DAVID BROCK**

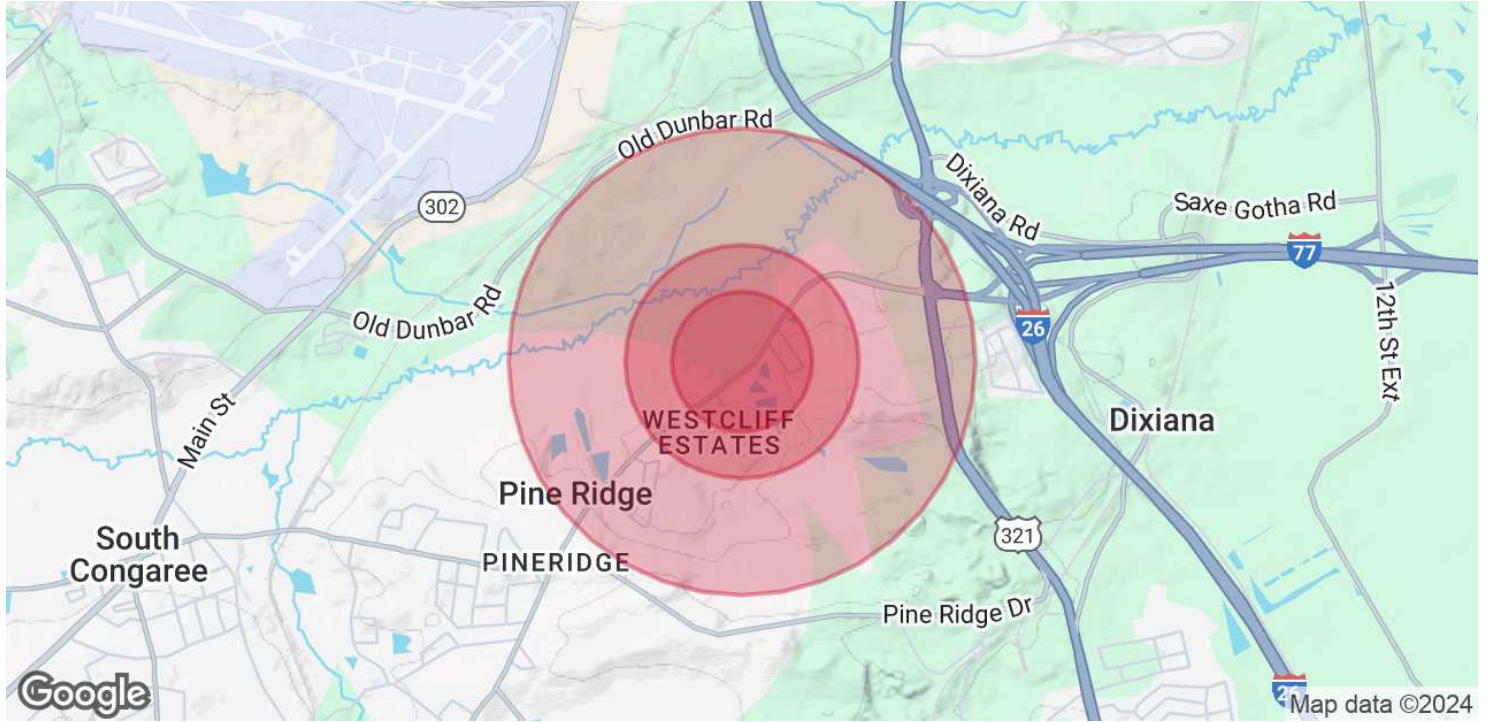
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# Demographics Map & Report



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	138	426	1,141
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	40	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	64	194	521
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$76,737	\$72,067	\$71,927
Average House Value	\$224,081	\$205,732	\$205,639

