

**1261 1<sup>ST</sup> STREET S.**  
Columbia, South Carolina 29209

**FOR SALE OR LEASE**  
±27,513 SF INDUSTRIAL FLEX  
BUILDING NEAR I-77



**SALE PRICE \$3,495,000**

**LEASE RATE \$10.00/SF NNN**

**NAI Columbia**

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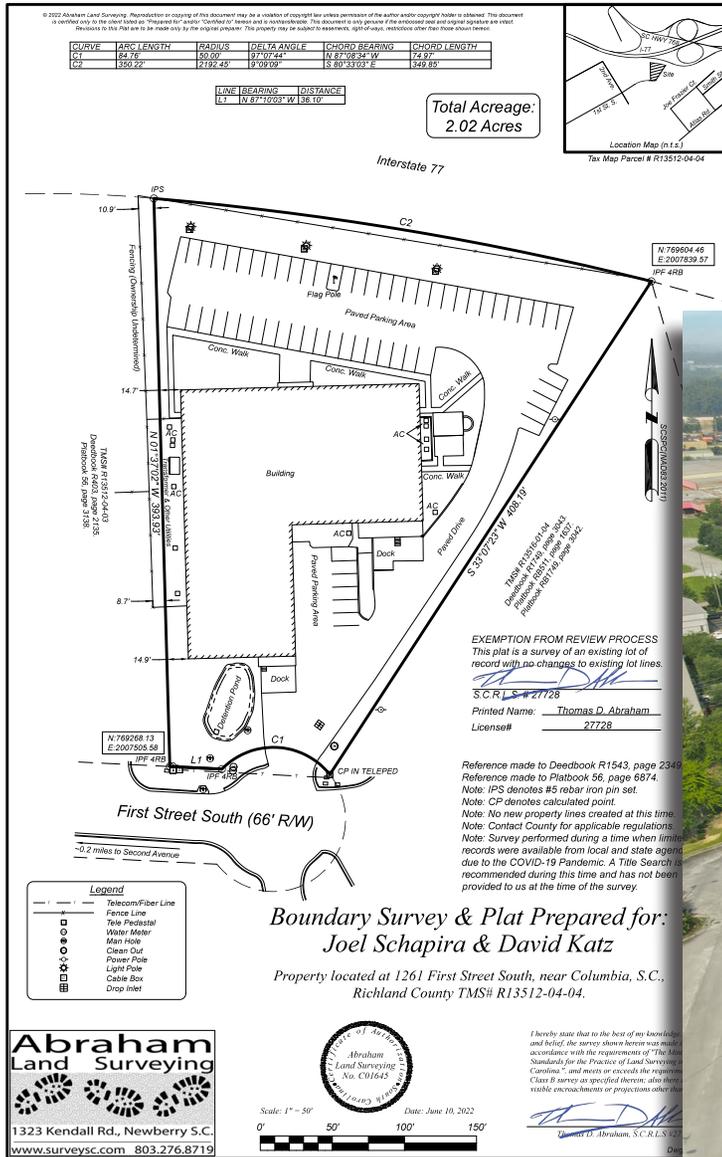


SITE SIZE	±2.02 Acres
BUILDING USE	Industrial Flex
YEAR BUILT/RENOVATED	1998 / 2008
BUILDING SIZE	±27,513 SF
FIRST FLOOR	±22,455 SF
SECOND FLOOR	±5,058 SF
CONSTRUCTION	Concrete/Stucco Finish
ROOF	Metal
HVAC	100% Air Conditioned
CLEAR HEIGHTS	18'7" (Eaves) 19'4" (Center)
DOCK DOORS	(2) 10' x 10'

PARKING SPACES	±55
RICHLAND COUNTY TM	R13512-04-04
ZONING	Light Industrial (LI), City of Columbia
GAS SERVICE	Dominion Energy
ELECTRICITY SERVICE	Dominion Energy
WATER SERVICE	City of Columbia
SEWER SERVICE	City of Columbia
DRIVING DISTANCES	±1 mile to I-77 (Exit 5) ±6 miles to I-26 ±15 miles to I-20 ±80 miles to Augusta, GA ±95 miles to Charlotte, NC ±110 miles to Greenville, SC & Charleston, SC

