



OFFERING MEMORANDUM

175 Rich-Lex Drive

LEXINGTON, SOUTH CAROLINA 29072



No. 01

INVESTMENT OVERVIEW

Offering Intro

Trinity Partners is proud to serve as exclusive listing broker on behalf of ownership and present this net lease flex investment opportunity in the Columbia MSA occupied by MSS Solutions, LLC, a full service mechanical contractor with 9 existing locations and over 750 employees. MSS has occupied the building since 2019 and recently invested \$750,000 in full building and property renovations.



Offering Specifics

| | | | |
|--------------------------|---------------|------------------------|---------------------------------------|
| Purchase Price | \$2,120,000 | Renewal Options | (2) 5 Year Options |
| Purchase Cap Rate | 7% | Rent Increases | 3.5% Annually |
| Average Cap Rate | 7.5% | Year Built | 1985 |
| Base Rent/NOI | \$144,900 | Building Size | ± 17,500 SF |
| Lease Type | NNN | Land Size | ± 5.5 AC |
| Base Lease Term | 7 Years | Parking Spaces | 35 total spaces with overflow on site |
| Commencement Date | November 2024 | Zoning | ID (Intensive Development) |
| Expiration Date | November 2031 | HVAC | 100% heated and cooled |



Investment Highlights

- » 1985 original construction with **very recent tenant upgrades** to include **repainting the building**, new **spray foam insulation throughout** heated and cooled warehouse, cosmetic office upgrades, and build out of **new private offices**
- » MSS Solutions has **rapidly expanded** since inception in 1996 with **9 locations and over 750 employees**
- » The property is located in a **highly sought after** industrial market between Columbia and Lexington with immediate access to I-20
- » Columbia industrial market is amid its **third consecutive year of record deliveries**
- » **Well below the national average**, the Columbia industrial market has a **vacancy rate of 6.5%**
- » Lexington industrial submarket has a **vacancy rate of 0.5%**
- » The Lexington industrial submarket contains approximately 8.1 million SF of inventory, including **1.1 million SF of flex inventory**
- » **Lexington is the 2nd largest city** in the state, with a population of 310,909
- » Columbia MSA ranks #54 on The Milken's Institute 2025 list of **best performing large cities**



A photograph of a long, single-story industrial building with a light-colored metal exterior. Several white pickup trucks are parked in a paved lot in front of the building. Tall trees are visible in the background under a cloudy sky. The entire image is overlaid with a dark blue gradient.

