

DOCK HIGH  
DOOR

DRIVE-IN  
DOOR

DRIVE-IN  
DOOR

FOR LEASE

UNIT C  
9,800 SF

# 539 Clemson Rd, Unit C COLUMBIA, SC 29229

📍 SUBMARKET: NORTHEAST COLUMBIA

## Warehouse Space for Lease

9,800 SF warehouse with office space

Office comprised of 800 SF open space,  
private office and two (2) restrooms

Clear span construction

Sprinkler coverage throughout

Loading features include:

Two (2) drive-in doors

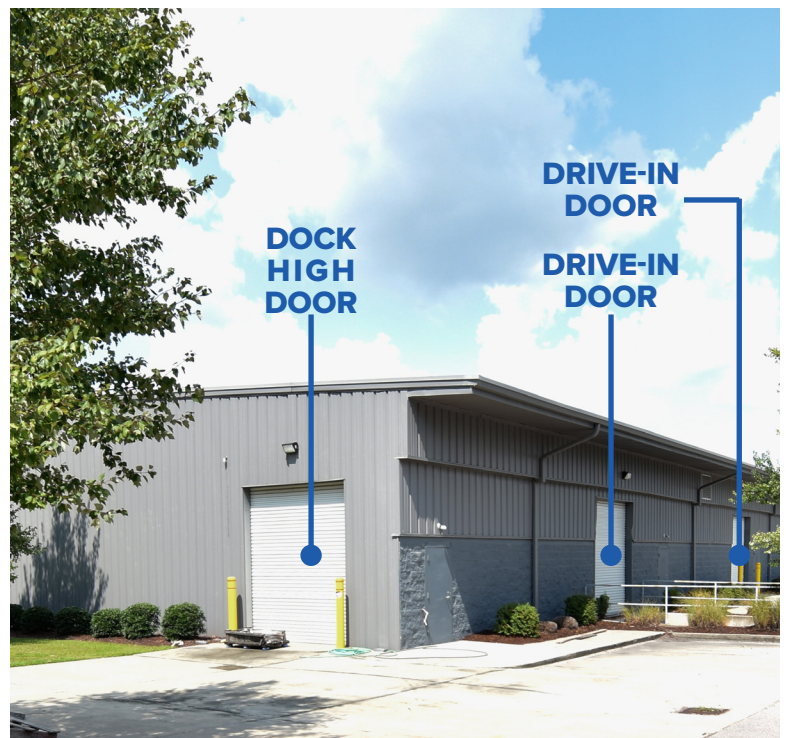
One (1) dock door

**EAVE HEIGHT:** 18' eave height

**CENTER HEIGHT:** 21' center height

**ZONING:** M-1, City of Columbia

**LEASE RATE:** \$5.00 NNN



### FOR MORE INFO, CONTACT

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**JAKE NIDIFFER** | Brokerage Associate | [jnidiffer@trinity-partners.com](mailto:jnidiffer@trinity-partners.com) | 803-567-1324

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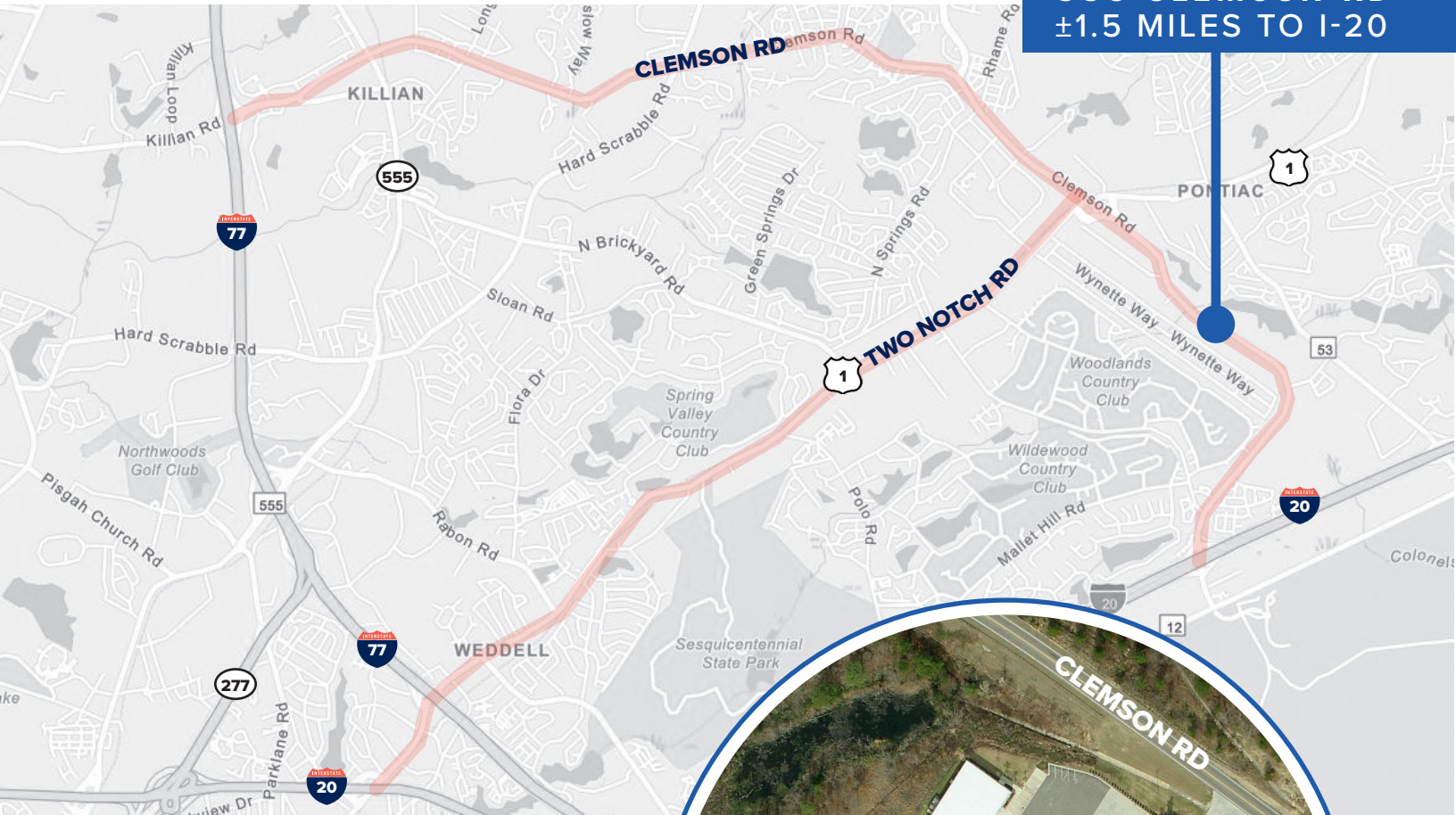
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COLUMBIA, SC 29229

