

FOR SALE OR LEASE

±9,700 SF Retail/Flex Building



6006 Two Notch Road
Columbia, SC 29223

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Property Highlights

- **Showroom:** ±5,500 SF
 - 2 Offices with Kitchen Area
- **Warehouse:** ±4,200 SF
 - Ceiling Heights: ±13'-25'
 - Additional storage
- HVAC, awning, and lighting replaced 2022
- Ample parking
- ±1 mile to Hwy-277
- ±2 miles to I-20
- ±3 miles to I-77
- ±4 miles to downtown

Offering Summary

Lease Rate: \$7.50/SF NNN

Lease Term: Negotiable

Sale Price: \$550,000

Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent

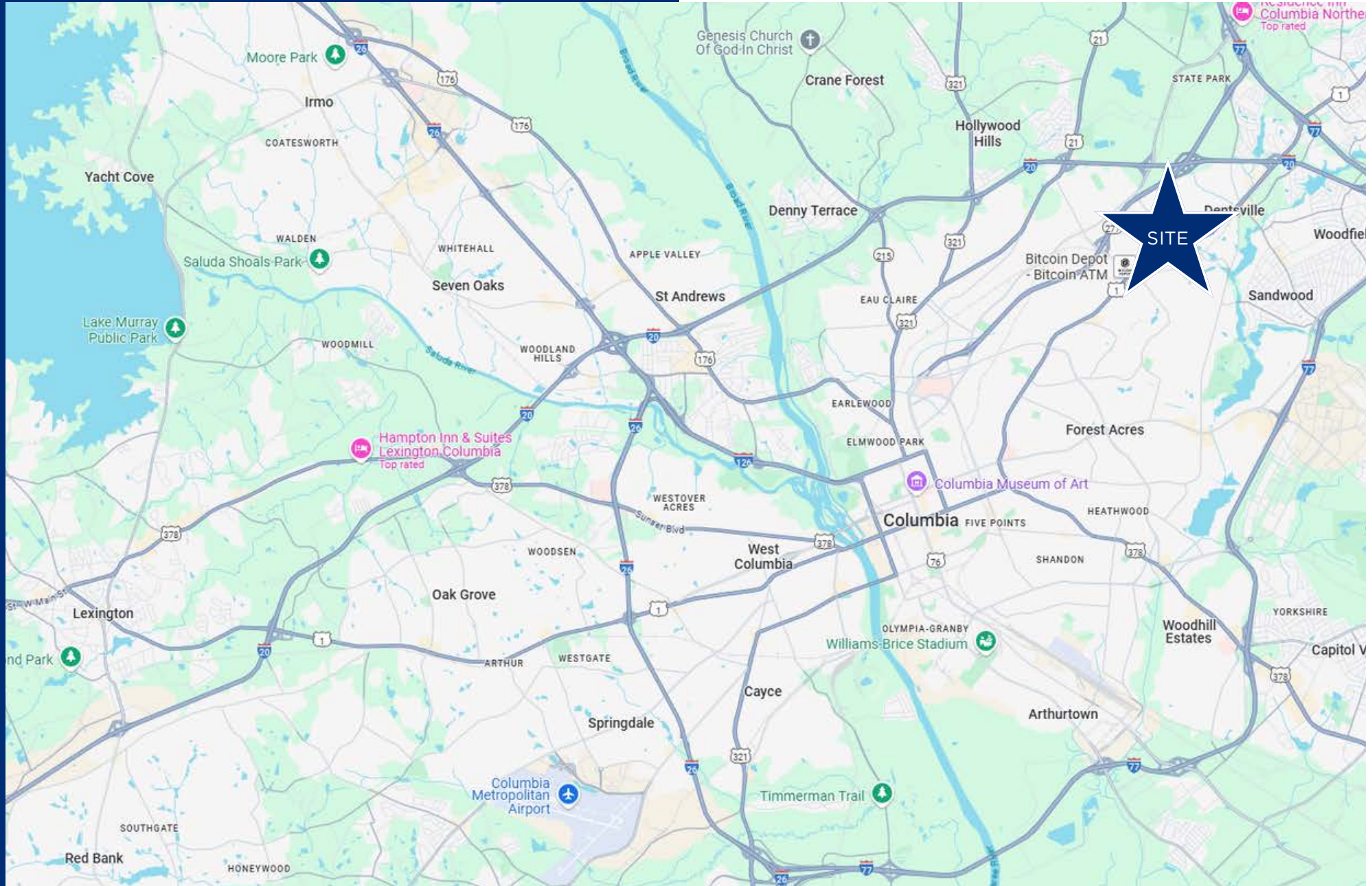


Property Photos



Aerial Map

Columbia, SC



Local Amenities and Retailers

Columbia, SC



Parcel Overview

6006 Two Notch Road | Columbia, SC



Contact Information

Reedy Commercial

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.



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