



1901 DIXIANA RD

WEST COLUMBIA, SC 29172

FOR LEASE

NEW WAREHOUSE ADDITION. DUAL INTERSTATE ACCESS AND EXPOSURE.

± 25,000 SF Office/Warehouse on 4.50 Acres for Lease

PROPERTY FEATURES

- > Property is situated in the crosshairs of I-26 & I-77 with dual interstate visibility
- > Provides immediate access to both Interstates along with truck stop amenities including food & fuel
- > Site plan has graveled yard space adequate for outside storage; additional 1 acre yard adjacent to the site for overflow storage needs available

ZONING: City of Cayce, M-1 Light Industrial

LEASE RATE: \$6.75 PSF NNN

WAREHOUSE ADDITION

- > ±19,500 SF Addition completed in April 2020
- > Building Dimensions: 195' X 100'
- > Clear span construction to maximize racking, loading, and production layout
- > **Eave Height: 26'**
- > **Center Height: 30'**
- > **Dock Doors:** Two (2) positions with edge of dock levelers to a sheltered platform to maximize warehouse space
- > **Drive-in Door:** One (1) 14' x 14'

COMPLETED WAREHOUSE ADDITION: ±19,500 SF AVAILABLE



CONTACT

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TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM

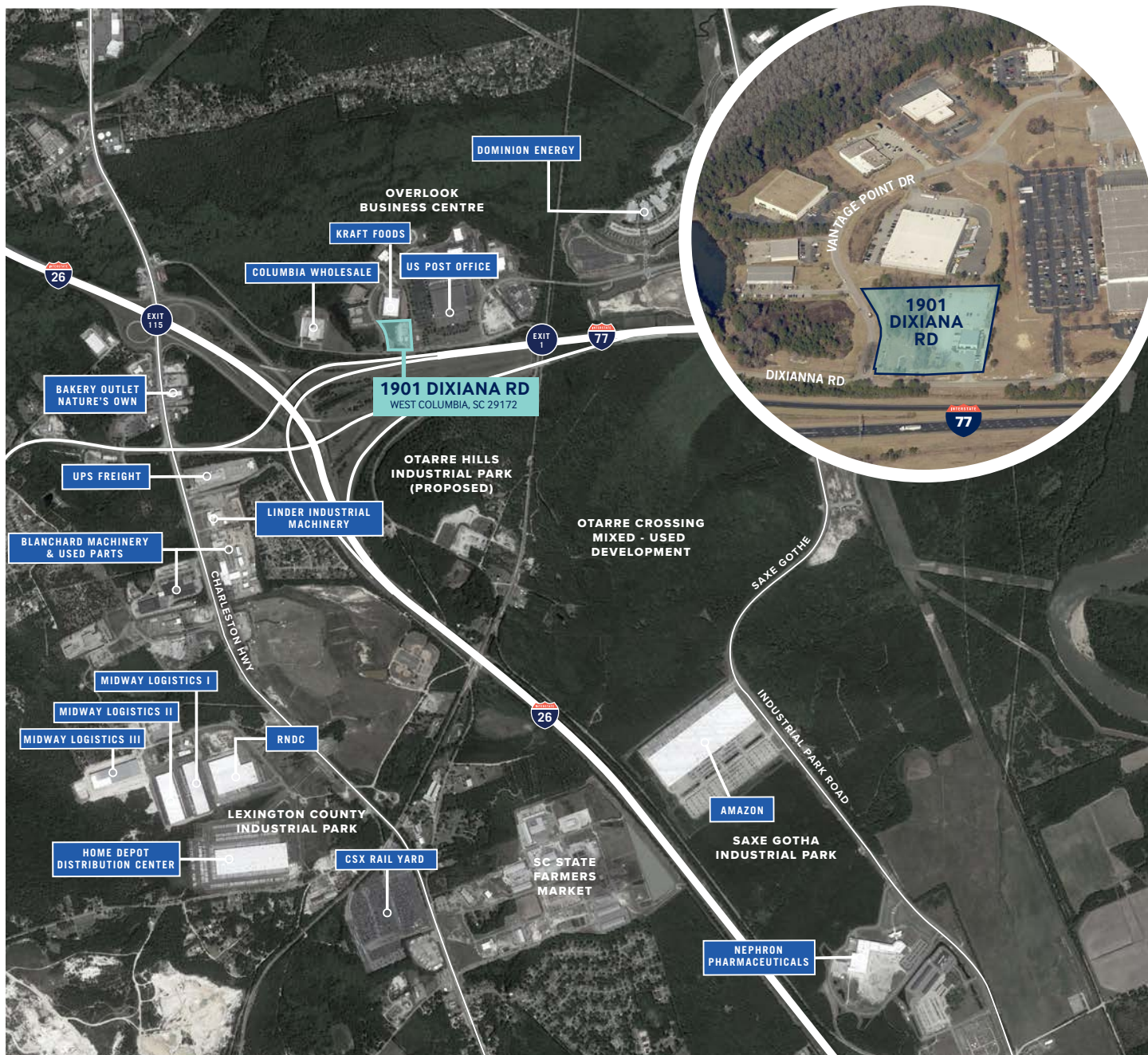
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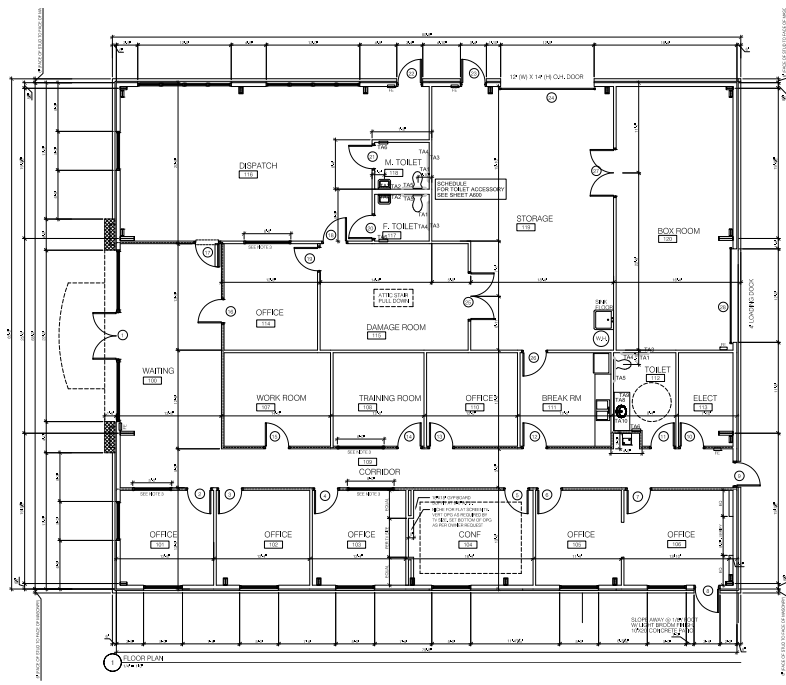
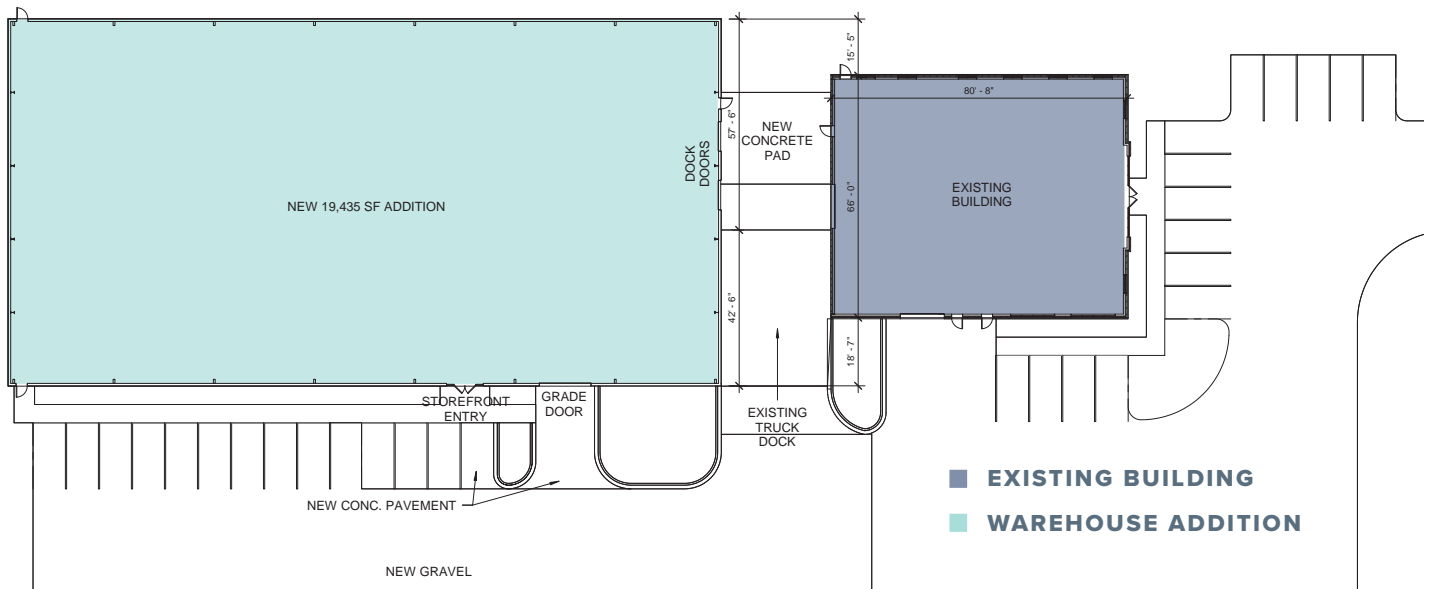
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OFFICE FEATURES

±5,200 SF

- Built in 2013
- Large open reception area with 9 offices & open work space
- Exposed 14' ceilings, spiral duct work & pendant lighting
- Heavy glass accents allow for abundant natural light
- 19 vehicle parking spaces

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