

The background of the entire advertisement is a photograph of a large, two-story industrial building with a light-colored facade and a red roof. The building has several air conditioning units on the roof and a sign that says "SUNBELT" above the entrance. There is a parking lot in front of the building with several cars parked, including a red SUV, a dark sedan, and a red car. There are also some trees and landscaping in front of the building. The sky is clear and blue.

FOR SALE

±119,400 SF industrial building located just off **Interstate 20**

3801 Westmore Drive, Columbia, SC

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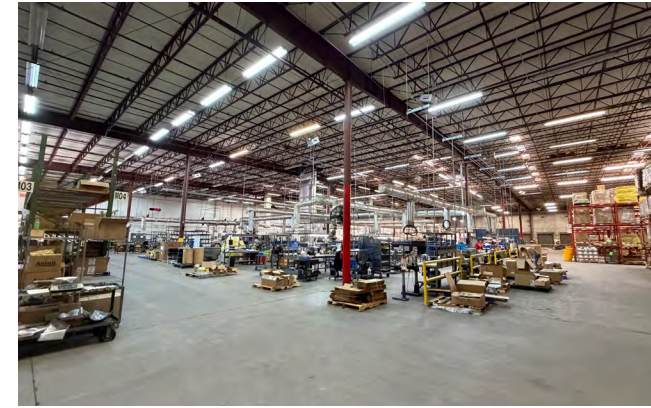
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Building Specifications



Total Building Size	±119,400 SF total ±87,900 SF warehouse
Office SF	Ground Floor: ±19,100 SF Mezzanine: ±12,400 SF
Site Size	±19.6 acres ±6 acres of outdoor storage
Column Spacing	49' x 49'
Clear Height	Eave: 24' 6" Center under beam: 27'
Loading Doors	11 dock-high doors 1 drive-in door 1 trash compactor door
Dock Equipment	Pit levelers, dock locks, lights and dock shelters
HVAC	100% HVAC coverage in office Heat: 100% Ventilation: 100% A/C: Partial
Security	Fully fenced with automatic gate and guard house
Power	1,200 Amp Electrical Service with on-site substation
Construction	Metal frame with precast concrete panels 60 mil TPO roof installed 2025

Sale Price: Call brokers for pricing



PHOTO GALLERY



WELL-MAINTAINED LOADING DOORS



FULLY FENCED WITH AUTOMATIC GATE



CLEAN CONFERENCE ROOMS



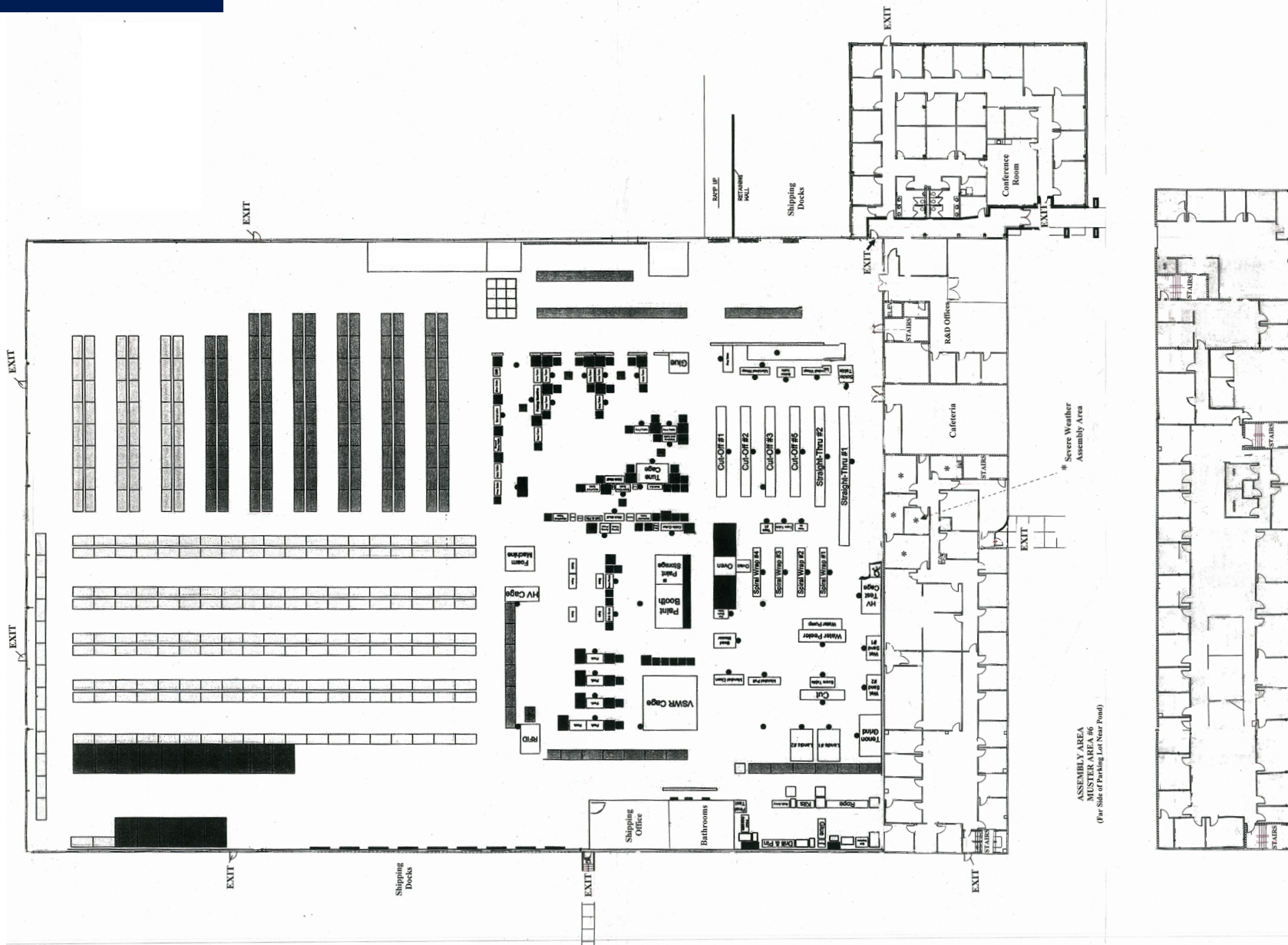
SHAKESPEARE.
Solutions are in the Science

INDUSTRIAL OUTDOOR STORAGE





Floor Plan





Metso:Outotec

CENTRAL TRANSPORT

RAMAYAN SUPPLY
Serving Hospitality for Over 25 Years

DISTRIBUTION INTERNATIONAL

Sparling/Gale
Insulation & Specialties

GeW Equipment, Inc.

CONTINENTAL CARBONIC

JOHNSTONE SUPPLY
The Ware Group

MAR COR.
EVOCQUA

PILKINGTON

Safelite AutoGlass

SCP

SNYDER'S
UTAHOVER

FAIRWAY LAWN

LENNOX

Allscripts

purePOWER TECHNOLOGIES

RITEDOSE

3DPX
ADDITIVE MANUFACTURING

PALMETTO GBA
A CELERIAN GROUP COMPANY

DPX TECHNOLOGIES

Amarr
GARAGE DOORS

Bobcat

Blanchard
POWER SYSTEMS

CAT

crothall
LAUNDRY & LINEN SERVICES

H&E
EQUIPMENT SERVICES

PARTS PRO
SECURITY SERVICES

Herc
Rentals



SHAKESPEARE.

FORT JACKSON ARMY BASE

Downtown Columbia ↓

CONTACT

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