

FOR SALE OR LEASE

±7,500 SF Flex Building



6004 Two Notch Road
Columbia, SC 29223

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Property Highlights

- **Main Floor:** ±6,250 SF
 - 2 Separate front entrances
 - Reception, 2 Offices, Breakroom
- **Downstairs:** ±1,250 SF
- Entire building heated/cooled
- Heavy Three-phase power
- Ceiling Heights: ±12 - 14'
- Drive-In Doors: 1
- Dock-High Doors: 2
- Includes loading ramp
- ±1 mile to Hwy 277
- ±2 miles to I-20
- ±3 miles to I-77
- ±4 miles to downtown

Offering Summary

Sale Price: \$650,000

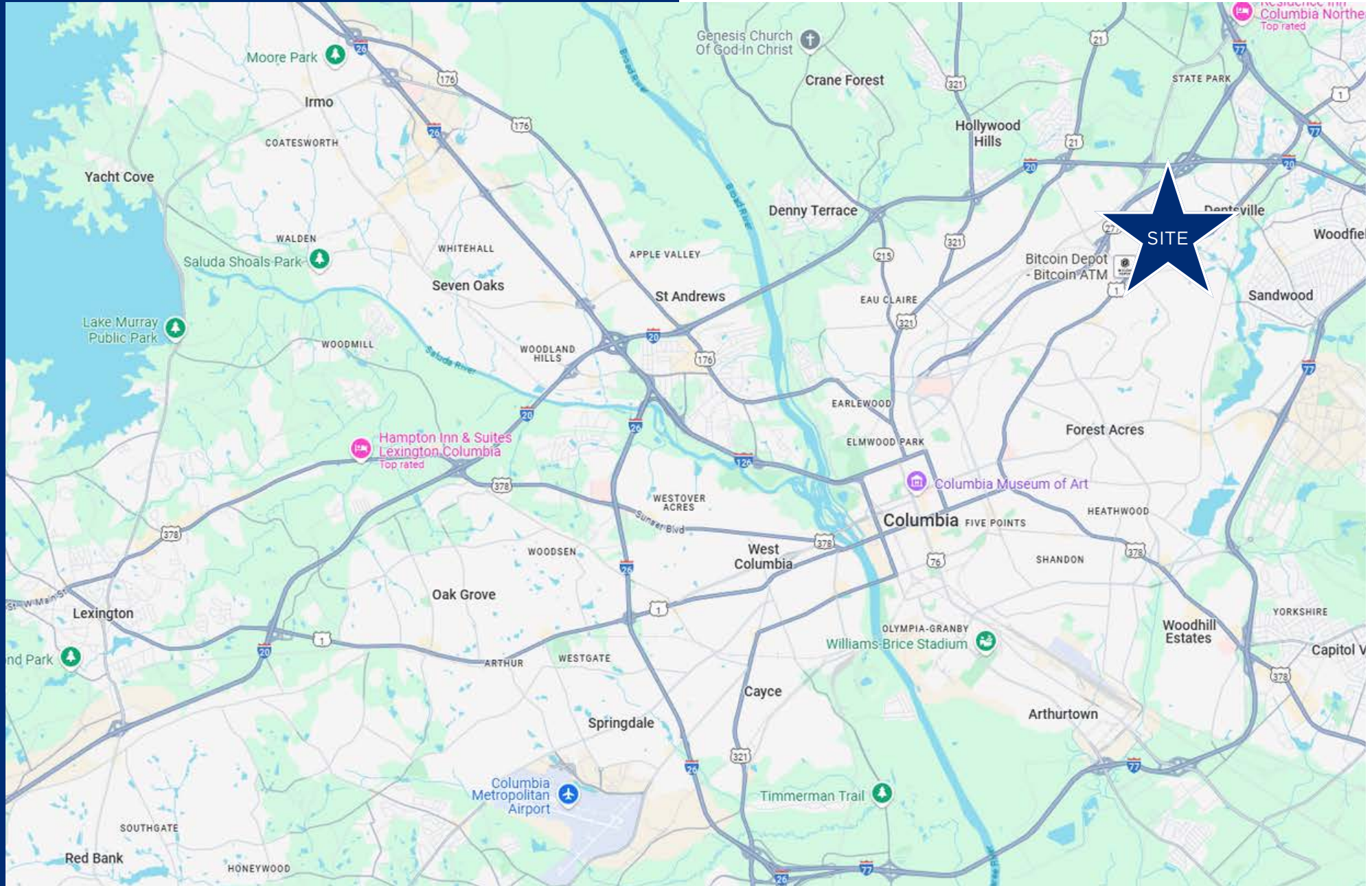
Lease Rate: \$10/SF (NNN)

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



Aerial Map

Columbia, SC



Local Amenities and Retailers

Columbia, SC



Parcel Overview

6004 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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