



FOR LEASE

**7,000-11,000 SF Office Space and
10,000 SF Warehouse**

**301 Greystone Boulevard
Columbia, South Carolina, 29210**

Property Details



• **Located near Downtown
Columbia**

• **Class A Office Space
Available:
+/- 7,000-11,000 SF**

• **Warehouse Space Available:
+/- 10,000 SF**

• **Owner Pays Utilities & Taxes**

• **Utilities:
All Public Utilities Available**

• **16' Ceiling Heights**

• **Drive-In Doors**

• **Loading Docks**

**Exclusively Presented By:
W. Rhett Kelly
Office: 803-359-9571
Cell: 803-238-2819
rkelly@rlbryan.com**

**Lease: \$14 per SF Office/
\$7 per SF Warehouse**

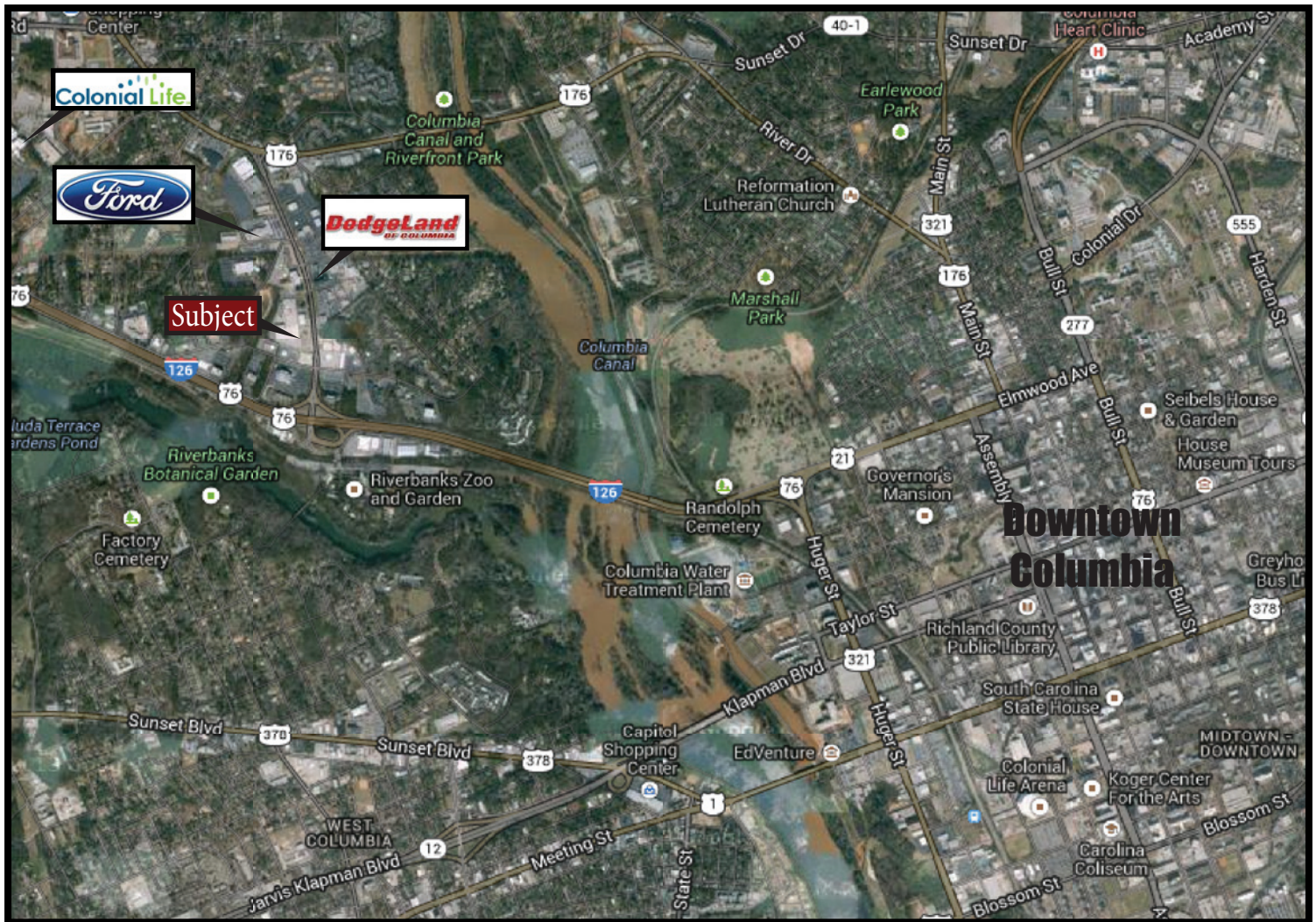
Being leased by owner agent.



