

**FOR SALE & LEASE**

**±26,508 SF Industrial Flex Building with  
Fenced Yard & Additional Storage Shed**



**1627 Columbia College Drive | Columbia, SC 29203**



**John Gregory, PE, SIOR, CCIM**  
(C) 803.873.1883  
jgregory@naicolumbia.com

**Bill Lamar**  
(C) 803.960.6090  
blamar@naicolumbia.com

**Tristan Lee**  
(C) 336.870.8928  
tle@naicolumbia.com

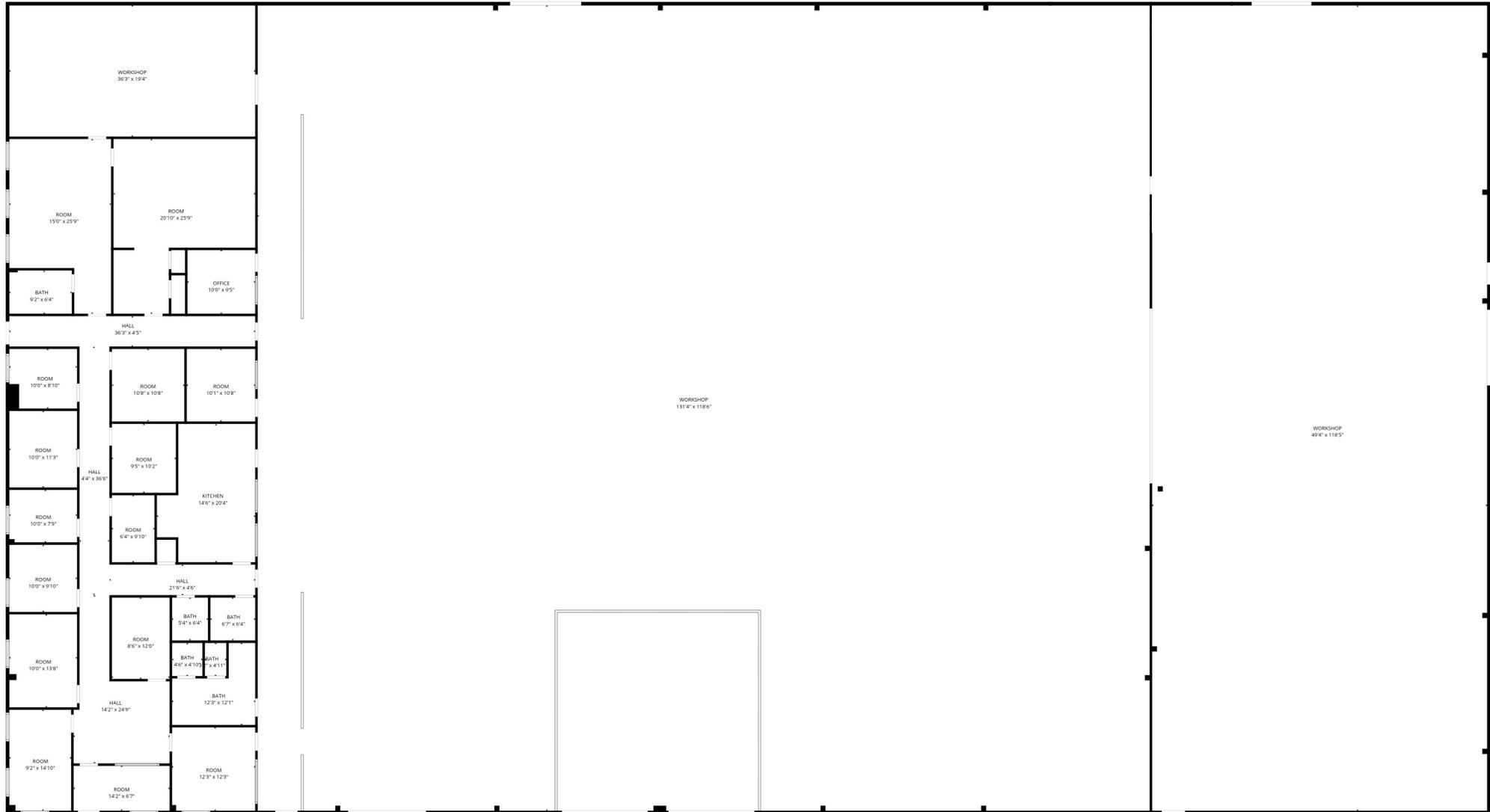
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- ▶ ±26,508 SF industrial flex warehouse
  - » ±20,508 SF front warehouse section (≈171'x120')
  - ±3,800 SF offices, conference room & breakroom
  - Clear heights: 12'8" (eaves) & 14'6" (center)
  - » ±6,000 SF rear warehouse section (≈50' x120')
  - Clear heights: 18'0" (eaves) & 24'2" (center)
- ▶ ±1,000 SF storage shed (≈20'x50')
- ▶ Docks & Doors
  - » 2 Drive-in doors (14'x12')
  - » 1 Drive-in door (XL) with laydown yard access
  - » 1 Covered exterior dock door with leveler (12'x10')
  - » 1 Exterior dock door with bumpers (10'x10')
  - » 1 Dock for side load truck
- ▶ ±2.13 Acres
- ▶ ±0.58 Fenced yard (rear of the property)
- ▶ Municipality: City of Columbia
- ▶ Zoning: Employment Campus District (EC)
- ▶ Richland County TM: R11603-11-01 & -02
- ▶ Estimated OPEX: \$1.32/SF
- ▶ **SALE PRICE \$1,745,000**
- ▶ **LEASE RATE \$5.75/SF NNN**



## RECENT IMPROVEMENTS

- ▶ New Exterior Paint
- ▶ New Vinyl Plank Flooring & Lighting in Office(s)
- ▶ Updated Kitchenette Spaces
- ▶ Graveled Laydown Yard and Improved Fencing/Landscaping



Floor plan shows estimated dimensions and layout for illustrative purposes only.









Approximate property boundary