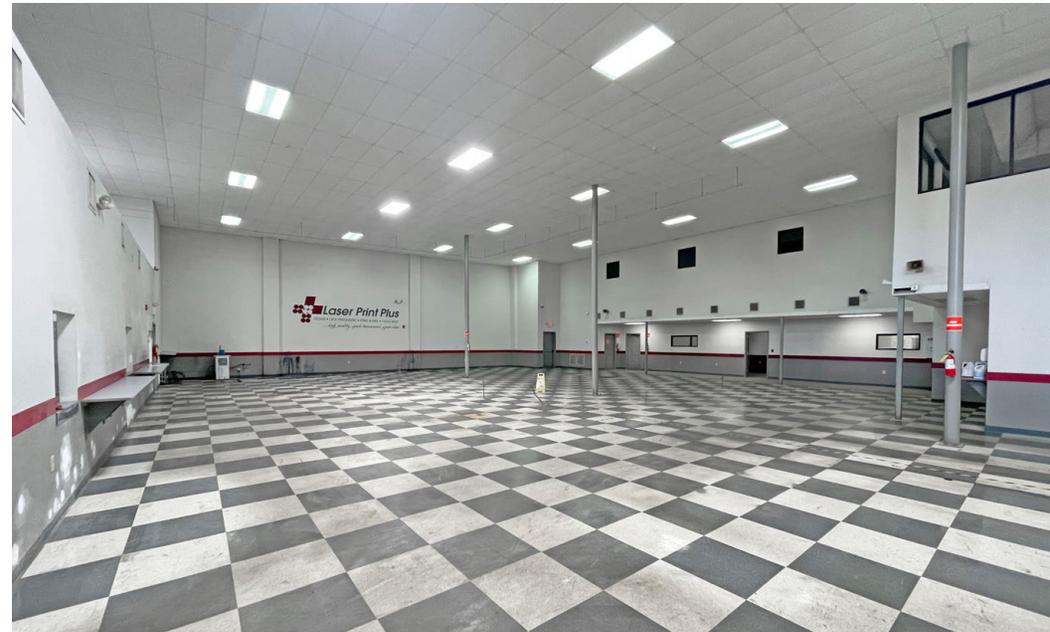
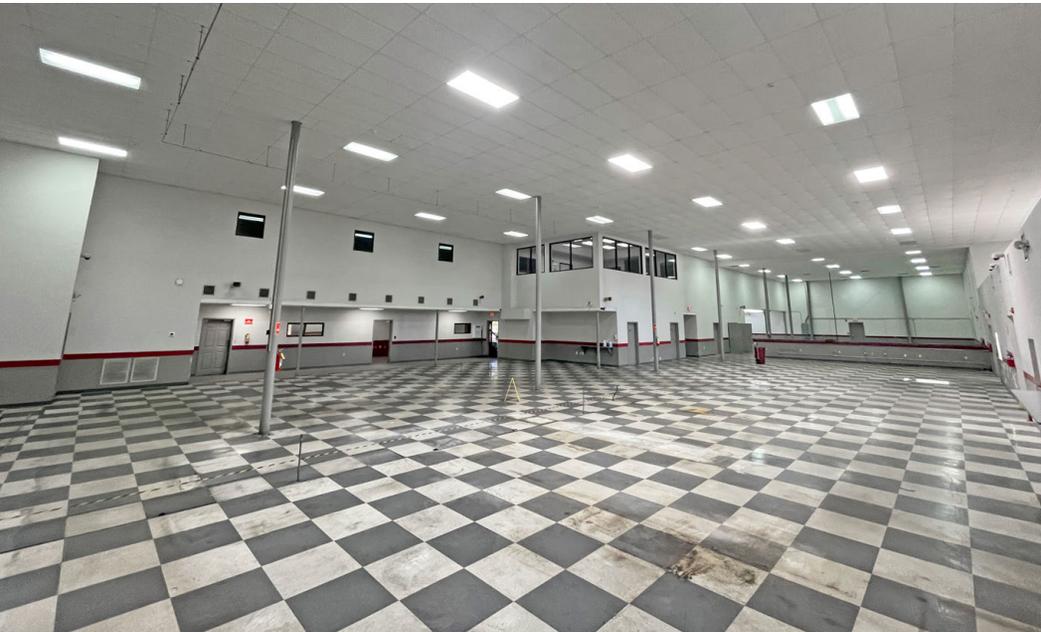
# 1261 1ST STREET SOUTH

# SURVEY & AERIAL











# 1261 1ST STREET SOUTH

# LOCATION MAP