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Directions:

- **I-126 Toward Downtown Columbia**
- **Take the Riverbanks Zoo Exit Towards Greystone Boulevard**
- **Right onto Greystone Boulevard**
- **Property on Left**

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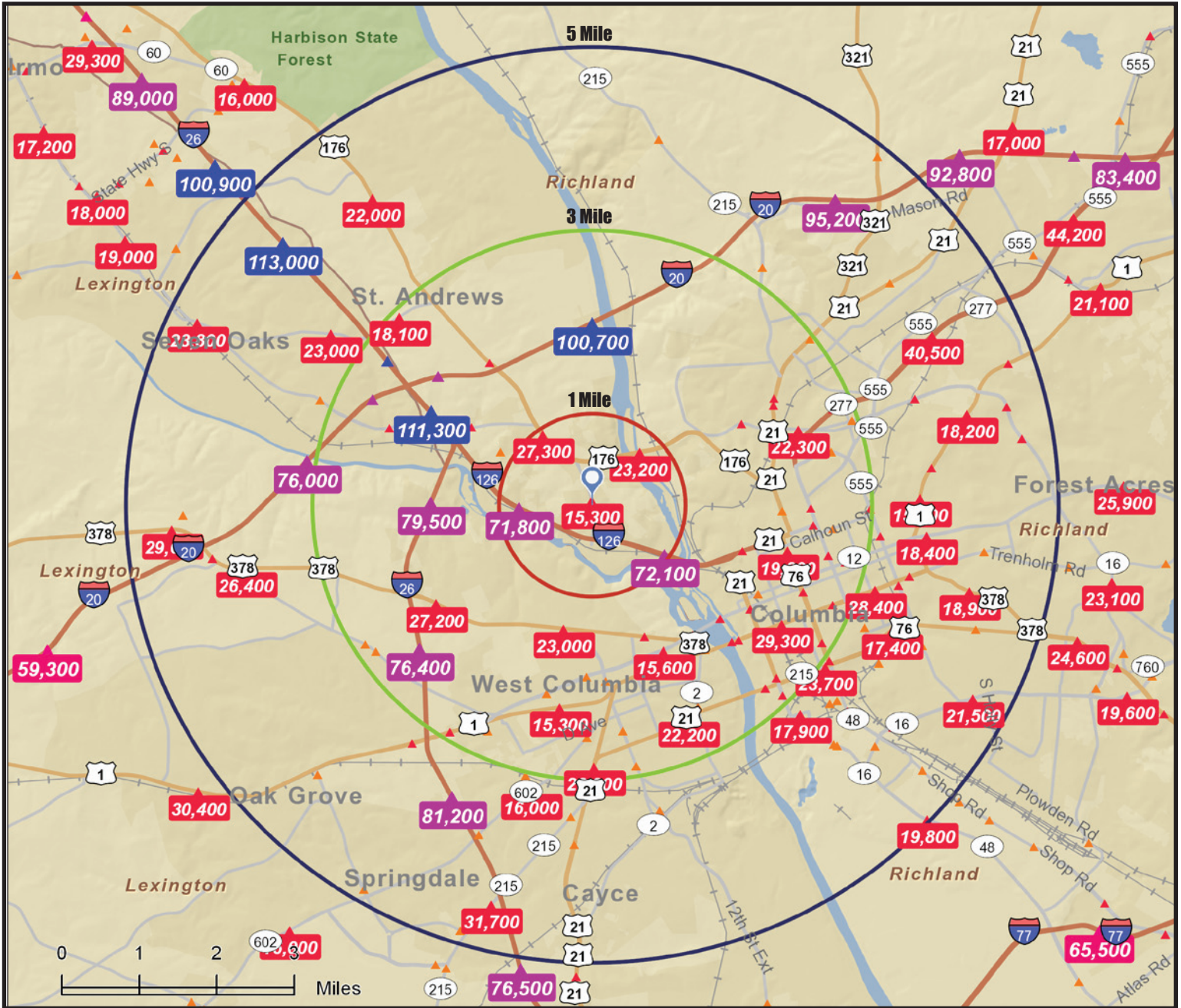
Southern Visions Realty, Inc.

