

FOR SALE OR LEASE

1255 Boston Avenue | West Columbia, SC 29170
±9,000 SF Industrial/Flex Space 1/2 Mile to I-26

Executive Summary

1255 Boston Avenue | West Columbia, SC 29170

Property Highlights:

- ±9,000 SF total building
 - ±1,500 SF office/showroom
 - ±7,500 SF warehouse
- Fully-conditioned
- 3-Phase power
- Multiple bathrooms
- One dock door (10'x12')
- One drive-in door (10'x12')
- ±16 ft ceilings

Location Highlights:

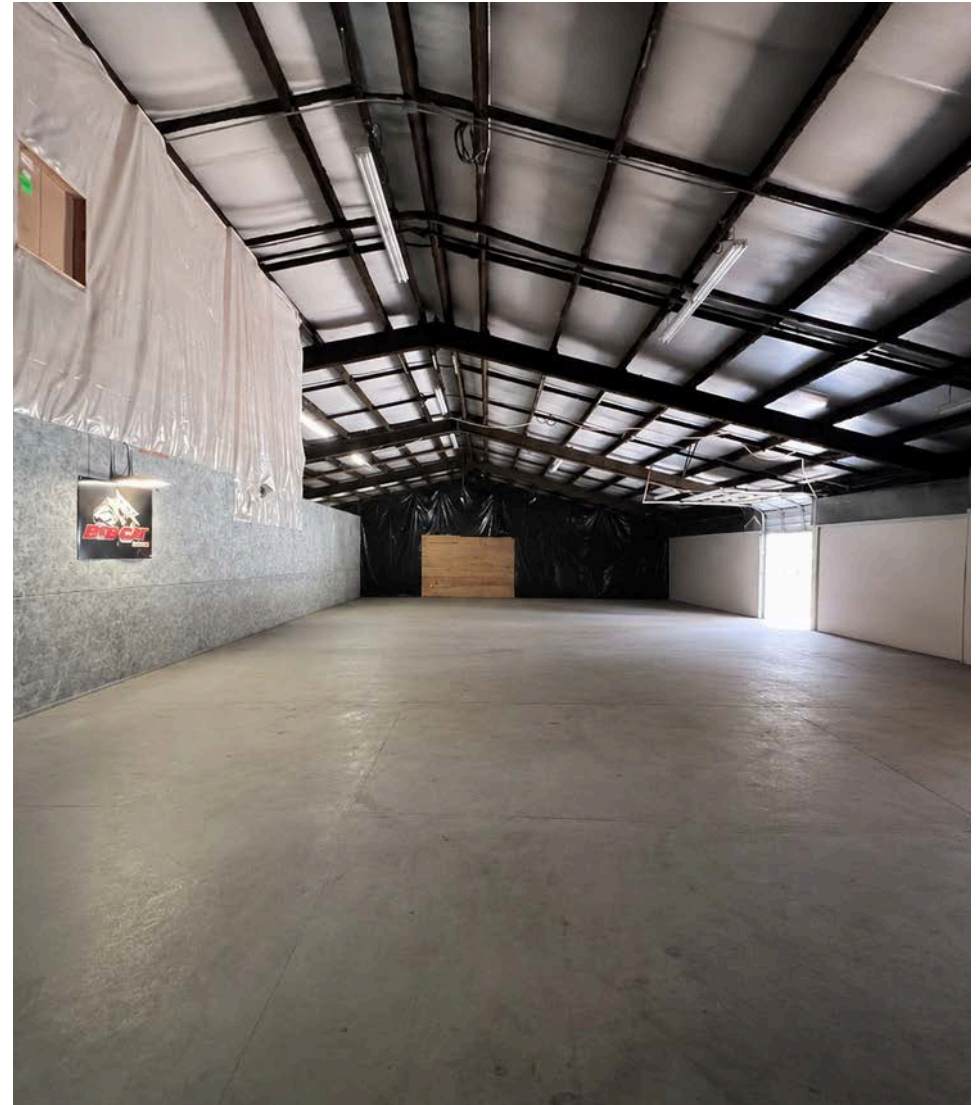
- Great road frontage
- Across from Airport High School
- ½ mile to I-26
- ½ mile to Columbia Metropolitan Airport
- ±2 miles to Downtown Columbia
- ±3 miles to I-77

