



**FOR LEASE**

±13,511 SF Industrial Space in Columbia, SC



# Executive Summary

104 Bombay Dr. | Columbia, SC 29209

## Property & Location Highlights:

- ±13,511 SF Single-Tenant Industrial Space
  - Office: ±1,080 SF
  - Warehouse: ±12,431 SF
- ±1.27 Acres
- Fully-conditioned
- Fully-fenced
- Ceiling Heights:
  - ±21' pitch
  - ±16' eave
- 2 drive-in doors (12'x14')
- (6) 6-ton custom HVACs built 2019
- Complete fire suppression system
- Roof replaced in 2024

## Offering Summary

**Building Size:** ±13,511 SF

**Lease Info:** \$8.5/SF (NNN)

*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent.*





# Property Photos





# Map

Columbia, SC



PRISMA  
HEALTH

Walmart

RIVERBANKS  
ZOO & GARDEN  
columbiasouth carolina

WILLIAMS-BRICE  
STADIUM

HARRIS  
CONSTRUCTION

EXCEL

Veritiv

Tucker Marine, Inc.

FedEx  
Ground

Good things  
come from  
Sysco

MIWON

PETRO  
Stopping Centers

L&W  
SUPPLY

SITE



# Parcel Overview

104 Bombay Dr. | Columbia, SC 29209





# Contact Information

Reedy Property Group

## **WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO**

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.

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