

FOR SALE



27 C Trotter Road WEST COLUMBIA, SC 29169

📍 SUBMARKET: CAYCE / WEST COLUMBIA

±15,000 SF of Office / Warehouse Space Available for Sale

±0.70 acre lot

1,500 SF of office with open floor plan

13,500 SF of Warehouse

CONSTRUCTION: Masonry/Metal Wall

CEILING HEIGHT:

Center Ht: 15' under beam / Eave Ht: 12'

ELECTRICAL: 800-amp 208V 3 phase, 4 wire

PARKING: Eight paved parking spaces

LOADING DOCK:

(1) Dock-level door (10'x10')

(1) Drive-In Door: (12' x10')

(2) Interior Roll-up doors

ZONING: LM, City of West Columbia

SALES PRICE: \$719,000



FOR MORE INFO, CONTACT

NICK STOMSKI, SIOR | Partner | nstomski@trinity-partners.com | 803-567-1447

JAKE NIDIFFER | Brokerage Associate | jnidiffer@trinity-partners.com | 803-567-1324

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

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**TRINITY
PARTNERS**

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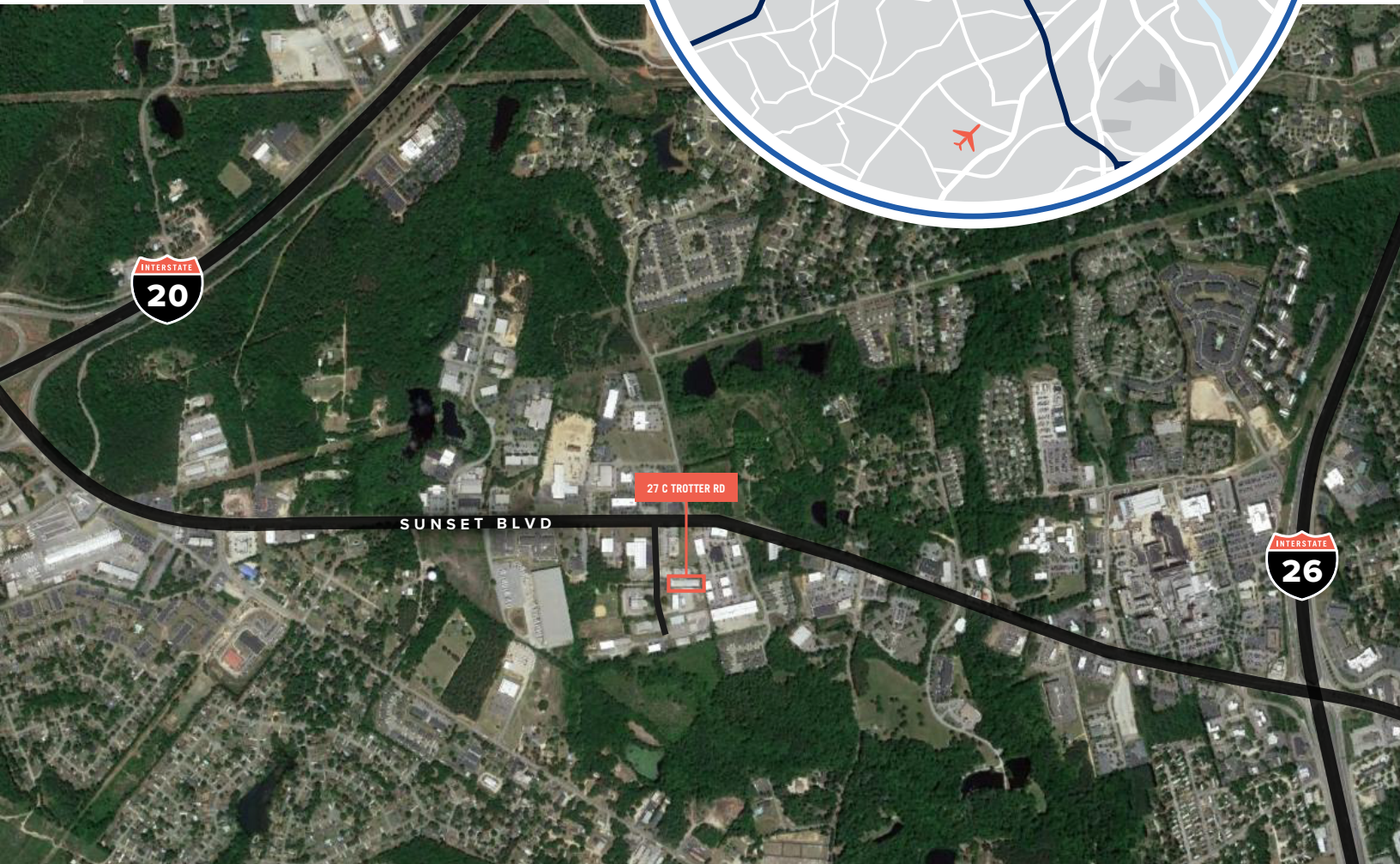
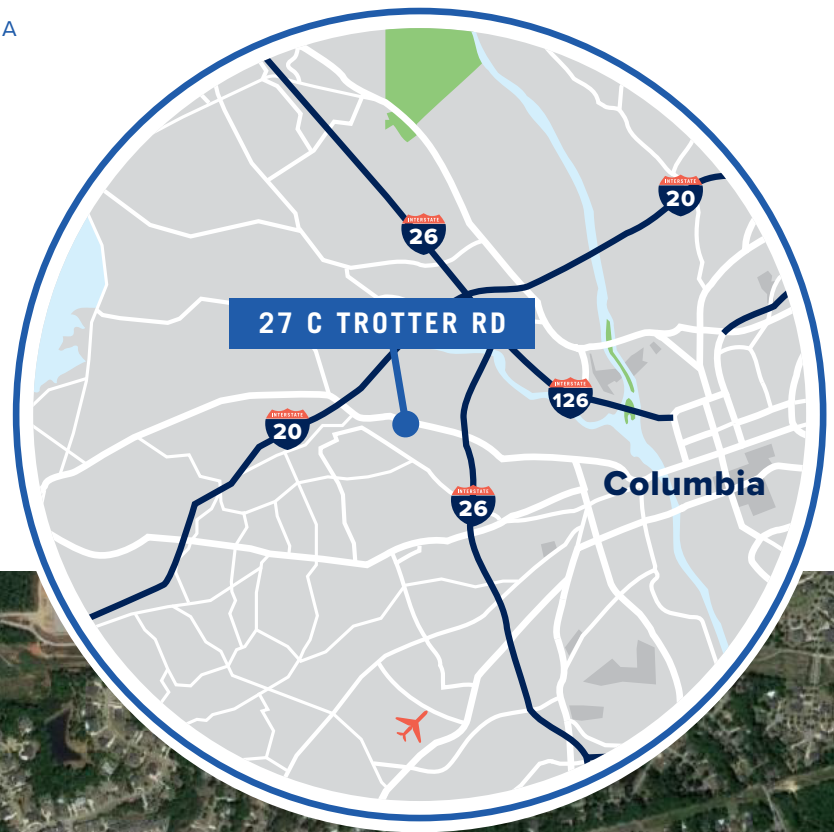
LOCATION

PROXIMITY TO I-26:

± 1.2 MILES

PROXIMITY TO HWY I-20:

± 1.2 MILES



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