

# For Sublease

209 Flintlake Road  
Columbia, SC

±122,419 SF Distribution  
Facility in Northeast  
Columbia



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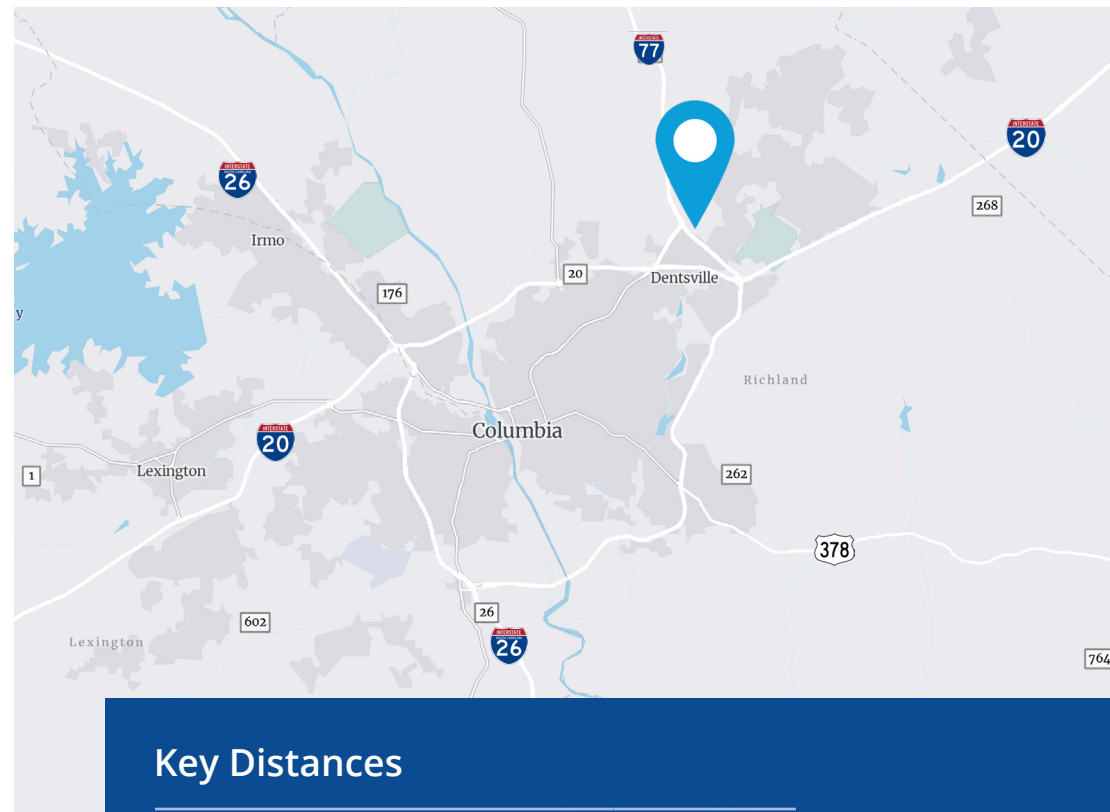
1301 Gervais Street, Suite 600  
Columbia, SC 29201  
P: +1 803 254 2300  
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Rate:

**\$4.25 PSF NNN**

209 Flintlake Road is a ±122,419-square-foot former food service distribution facility located on a ±22.39-acre site.

The main building consists of ±107,008 square feet of warehouse space and ±15,411 square feet of office space with two approximately equal floors. It is constructed of concrete tilt-up walls, and the property also contains a free-standing ±2,700-square-foot service building.



## Property Highlights

Year Built	1974, significant renovations in 2015
Rail Access	Adjacent to Norfolk Southern Rail Line
Sprinklers	Full sprinkler protection Density (.37GPM/2,600SF)
Dock Doors	18 dock-high & 1 grade level ramp
Clear Height	22'-26'
Lighting	LED
Lot Size	±22.39 acres, fully fenced truck court and employee lot
Power	277/480V, 3-phase, 1,600 AMPs

## Key Distances

Interstate 77	±1 miles
Interstate 20	±3.4 miles
Scout Manufacturing site	±8 miles
Columbia Metropolitan Airport	±23.1 miles

