

141 Cort Road



## INDUSTRIAL IOS SITES FOR LEASE

**TRINITY**  
PARTNERS

### Contact

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# For Lease

# 141 CORT ROAD AVAILABILITIES

## HIGHLIGHTS

Two (2) buildings with dedicated outdoor storage/parking available for lease

Ongoing site improvements

Secured access and fencing

Immediate access to I-20 (less than 1 mile)

Located in North Columbia

Zoning: M-1 (Richland County)

## AVAILABLE BUILDING SPACE

Main building:  $\pm 18,000$  SF

4,500 SF office

9,500 SF warehouse

4,000 SF covered storage

Secondary building:  $\pm 1,860$  SF

Total building space:  $\pm 19,860$  SF

## AVAILABLE FOR OUTSIDE STORAGE AND/OR PARKING

$\pm 1.5 - 20$  AC

## SITE AVAILABILITY

Site 1 - April 1, 2026

Site 2 - Immediately

Site 3 - Immediately



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## SITE 1: ±18,000 SF | ±6 AC

Main building size: ±18,000 SF

±2,000 SF office

±12,000 SF warehouse

±4,000 SF covered storage

Five (5) grade level doors (11' W x 15' H)

Clear height: 18'

Secondary storage building: ±1,860 SF

±6 AC fenced yard for parking or outdoor storage

Lease rate: \$12,500 per month NNN

## SITE 2: ±1.5 AC

Fully fenced lay down yard

Mobile office with restroom

Lease rate: \$4,000 per month NNN

## SITE 3: ±12 AC

Outdoor storage or truck/trailer parking

Planned improvements include rough grade and spreading new gravel

Lease rate: \$2,000 per month per acre NNN

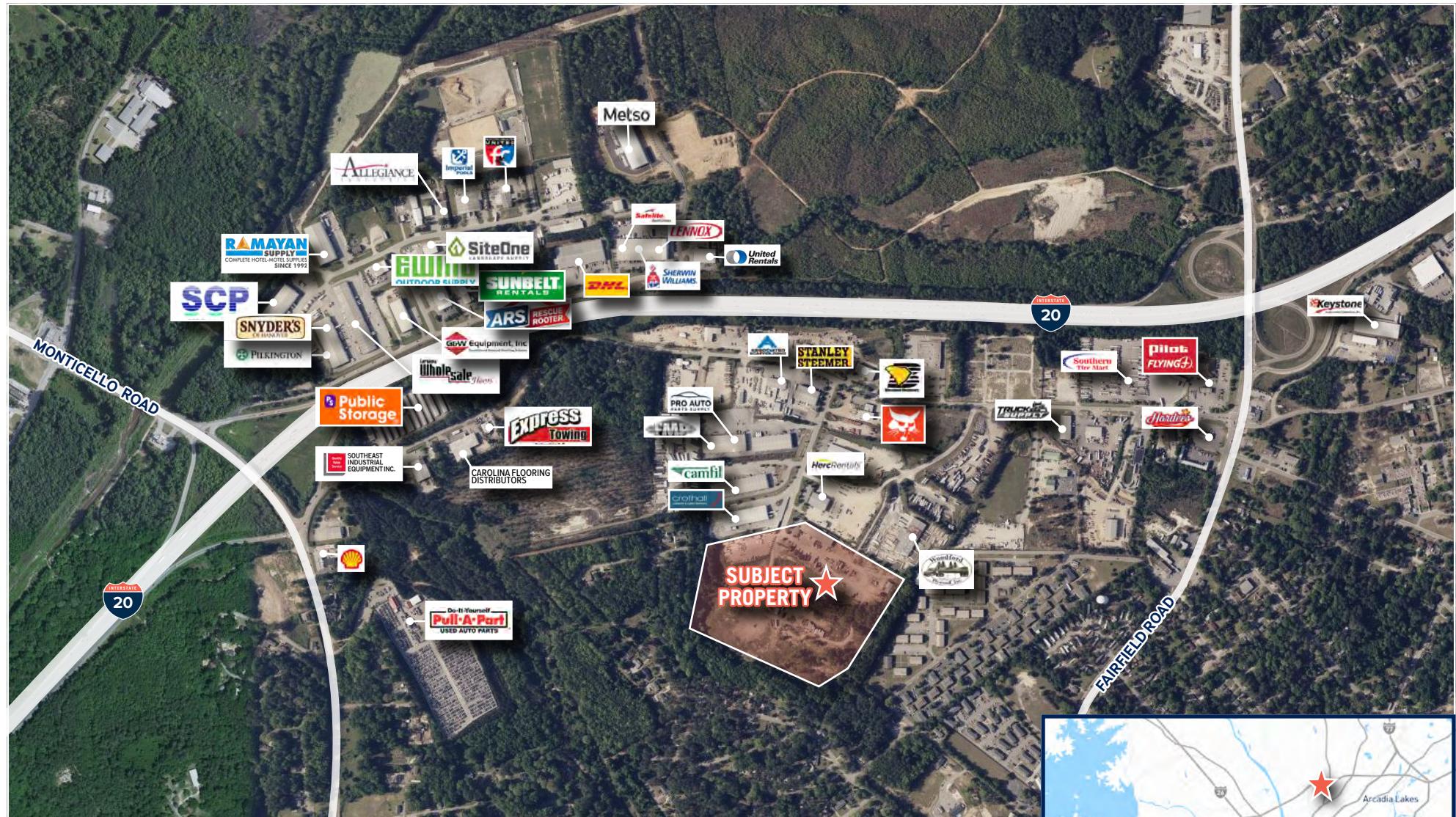


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## DRIVE TIMES

I-20 » 1 Mile

Downtown Columbia » 5.5 Miles

Charlotte » 90 Miles

Charleston » 121 Miles

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