Offering Summary:

Lease Rate: \$9.00/SF (NNN)

Sale Price: \$1,000,000

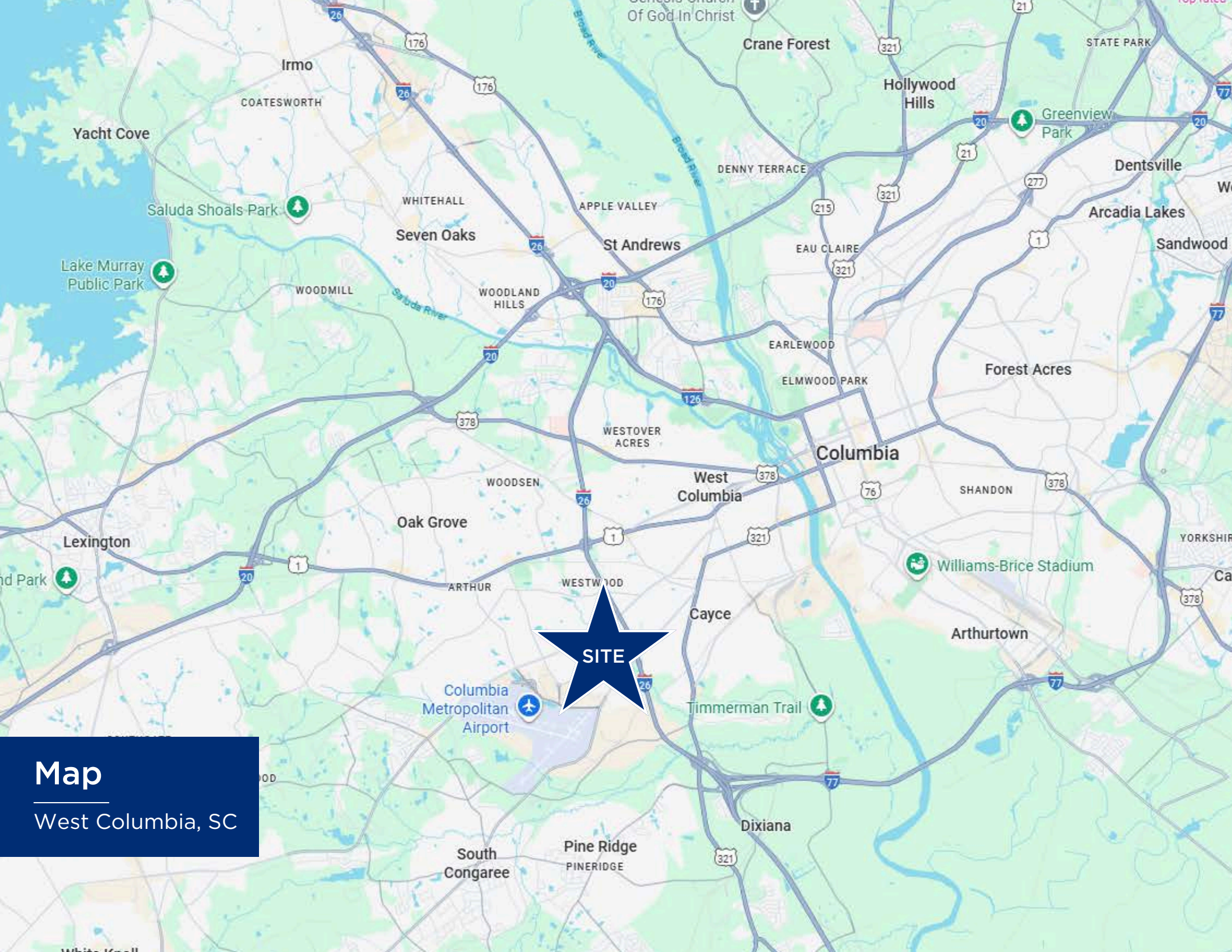
Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent.



Map

West Columbia, SC





Map

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Contact Information

Reedy Property Group

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.



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