

6221 Monticello Rd

6221 Monticello Rd, Columbia, SC 29203

Presented by
Bouknight Properties LLC



Price: \$5.00 /SF/YR

Property is general warehouse with large open spaces. Wet sprinkled in front building and dry sprinkled in rear with 3 loading docks and drive in dry dock. Front office area and 6217 Monticello is available to be negotiated in the lease of whole front property.

Surrounded by other commercial buildings including a CAT dealership, carpet manufacturer, forklift retailer, and other industrial operations.

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1/8 of a Mile From I-20 and I-26

Possibility of a Laydown Yard if Leased with 6217 Monticello Rd!

Toby Bouknight

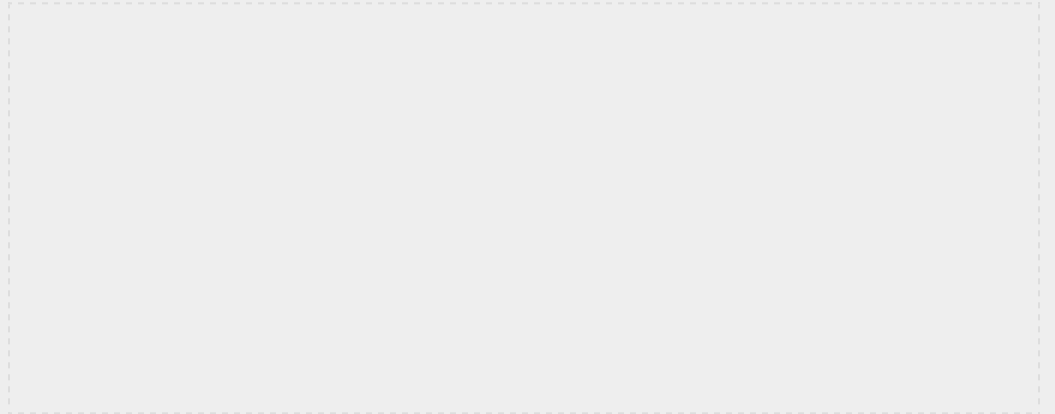
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Bouknight Properties LLC

1825 Shady Grove Rd

Irmo, SC 29063



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1



2

Listing spaces

1st Floor

Space Available	39,500 SF
Rental Rate	\$5.00 /SF/YR
Contiguous Area	52,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	3,500 SF
Space Type	Relet
Space Use	Industrial
Lease Term	2 - 10 Years

Property is general warehouse with large open spaces. Wet sprinkled in front building and dry sprinkled in rear with 3 loading docks and drive in dry dock. Property has updated power with 800 AMPS of Phase 3.

1st Floor

Space Available	12,500 SF
Rental Rate	\$5.00 /SF/YR
Contiguous Area	52,000 SF
Date Available	July 30, 2027
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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Property Photos