<b>TRAFFIC COUNTS</b>
12,500/day

Demographics data derived from AlphaMap

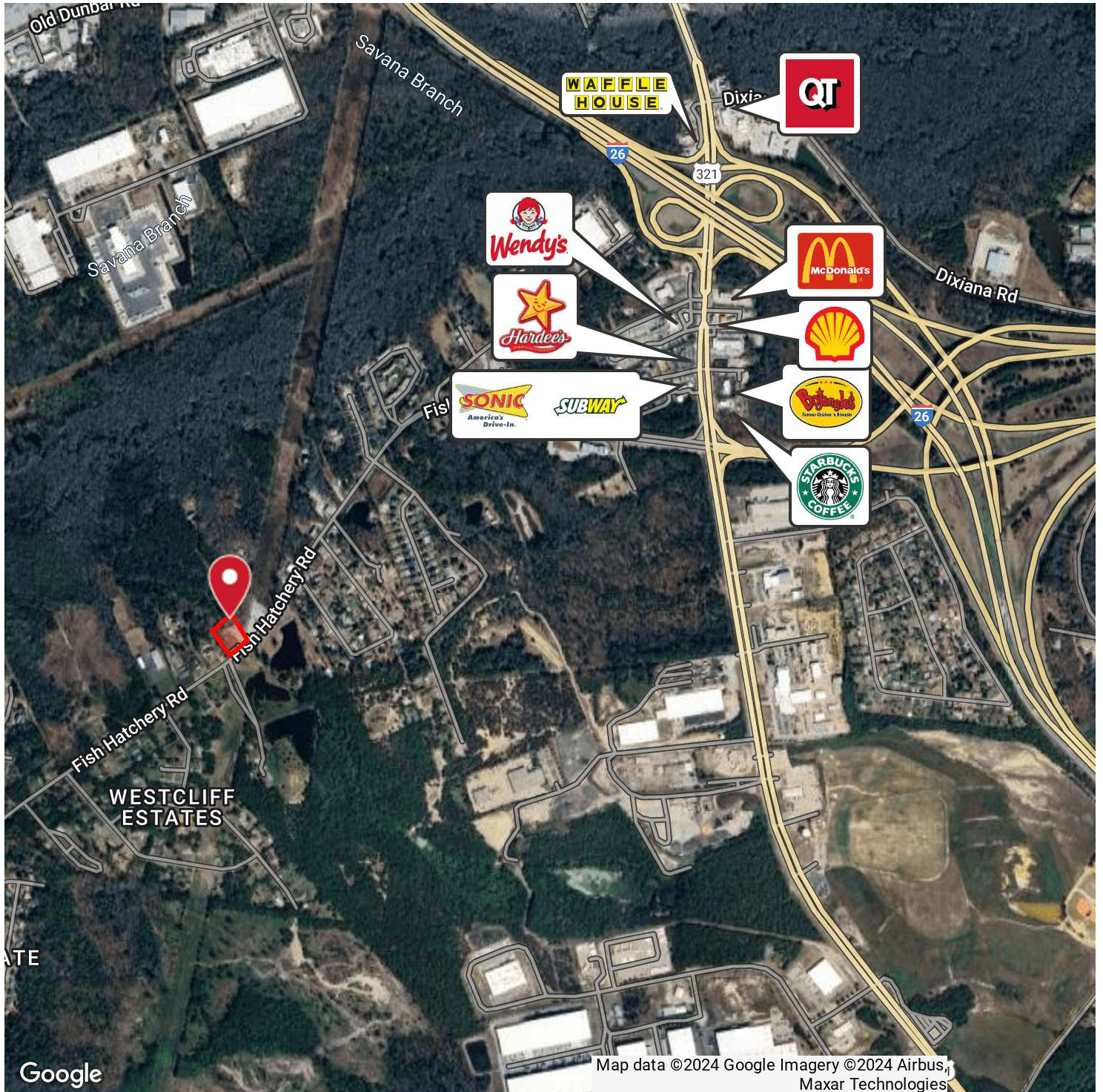


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# Retailer Map



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**REFERENCES:**

1. PLAT OF TRACTS A & B PREPARED FOR RONALD D. BOULWARE & KATRINA L. BOULWARE BY DOUGLAS E. PLATT, SR. DATED SEPTEMBER 29, 1993 RECORDED IN RECORD BOOK 3865 AT PAGE 218.
2. PLAT PREPARED FOR C. D. ALLEN, JR. BY CAROLINA SURVEYING SERVICES, INC. DATED MARCH 24, 1989 AND RECORDED IN PLAT BOOK 230 AT PAGE 125.
3. TAX MAP SHEET NO. 006898-01-051 AND A PORTION OF 006898-01-042.

