

READY FOR OCCUPANCY



— 103 —
CORPORATE BLVD
WEST COLUMBIA, SC 29169
FOR LEASE

CONTIGUOUS FLEX / INDUSTRIAL / WAREHOUSE SPACE ONLINE.

NOW AVAILABLE: ±10,000-40,000 Square Feet of Flex/Industrial/Warehouse Space in West Columbia

- > Located in an Opportunity Zone off I-26 with access from both Sunset Boulevard (Highway 378) and Augusta Road (US Highway 1)
- > The new buildings sit ±5.7 miles from the intersection of I-26 & I-77 as well as ±4 miles from the intersection of I-26 & I-20
- > The building mix can accommodate a single tenant user or up to 3 tenants if subdivided

> **BUILDING 1**

Lease Rate: **\$5.95 PSF NNN**

> **BUILDING 2**

Lease Rate: **\$6.25 PSF NNN**

BUILDING 1: ±20,000, 30,000 or 40,000 SF



BUILDING 2: ±10,000 SF



CONTACT

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

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

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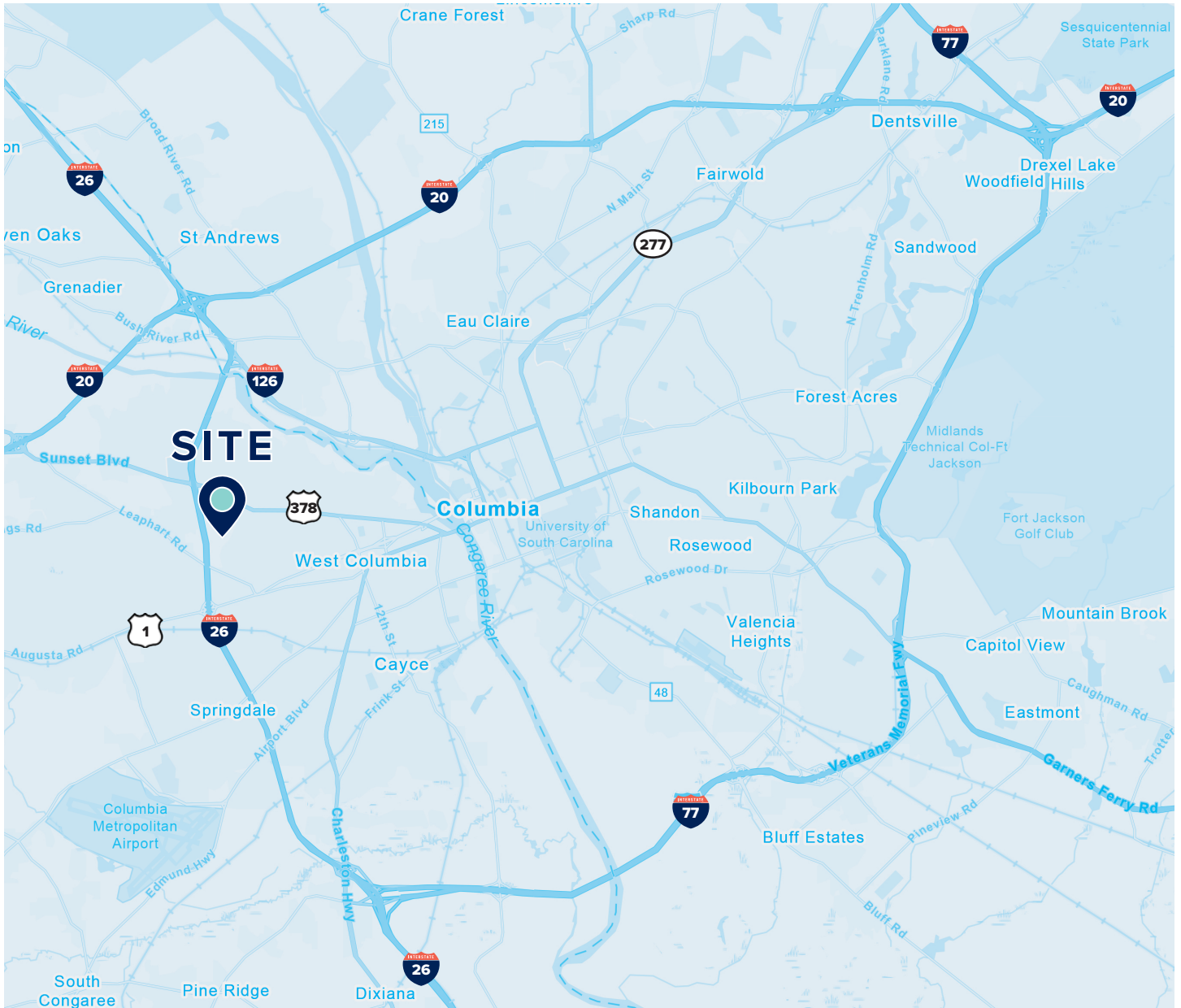
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103 CORPORATE BLVD