3



4

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5



6

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7



8

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9



11

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Property Photos



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Property Photos



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Property Photos



20250725_104627



20231212_114022

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20231212_114049



20231212_114109

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20231212_114448



20231212_114430

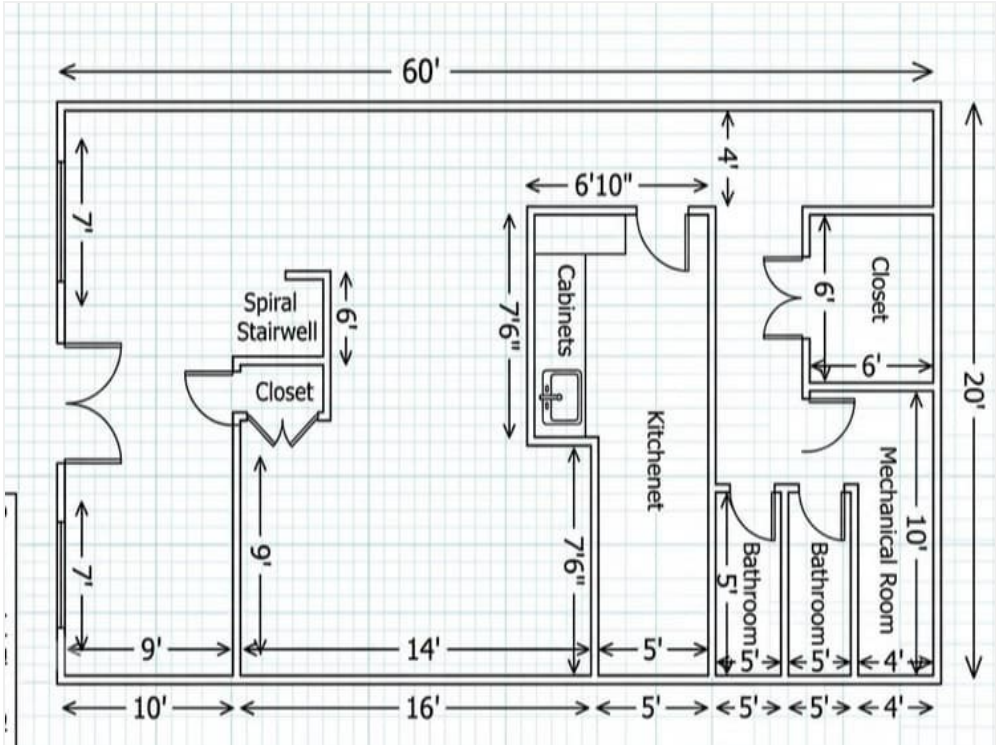
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12