## Submarket Details

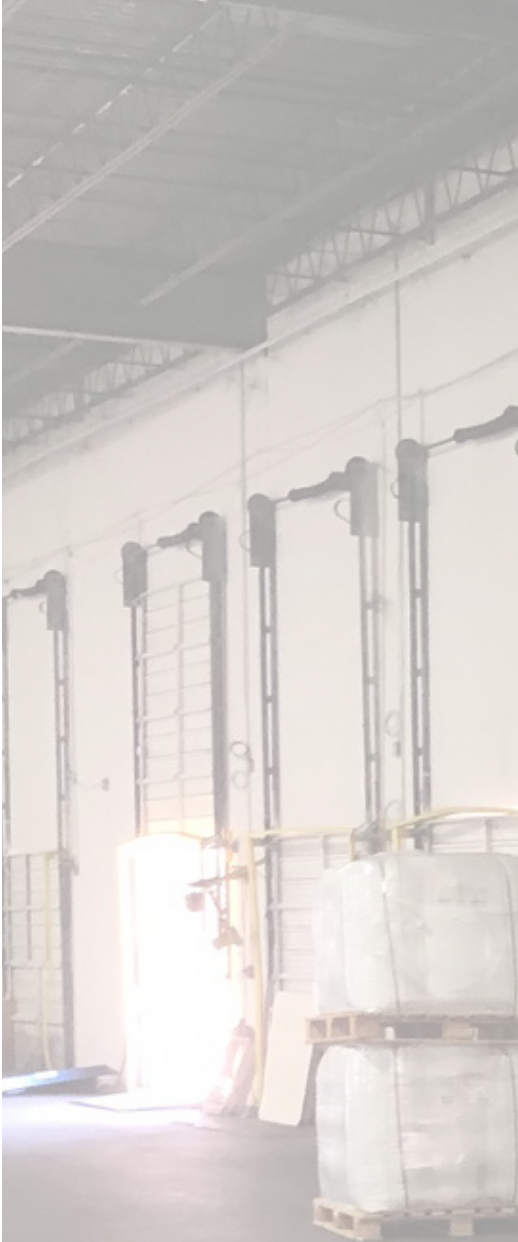
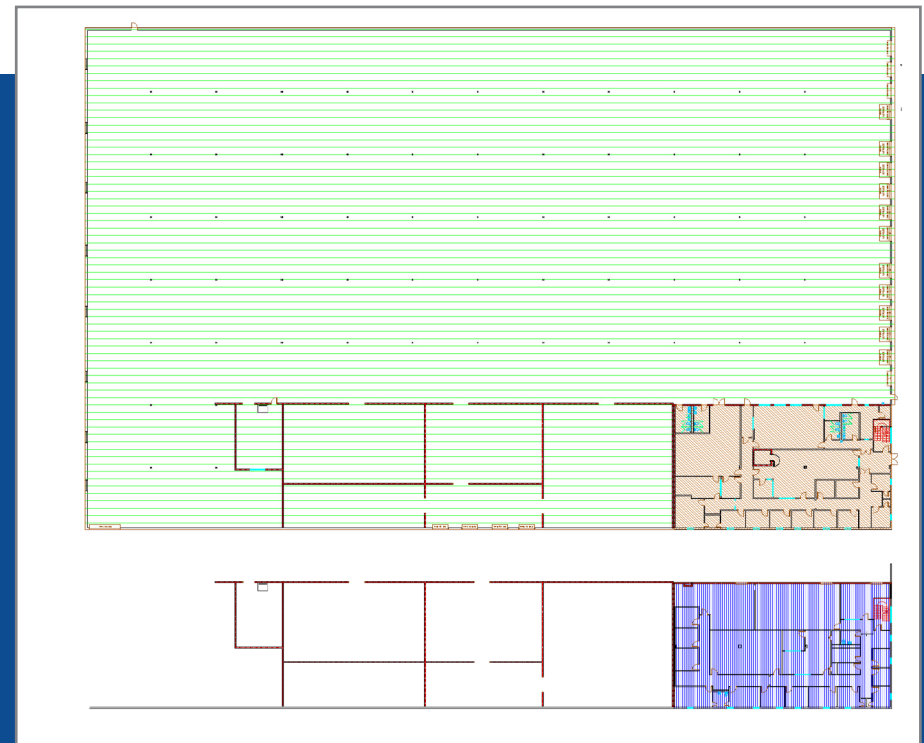
Located in Northeast Columbia in Richland County, the property is ±1 mile from I-77 and ±3.3 miles from I-20, giving easy access to surrounding markets including Columbia, SC and Charlotte, NC. It is ±19.4 miles from the Columbia Metropolitan Airport and UPS Air & Ground Hub, ±85 miles to the Charlotte Douglas International Airport and ±127 miles to the Port of Charleston.

# Site layout



## Floor plan

- Column Spacing: 33'4" x 34'
- Walls: concrete tilt-up
- Roof (installed in 2012): TPO
- 12,000 SF is built-up roof





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