

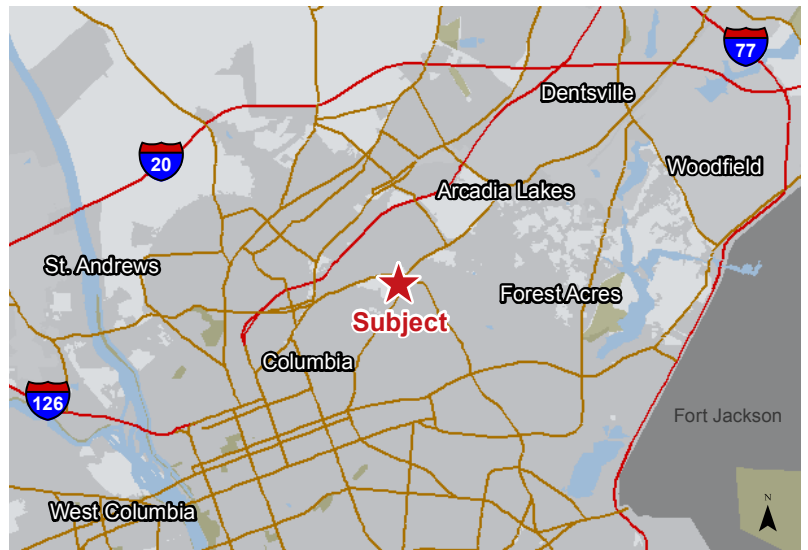


2905 Two Notch Road

Columbia, South Carolina

Property Features

- ±22,722 SF
- ±12,922 SF office
- ±9,800 SF warehouse
- Zoning: GC, Richland County
- 400 AMP / 3 Phase Power
- Traffic Count: 16,900 VPD (Station 110)
- Sale Price: \$850,000 (\$37.41/SF)
- Lease Rates:
 - Office: \$6.00 SF NNN
 - Warehouse: \$4.00 SF NNN



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For Sale or Lease

±22,722 SF

Flex Space/Warehouse



Additional Building Features

- (4) Loading Docks
- (2) 10' x 10' Overhead Doors
- Center height: 14'-16"
- Eave: 13'-8"
- Natural Gas Connection
- Showroom quality office space
- Secure fence
- Possible laydown yard in back