955 Old Cherokee Road
Lexington, South Carolina 29072
803-359-9571 • 803-359-7025 (fax)
WWW.SVREALTY.COM

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Location

Address: 301 Greystone Blvd
 City: Columbia
 State: South Carolina
 Zip Code: 29210
 County: Richland
 Tax Map ID:

Property Information

Year Built: 1969
 Condition: Good
 Area
 Office: 24,000.00 sq ft/2,230.56 sq m
 Manu./Warehouse: 66,000.00 sq ft/6,134.04 sq m
 Total: Subdividable 24,000.00sq ft/2,230.56sq m to 90,000.00 sq ft/8,364.60sq m
 Construction
 Floor: 8"-18" Concrete
 Walls: Block and Brick
 Roof: Standing Seam
 Columns: Steel
 Interior Features
 Height Under Beam (Center): 16.00 ft/4.88 m
 Clear Height at Center: 16.00 ft/4.88 m
 Height Under Beam (Eaves): 16.00 ft/4.88 m
 Clear Height at Eaves: 16.00 ft/4.88 m
 Clear Span Distance:
 Column Spacing: 40'x30'; 24'x24'
 Heated Area: 100%
 Air Conditioned Area: 62%
 Lighting Type: Fluorescent
 Sprinkler Coverage: 100% Wet
 Exterior Features
 Drive in Doors: 4
 Loading Docks:
 Parking Spaces:
 Site Size: 15.00 ac/6.07 ha
 Addtl. Land Available: 6.00 ac/2.43 ha
 Former Use: Warehouse

Transportation Accessibility

Closest Interstate
 Interstate-126: 0.44 mi/0.71 km
 Closest Port
 Charleston: 115.83 mi/186.37 km
 Closest Rail Line
 CSX: 0.36 mi/0.58 km
 Rail Access: No
 Closest Commercial Airport
 Columbia Metro: 8.70 mi/14.00 km
 Closest Civil Airport
 Columbia Owens Downtown: 6.90 mi/11.10 km



