

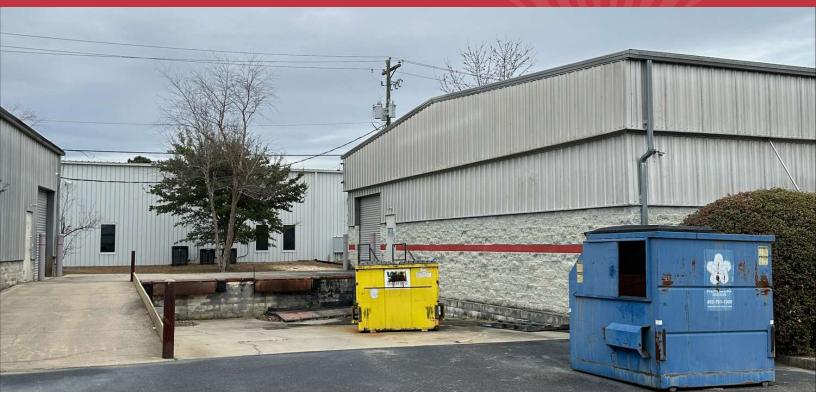
INDUSTRIAL PROPERTY FOR LEASE

1238 1st Street S

COLUMBIA, SC 29209



PROPERTY SUMMARY



Property Description

Flex Space Available

Located on a major industrial corridor along Bluff Road in Southeast Columbia

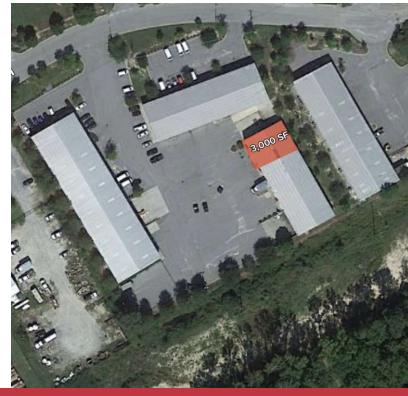
Drive-In Access

Community Dock

Lease Rate:

Offering Summary

Available Suite:			Suite E
Building Size:			2,500 SF
Demographics	1 Mile	3 Miles	5 Miles
Total Households	484	14,080	38,444
Total Population	1,129	29,029	87,316
Average HH Income	\$55,402	\$61,426	\$72,343



\$10.00 SF/yr (NNN)