LINE TABLE		
Line	Bearing	Distance
1	S 80°15'05"E	31.91'

**NOTES:**

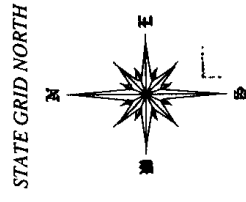
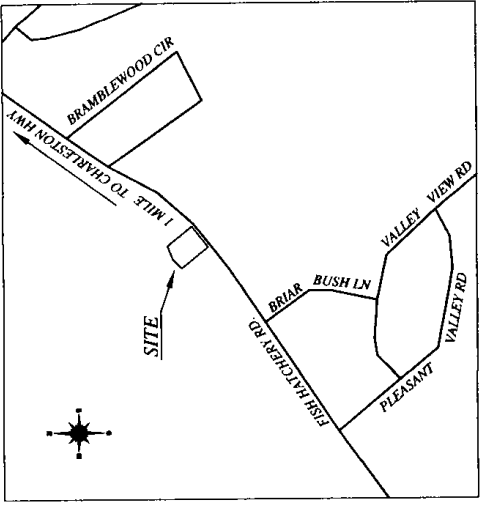
1. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.
2. I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL DELINEATED FLOOD HAZARD AREA. (MAP NO. 45063C0287J, REVISED DATE, JULY 5, 2018.)
3. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS-OF-WAY OR OTHER CONDITIONS NOT SHOWN ON THIS PLAT.

DARRYL V. CRIBB  
101 OAK LANE  
CAYCE, SC 29033  
803-917-0187

*Darryl V. Crubb*  
Darryl V. Crubb  
SC Professional Land Surveyor # 16808

PLAT STANDARD  
2024007975 BK. 21096 PG. 3703 - 3703 1 PGS  
Rec: \$25.00 City: \$0.00 State: \$0.00  
March 7, 2024 03:08:36 PM  
FILED IN LEXINGTON COUNTY, SC  
*True Query*

DRAWN BY: DVC  
FILE NAME: BOWLWR3



LEXINGTON COUNTY  
PLANNING COMMISSION  
MAR 07 2024  
*[Signature]*

T (sect B-1 and B-2  
to be combined)  
noted

BOUNDARY SURVEY FOR

**MELISSA BOULWARE FURTICK**

WEST COLA., LEXINGTON COUNTY, SOUTH CAROLINA.

DATE: MARCH 5, 2024.



DOMINION ENERGY ELECTRIC TRANSMISSION  
LINE R/W AS MARKED BY PVC R/W MONUMENTS  
(APPROXIMATE LOCATION ONLY)

N/F DONALD SHAY AUSTIN  
TMS NO. 006898-01-042  
PLAT BOOK 230 PG. 125

TRACT B-1  
0.06 ACRES  
PORTION OF TMS  
NO. 006898-01-042

TRACT B-2  
0.03 ACRES  
PORTION OF TMS  
NO. 006898-01-042

TRACT B  
0.95 ACRES  
TMS NO. 006898-01-051

TRACTS B, B-1 & B-2  
ARE TO BE COMBINED  
AS ONE TRACT OF 1.04 ACRES

N/F KATRINA L. BOULWARE &  
HERBERT MACK MEASE  
TMS NO. 006898-01-033  
TRACT A PLAT BOOK  
5865 PG. 218

N/F DONALD SHAY AUSTIN  
TMS NO. 006898-01-042  
PLAT BOOK 230 PG. 125

S 5°29'05"W 178.13'  
1/2" REBAR (FOUND)

1/2" REBAR (SET AT  
3/4" PIPE BENT (FOUND))

N 59°54'36"E 98.48'  
1/2" REBAR (SET)

S 27°46'59"E 202.88'  
1/2" REBAR (FOUND)

S 34°16'33"E 223.76'  
OLD PROPERTY  
LINE TO BE ABANDONED

R.R SPIKE  
(FOUND)

S 75°13'14"W 114.89'  
1/2" REBAR (FOUND)

60°50'  
1/2" REBAR (FOUND)

S 52°33'32"W 95.79'  
1-1/2" PIPE (FOUND)

FISH HATCHERY ROAD  
S 32°13' (66' R/W)

1 MILE +/- TO CHARLESTON  
HIGHWAY US 321

STATE GRID NORTH