

Newly Renovated Warehouse and Office Space For Lease

1651 Holland St | West Columbia, South Carolina 29169



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Property Details

- ±72,425 Total SF Available for Lease
- **Building 1:** ±39,017 SF
- **Building 2:** ±33,409 SF (Subdividable)
- \$6.00/SF NNN (\$0.80/SF)
- Heavy, 3-phase power
- Ideal space for warehousing
- Premium location only 3 miles from downtown Columbia, SC
- Easy access to major roadways and destinations including Rt. 1, 378 and 26
- Drive up docks
- Covered Loading docks
- Lay down yard available
- 24' Clear Height (Building 1)
- 16' Clear Height (Building 2)



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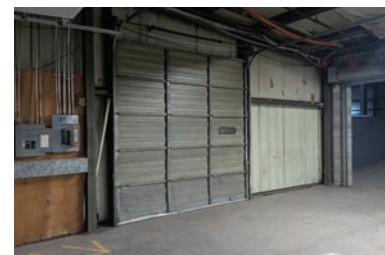
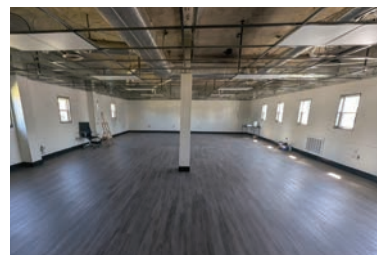
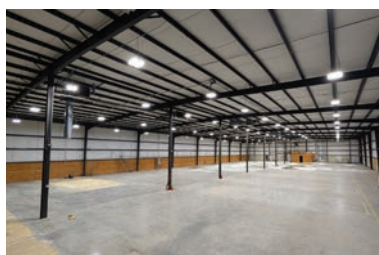
Recently Completed Renovations

- New Roofs Installed
- Parking Lot Repaved/Resurfaced
- New LED Lighting
- Renovated Office Space: 6,897 SF of office space remodeled, freshly painted, and upgraded for modern appeal and better usability.
- Renovated Bathrooms
- New Roll Up Doors: All bay doors replaced to enhance security, functionality, and aesthetic value.
- Exterior Building Paint: Complete exterior repainting to improve visual appeal and maintain structural integrity.
- Property equipped and prepped for robust HVAC, with 60 tons of capacity ready to support climate-controlled operations



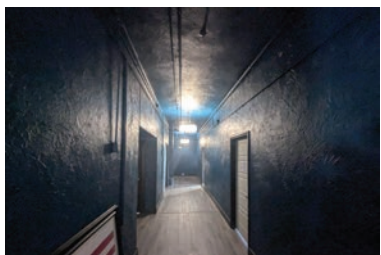
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378

Subject Property

INTERSTATE
26

1

Downtown Columbia
3 Miles

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Disclaimer and Disclosure

This Offering Memorandum does not constitute an offer to sell the Property. Neither any Potential Purchaser nor Seller will be bound to a contract of sale unless and until both parties sign and deliver it. Seller reserves the right at any time, in its sole discretion and without notice to any person, to: (a) change any of the terms of the potential sale of the Property; (b) withdraw the Property from the market; (c) accept or reject any offers; (d) terminate discussions with any Potential Purchaser; or (e) sell all or any portion of the Property to any other person. No liability will attach to the undersigned, Seller or any other party for failure to receive, review or respond to any offer or for any other matter in connection therewith. While any information contained in this flyer is derived from sources that are believed to be reliable, neither the undersigned nor Seller can or does guarantee that such information is accurate, and that information is provided without representation or warranty. Prospective Purchasers should consult legal counsel with respect to the zoning and development potential of the Property, and with other consultants of Potential Purchaser's choice with regard to all aspects of the Property, including without limitation its physical and legal condition, the presence or absence of hazardous materials, its compliance with the Americans With Disabilities Act, and other matters that may affect its value, desirability and/or utility. Unless otherwise agreed in writing by Seller and its broker, (a) Prospective Purchaser's broker shall look solely to its client for the payment of any real estate commission, fee or other compensation for that broker's services, and (b) Seller and its broker shall not be liable for the payment of any such real estate commission, fee or other compensation. ©2025 All real estate brokerage activities of Aline Capital are conducted under ACIRE, LLC. While any information contained in this package is derived from sources that are believed to be reliable, the undersigned does not guarantee that such information is accurate, and that information is provided without representation or warranty.



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