No. 02

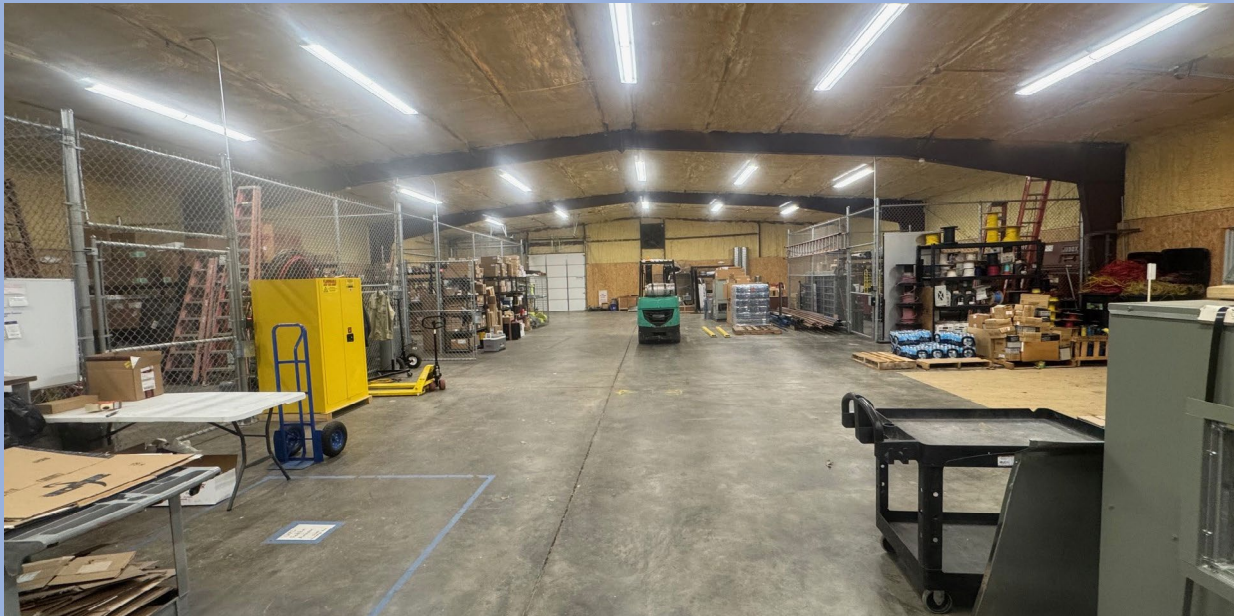
PROPERTY OVERVIEW

Property Summary

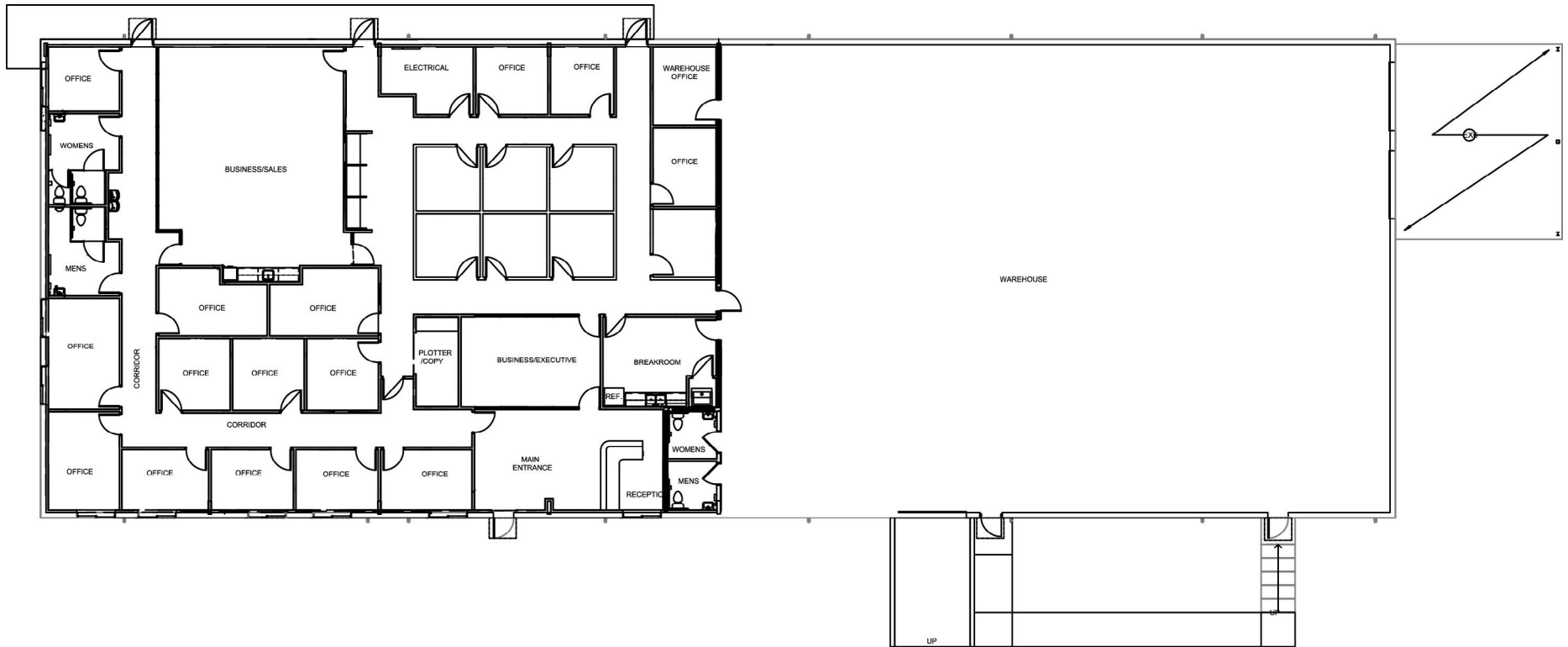
The Property consists of 5.5-acres positioned off of Riverchase Way just off Exit 61 of I-20 westbound (88,300+ cars/day). The site is fully developed with a 17,500 SF industrial/flex building, 35 parking spaces (including 1 handicap), a covered dock, and gated access. Neighboring businesses include Gerber Collision & Glass, Crandall Corporation, WP Law, Lanier Pools, EPI Water, and Southeastern Freight Lines.



Interior Photos



Layout Model





CONTACT



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