

**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$2,300,000
<b>Lot Size:</b>	1.85 Acres
<b>Building Size:</b>	28,000 SF
<b>NOI:</b>	\$143,963.47
<b>CAP Rate:</b>	6.26%
<b>Sub Market:</b>	Cayce/West Columbia
<b>Cross Streets:</b>	Harbor Drive / I-26
<b>Traffic Count:</b>	77,400

**PROPERTY OVERVIEW**

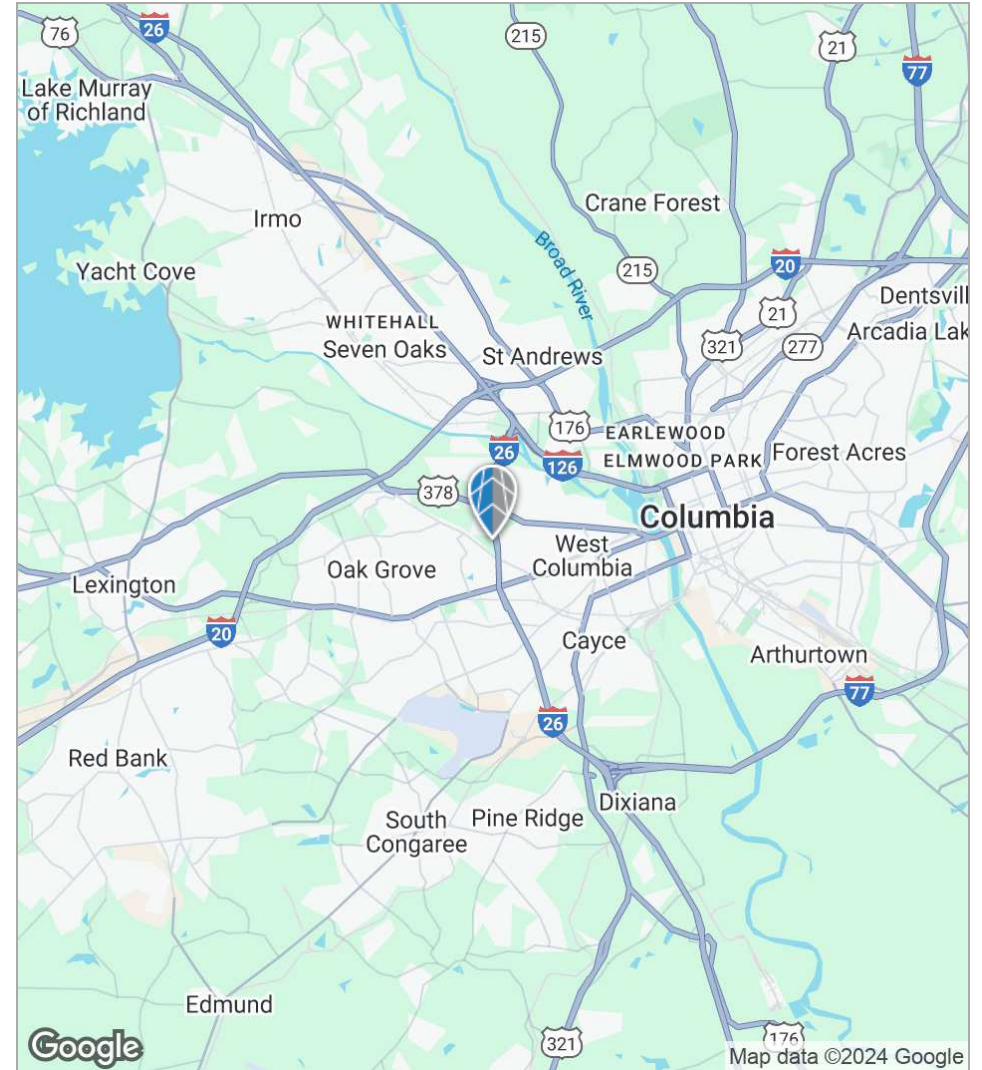
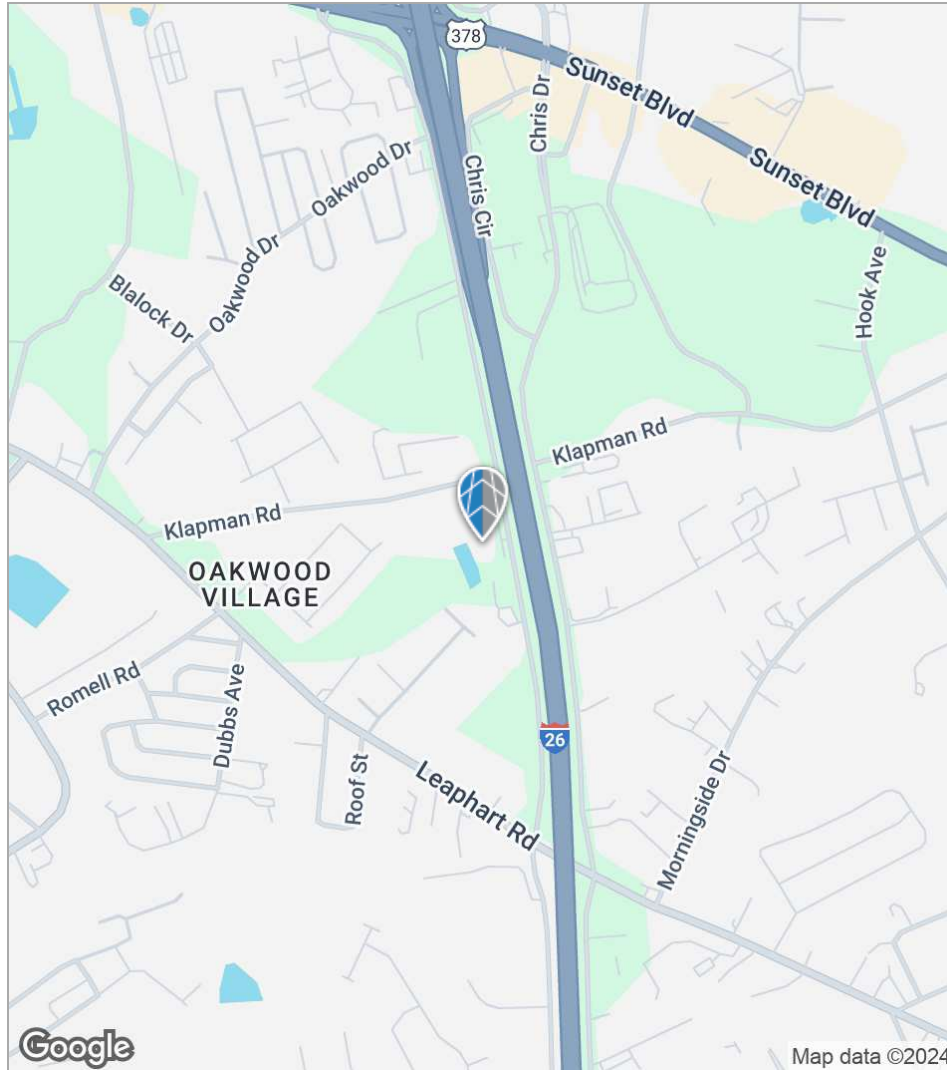
971 Harbor Drive is a 28,000 SF single tenant Industrial building, with 100% occupancy. Built in 2000, this meticulously maintained facility is ideally suited for warehouse and distribution operations, and is zoned ID to accommodate a variety of industrial uses. With a visible location on I-26 in the West Columbia area, this property represents a secure investment for those seeking a reliable income stream in the industrial real estate market. The building has been occupied by Trane Technologies for 5 years and recently exercised an option to renew the NNN lease.

