

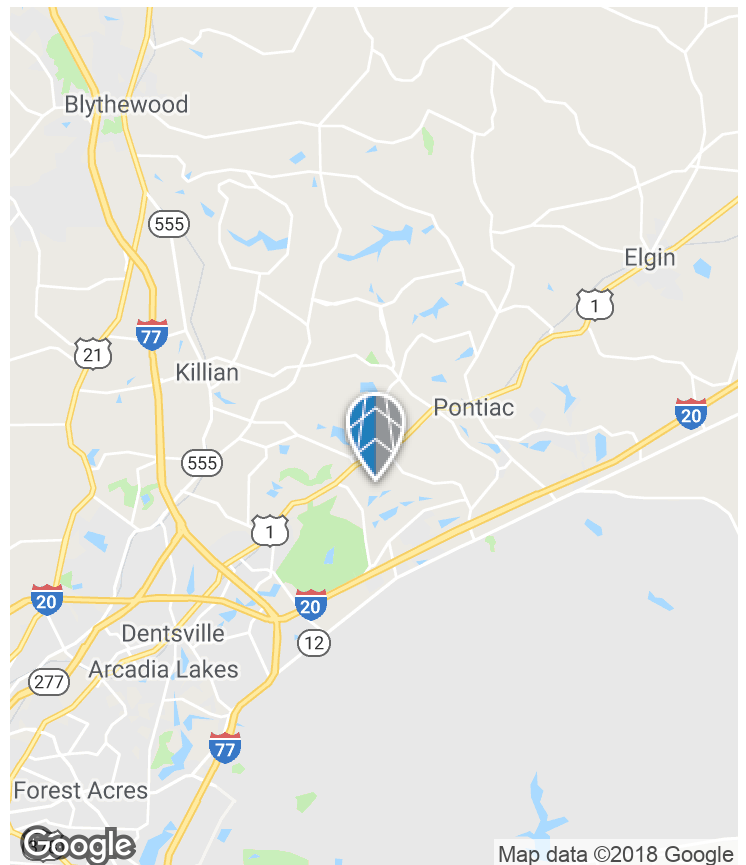


### OFFERING SUMMARY

<b>Sale Price:</b>	Price Reduced from \$850,000 to \$750,000
<b>Lease Rate:</b>	\$2.50 SF/yr (NNN)
<b>Available SF:</b>	39,500 SF
<b>Lot Size:</b>	2.36 Acres
<b>Building Size:</b>	39,500 SF
<b>Market:</b>	Columbia
<b>Sub Market:</b>	Columbia-Northeast
<b>Cross Streets:</b>	North Brickyard Rd. & Two Notch Rd.

### PROPERTY HIGHLIGHTS

- 4,000 SF Office
- 35,500 SF Warehouse
- Located in the High Growth NE Columbia Submarket
- 4 Dock High Doors & 3 Drive-in Doors
- Clear Height: 15'4" - Eaves, 18'6" - Center
- Zoned HI: Heavy Industrial
- Fully Fenced Facility
- Sprinklered



408 North Springs Road, Columbia, SC 29229  
**FOR SALE/LEASE**