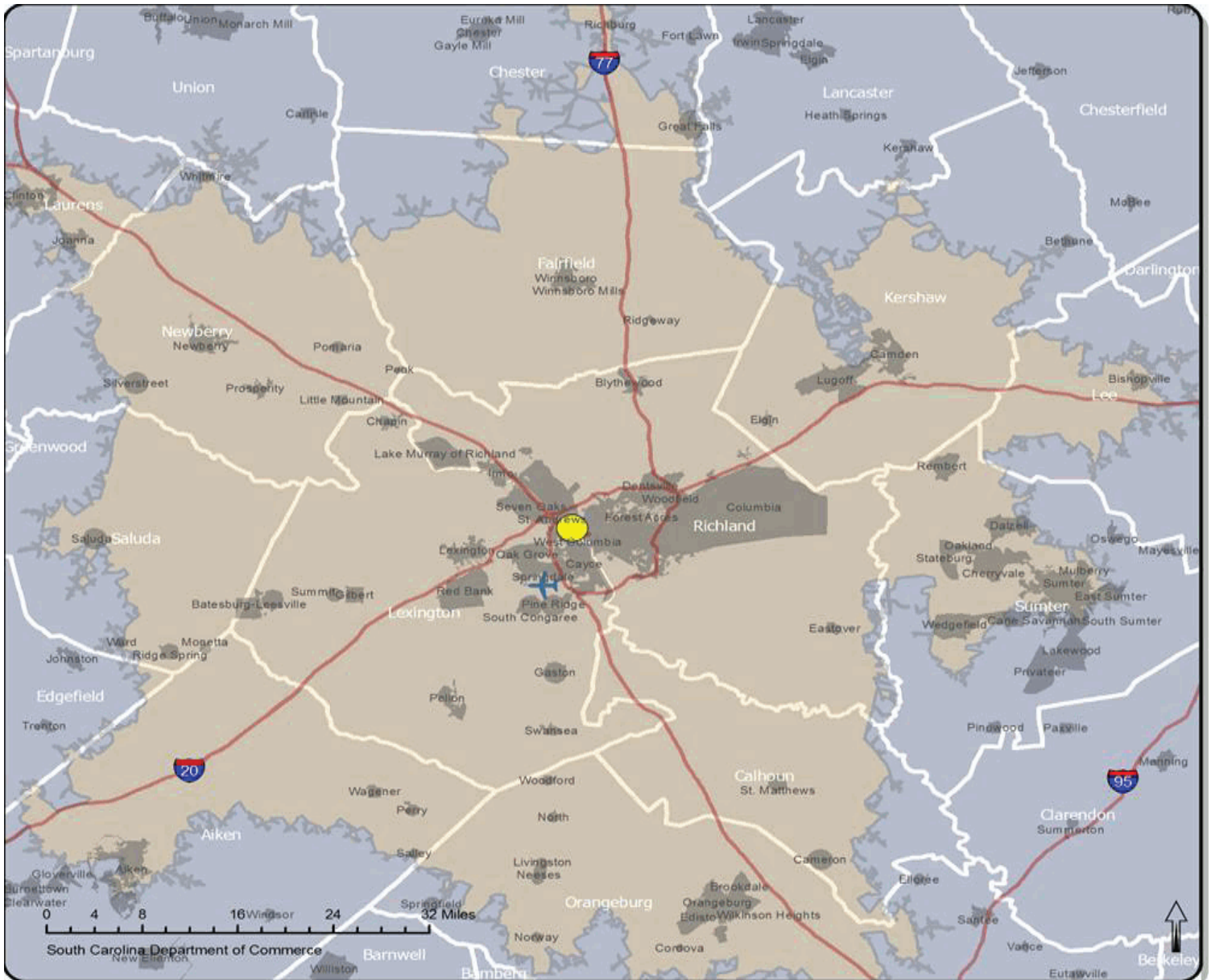
Utilities and Service

Water Service Provider: City of Columbia
 Water Main Diameter: 8.00 in/20.32 cm
 Comments:
 Sewer Service Provider: Columbia/Metro
 Sewer Type (Force or Gravity): Gravity
 Sewer Main Diameter: 8.00 in/20.32 cm
 Comments:
 Natural Gas Provider: South Carolina Electric a
 Natural Gas Line Diameter: 4.00 in/10.16 cm
 Comments:
 Electricity Provider: South Carolina Electric and Gas
 Electrical Comments:
 Telecommunications Provider: Yes
 Fiber Optics Provider: Not Determined
 Cable Provider: Yes
 Fire Department: Columbia Fire Servicee
 Distance to Fire Department: 2.24 mi/3.60 km
 Fire Dept.'s ISO Rating: 0/0

General Information

County Development Status:		Census Tract:	45079010403
Per Capita Income for County:	\$34,434	Housing Units in Tract:	2,187
Avg. Hourly Wage for County:	\$17.22	(2000 Census)	
Subject Property Inside City Limits:	Not Determined	Census Tract Pop.:	3,826
School District:	Richland 1	(2000 Census)	
Tax District:	Columbia	Median Age in Tract:	30.6
		(2000 Census)	

60 Minute Drive Time Map



Note: The data represented on this flyer and its associated maps are subject to frequent changes. The South Carolina Department of Commerce does not maintain all data associated with this product and although the maps and data are believed to be fundamentally accurate, no guarantees as to their accuracy or completeness are expressed or implied.

Data sources include the following: South Carolina Department of Commerce, South Carolina's County and Regional Economic Development Agencies, Environmental Systems Research Institute, Inc. (ESRI), South Carolina Budget and Control Board, South Carolina Geodetic Survey and South Carolina Department of Natural Resources.