**PROPERTY HIGHLIGHTS**

- 28,000 SF industrial building
- Single unit with 100% occupancy by Trane Technologies
- Constructed in 2000
- Zoned ID for versatile industrial use
- 26,000 SF Warehouse
- 2,000 SF Office
- Sprinklers: 100% wet
- Power: 1,200 amp 3-Phase
- Ceiling Clear Height: 26'
- Column Spacing: 26' x 40'
- Loading Docks: (9) Dock High with levelers
- Floor: 7" Concrete slab
- Parking: 46 spaces
- Prime location in West Columbia
- Excellent Visibility from I-26





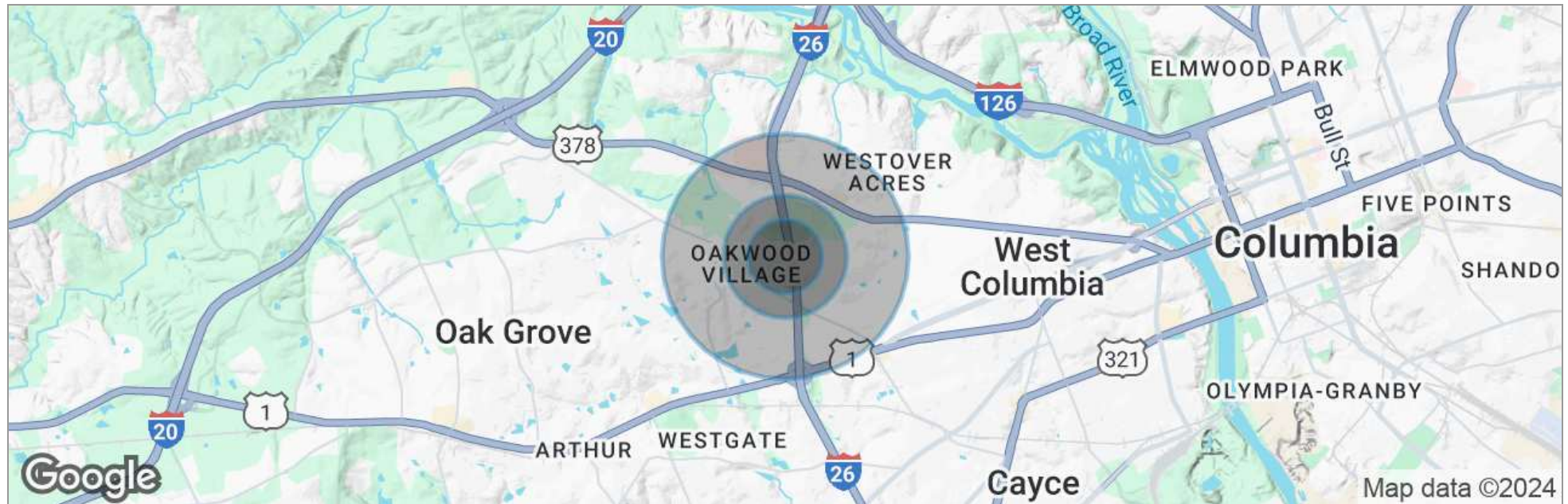








# DEMOGRAPHICS MAP



	0.3 Miles	0.5 Miles	1 Mile
Total Population	341	1,762	4,737
Population Density	1,206	2,243	1,508
Median Age	43	42	43
Median Age (Male)	40	39	40
Median Age (Female)	46	45	45
Total Households	141	702	1,950
# of Persons Per HH	2.4	2.5	2.4
Average HH Income	\$77,028	\$68,471	\$69,349
Average House Value	\$224,967	\$196,074	\$201,684

\* Demographic data derived from 2020 ACS - US Census



**SHERRI C. BURRISS**  
Principal / Senior Broker



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## Professional Background

Areas of Specialization

Franchisee/Tenant Representation  
Shopping Center Leasing & Sales  
Office Leasing & Sales  
Site Selection  
Developmental Land Sales  
Investment Sales and 1031 Exchange

## Professional Background

Sherri Burriss co-founded ROI Commercial, LLC after spending almost 10 years at a large commercial real estate firm. She primarily specializes in the sales and leasing of shopping centers, retail and office buildings and land. She has an array of experience working with Tenants, Landlords, Buyers and Sellers. Her specialties include Franchisee/Tenant Representation, Shopping Center Leasing/Sales, Office Leasing/Sales, Site Selection, Land Development, and Investment Sales. With her previous experience in the public sector assisting state and local governments, Sherri's strategic planning background and problem-solving skills provide an excellent resource for clients looking to align their overall business objectives with their real estate needs.

## Memberships & Affiliations

International Council of Shopping Centers (ICSC)  
Multiyear CoStar Power Broker Award winner for Top Retail Leasing Broker for Columbia Market  
CCIM Candidate (Certified Commercial Investment Member)  
South Carolina Governor's School of Arts & Humanities - Board of Directors (2012-2022)  
Erskine College Board of Directors (2024 - Present)  
Member of Radius Church, Lexington, South Carolina

## Education

Masters of Public Administration - University of South Carolina  
B.S.-Business Administration - Erskine College