



Exclusively Presented By

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ROI COMMERCIAL, LLC

820 Gracern Road

Columbia, SC 29210

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PROPERTY SUMMARY

Sale Price:	\$1,400,000
Available SF:	9,800 SF
Lease Rate:	\$10.00 SF/yr (NN)
Lot Size:	3.08 Acres
Dock High Doors:	one (1)
Ceiling Height:	20.0 FT
Zoning:	LI-Light Industrial

PROPERTY OVERVIEW

Industrial Flex Building Containing:

+/- 6,750 SF Warehouse Space

+/- 2,625 SF Office Space

+/- 425 SF Mezzanine

9 Offices and a Conference Room

Wash Bay

Oil/Water Separator on Site

2- Two Ton Cranes

Fenced Yard

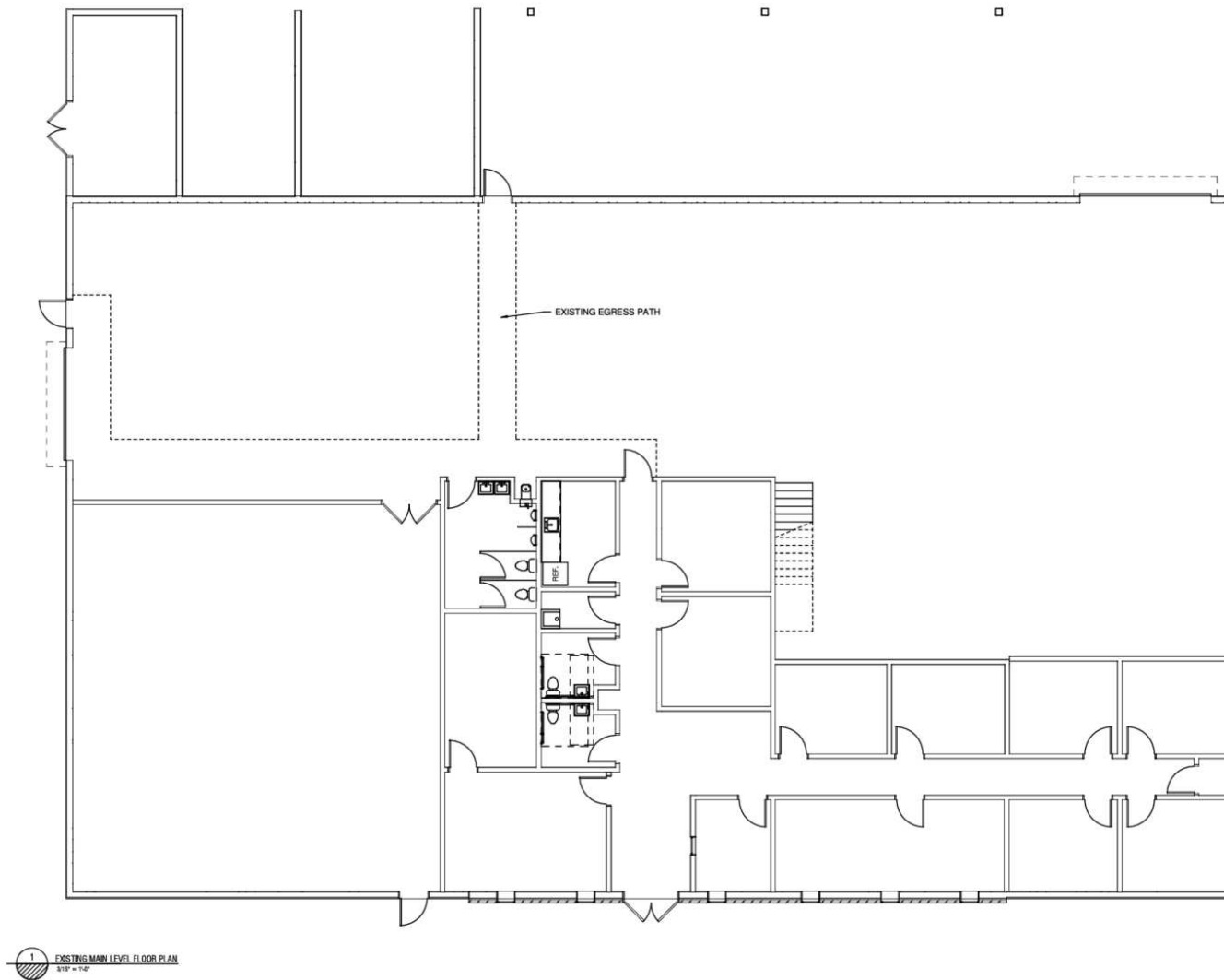
Ample Expansion Possibilities

LOCATION OVERVIEW

- Immediate access to I-77 from two entrances/exits at Bluff Road & Shop Road
- Proximity to I-26 and downtown Columbia
- Visibility from Interstate 77





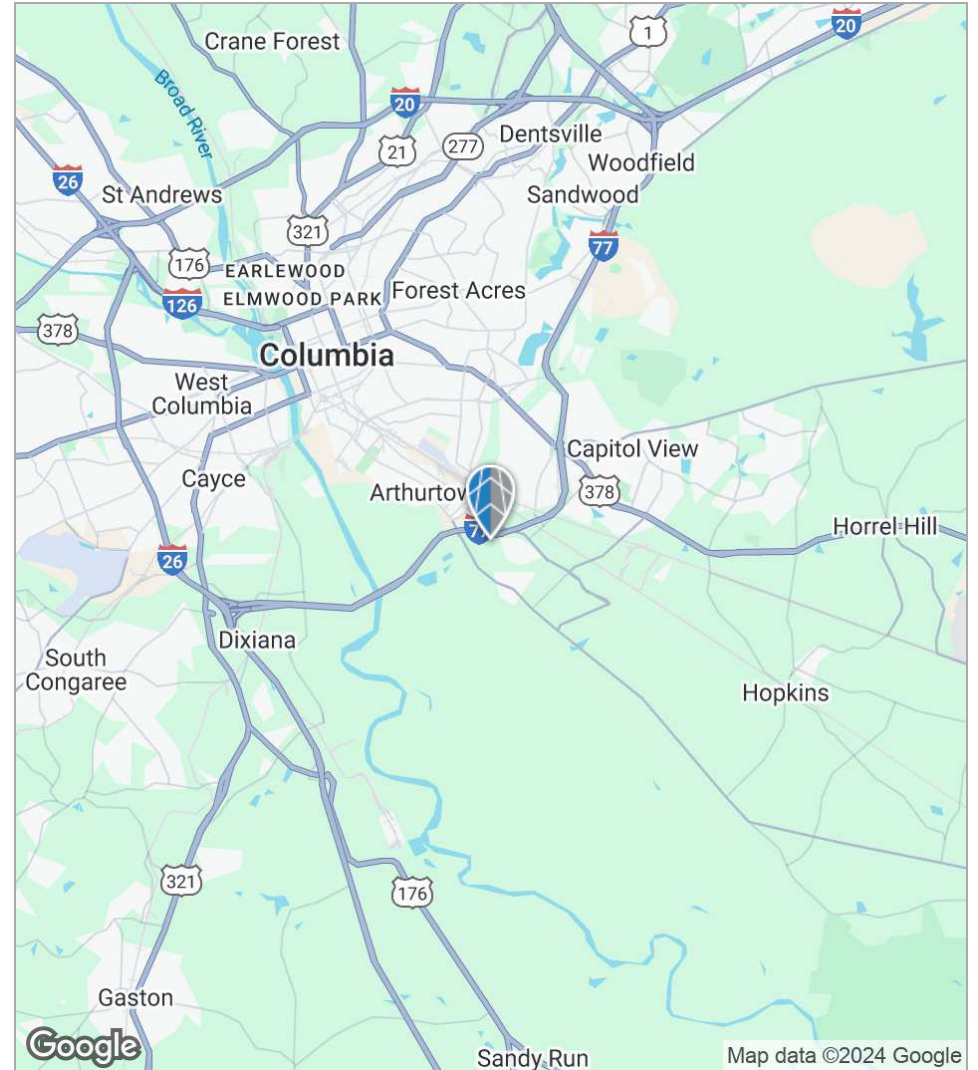
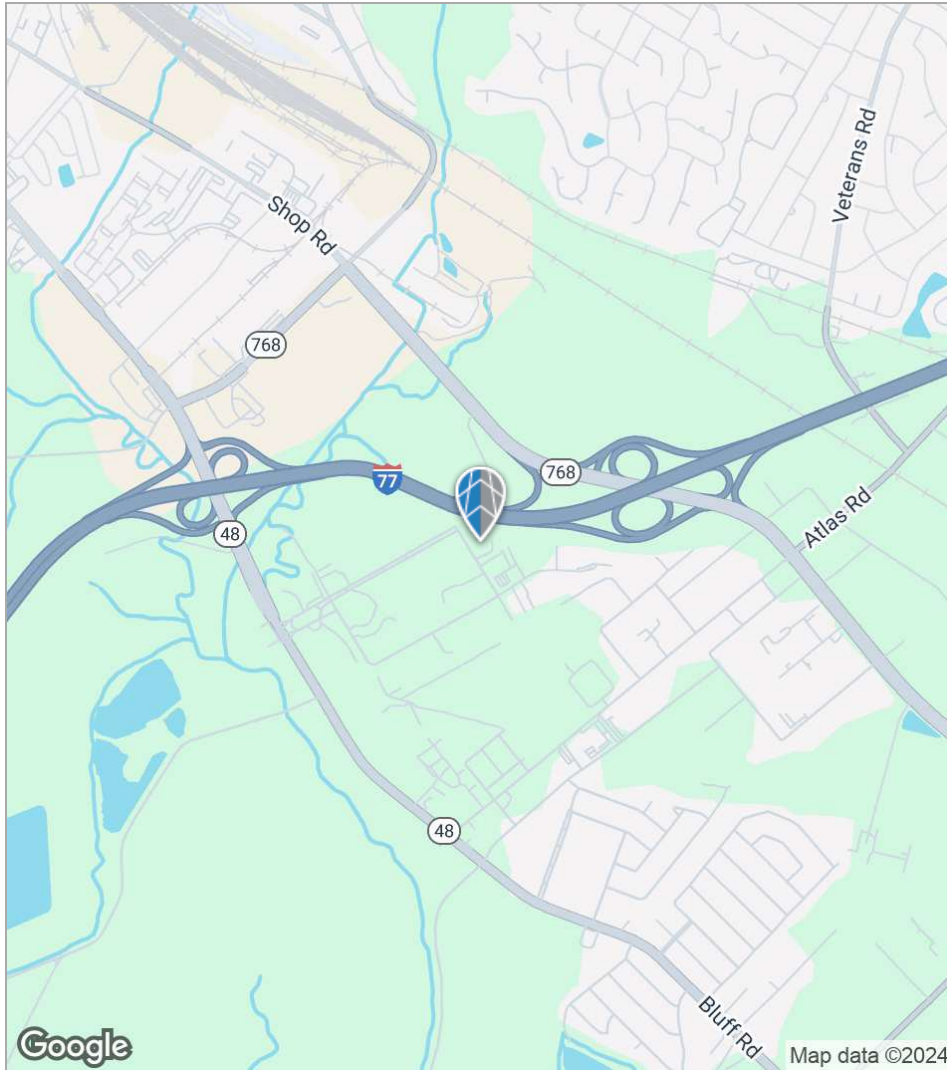


FOR REVIEW

PRIVATE WAREHOUSE
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PROJECT LOCATION: PRIVATE WAREHOUSE
EXISTING MAIN LEVEL PLAN

DRAWN BY	TJD
CHECKED BY	HJD
DATE PLOTTED	08/08/23
SHEET	11.20.23
DRAWING CODE	FL
SHEET NUMBER	A-3

DAVIS





	0.3 Miles	0.5 Miles	1 Mile
Total Population	5	99	1,502
Population Density	18	126	478
Median Age	43	43	38
Median Age (Male)	40	40	37
Median Age (Female)	45	45	40
Total Households	2	40	588
# of Persons Per HH	2.5	2.5	2.6
Average HH Income	\$64,728	\$64,728	\$71,075
Average House Value	\$240,036	\$240,036	\$243,497

* Demographic data derived from 2020 ACS - US Census