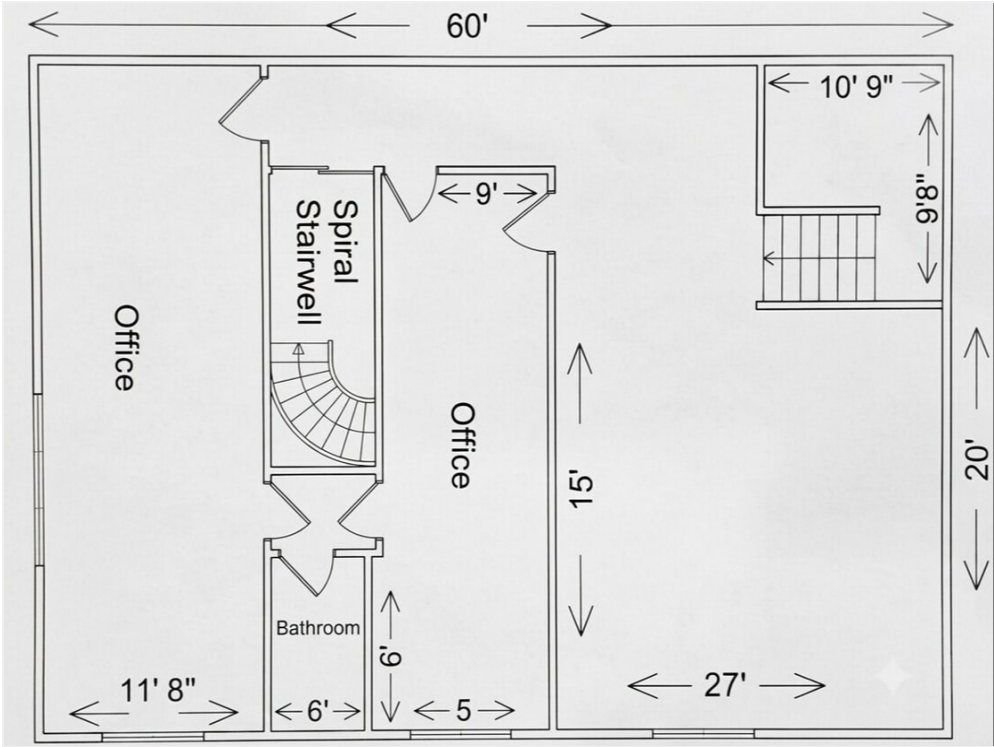


downstairs entrance

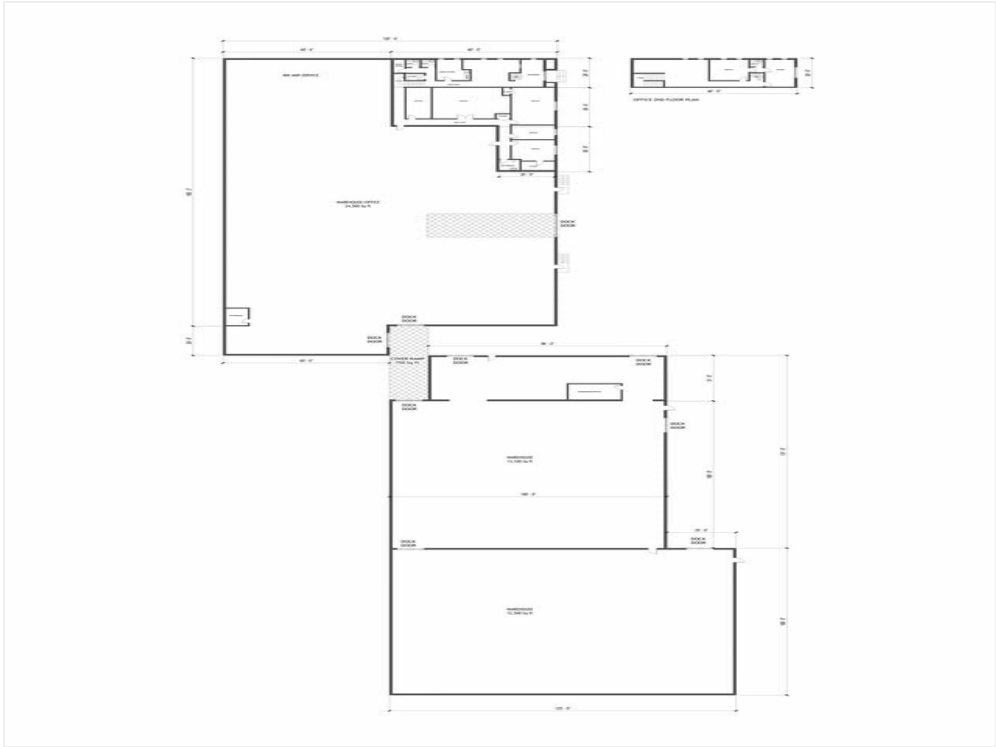
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Upstairs Entrance