📍 SUBMARKET: NORTHEAST COLUMBIA

FOR LEASE

539 CLEMSON RD  
±1.5 MILES TO I-20



## Central Midlands Location

Within minutes of I-20 and Two Notch Road

Multiple access points to I-77 via SC Highway 1, Clemson Road & I-20



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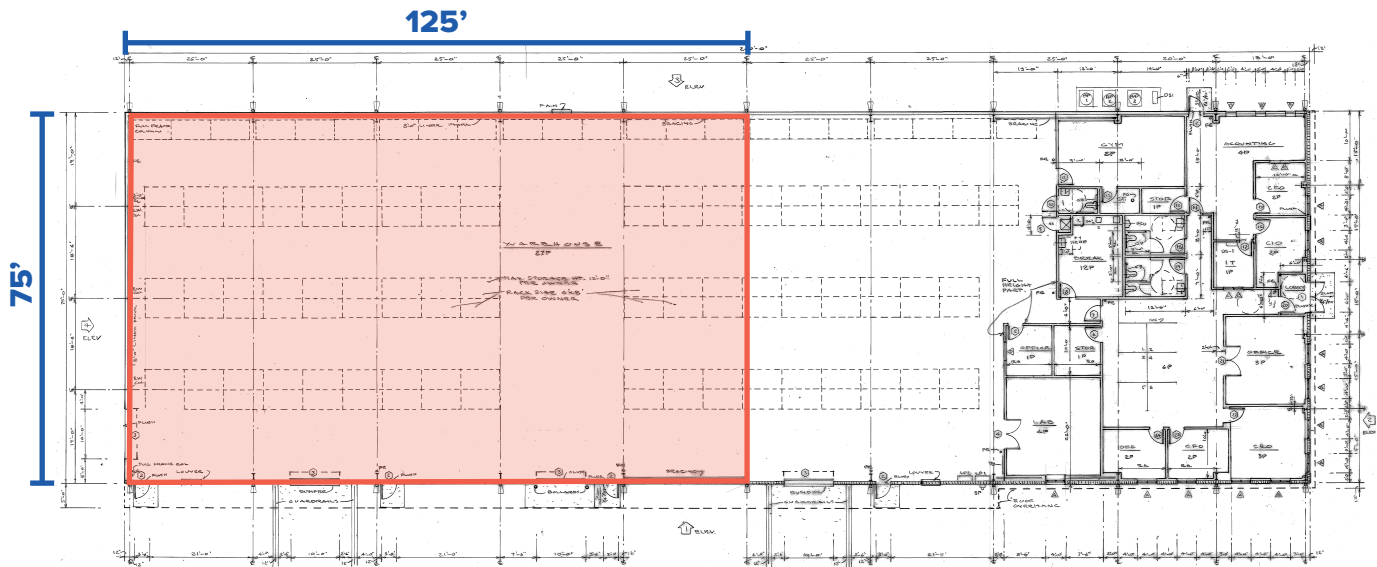
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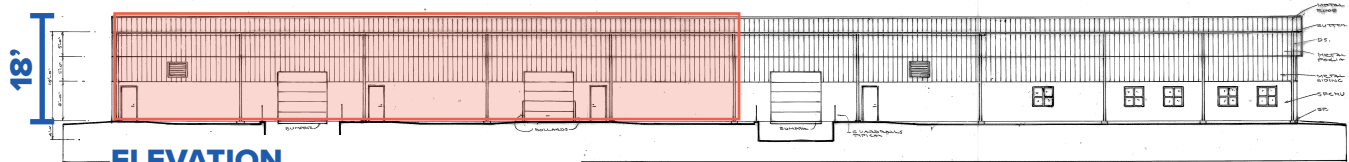
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FOR LEASE



FLOOR PLAN



ELEVATION

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