For Sale or Lease

+22,722 SF

Flex Space/Warehouse



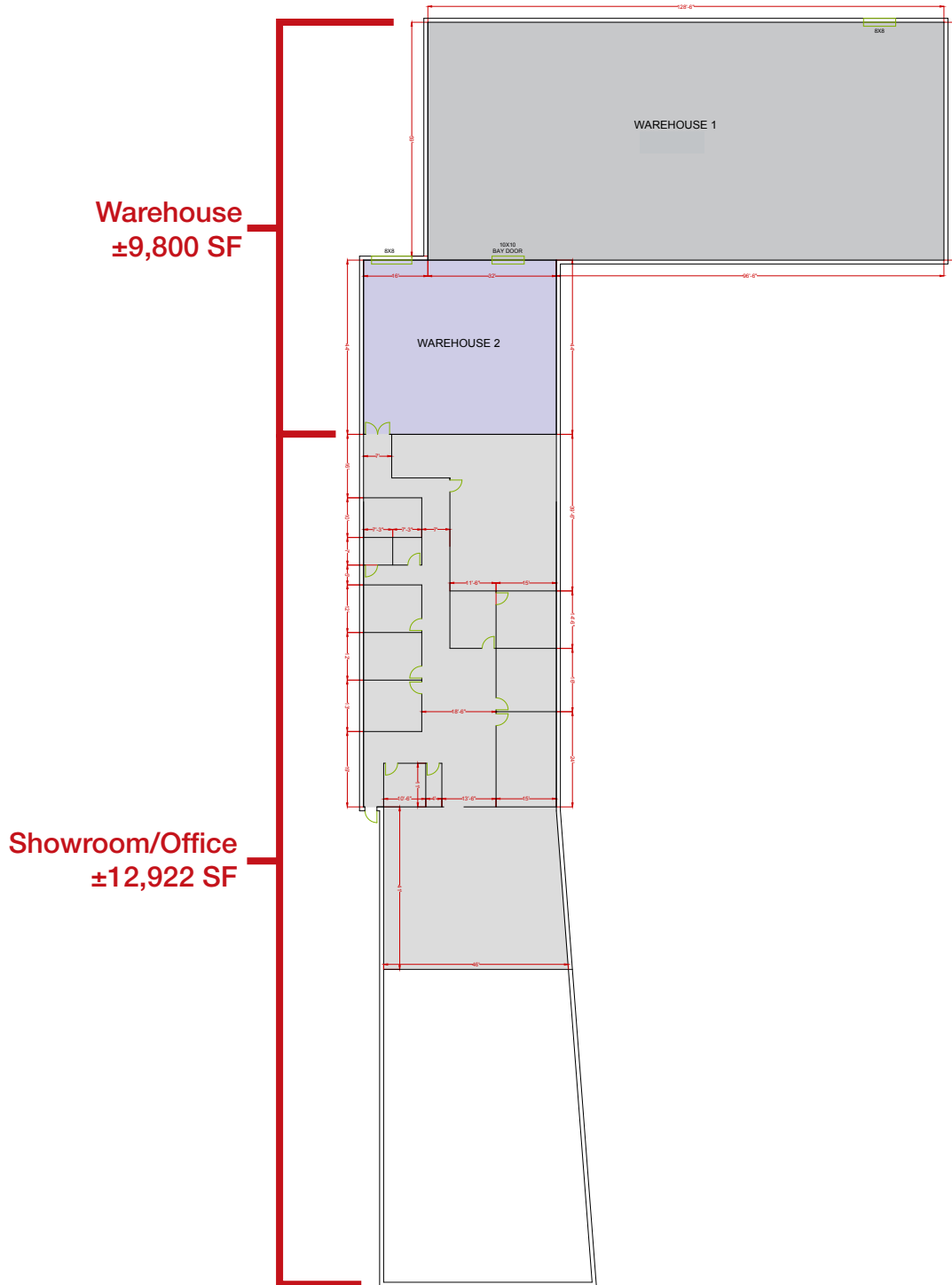
For Sale or Lease

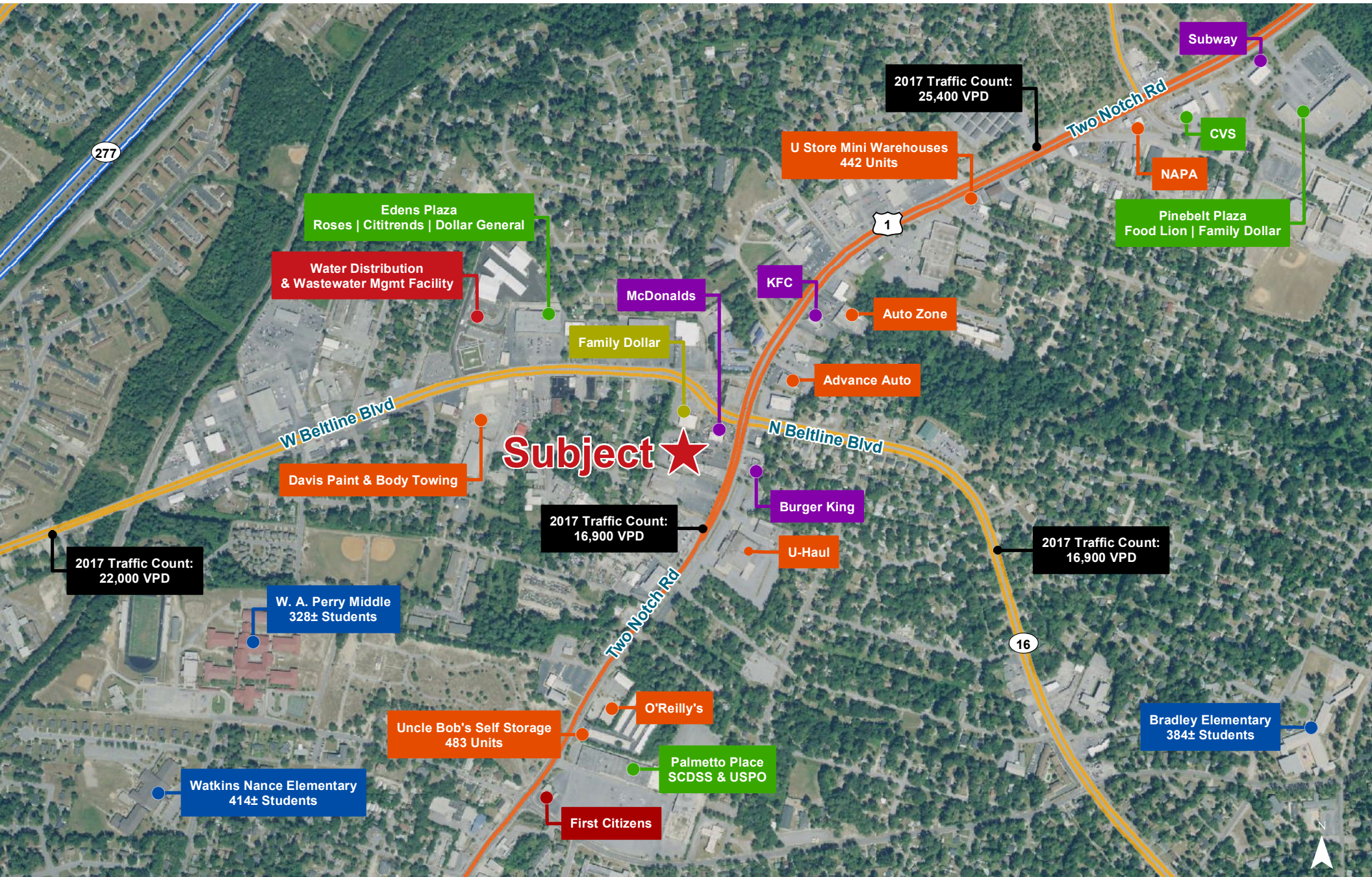
±22,722 SF

Flex Space/Warehouse

Floor Plan

2905 Two Notch Road - Columbia, South Carolina





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