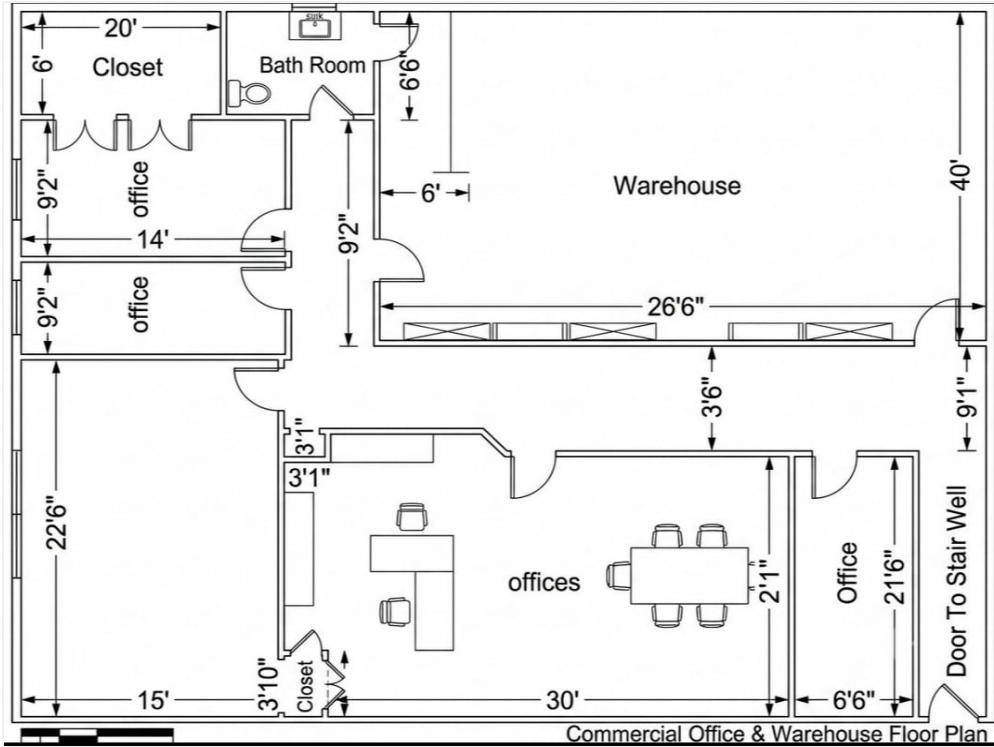


WAREHOUSE OFFICE_OVERALL FLOOR PLAN final jpg

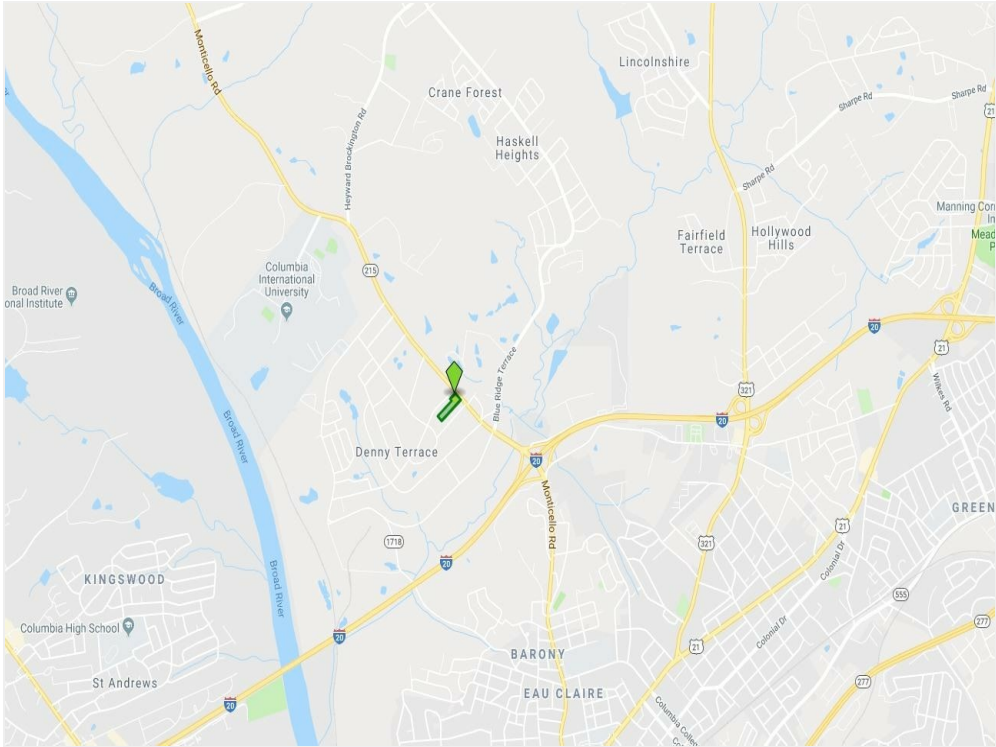
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Warehouse office



Map

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Location