— WEST COLUMBIA, SC 29169 —

LOCATION



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POINTS OF INTEREST



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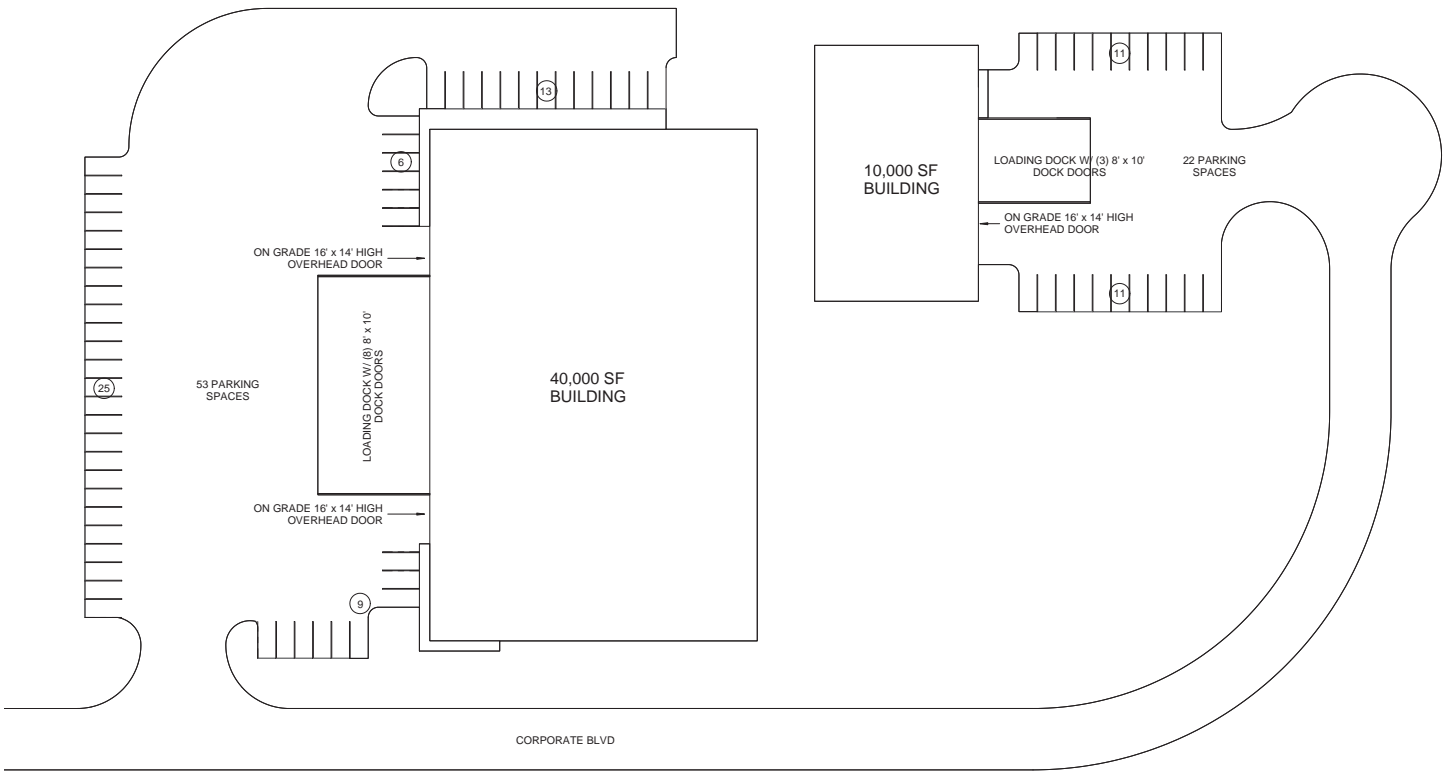
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SITE PLAN



CONTACT

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SITE PLAN OVERLAY



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103 CORPORATE BLVD

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BUILDING 1

CLEAN SLATE: Ready for Occupancy



ZONING: ID, Intensive Development, Lexington County

CONSTRUCTION

Pre-engineered metal with split face block 10' up the perimeter wall

OFFICE

Two (2) 1,050 SF office configurations constructed

DIMENSIONS

160' x 250'

CLEAR HEIGHTS

Eave: 26'
Center: 32'

COLUMN SPACING

Single row of columns down the spine to maximize racking, loading, and production layout within the facility (25'X80')

BAY DEPTH

160'

DOCK DOORS

Eight (8) 8' X 10' loading doors with edge of dock levelers

DRIVE-IN DOORS

Two (2) 16' X14' (both on grade)

STOREFRONT ENTRANCE

Two (2) storefront entrances to accommodate multi-tenant occupancy

LOADING DOCK FEATURES

Canopy extending over the entire loading area to shield from the elements

LEASE RATE: \$5.95 PSF NNN

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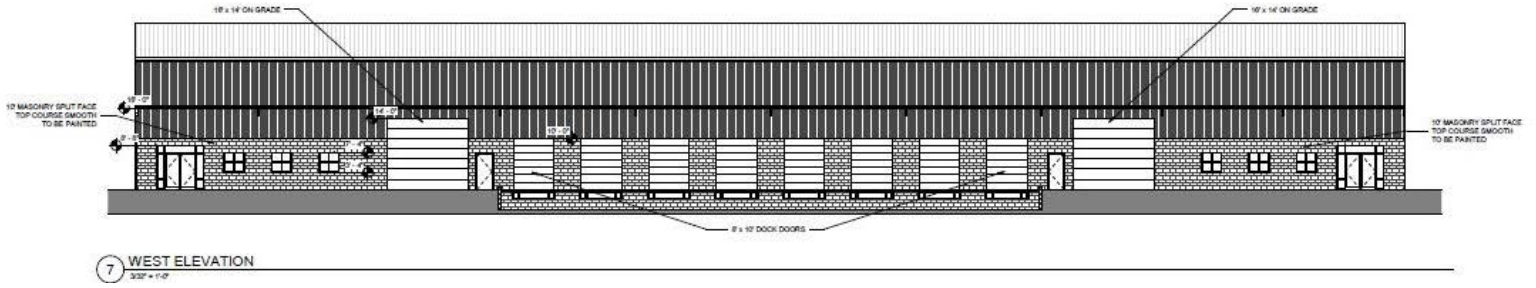


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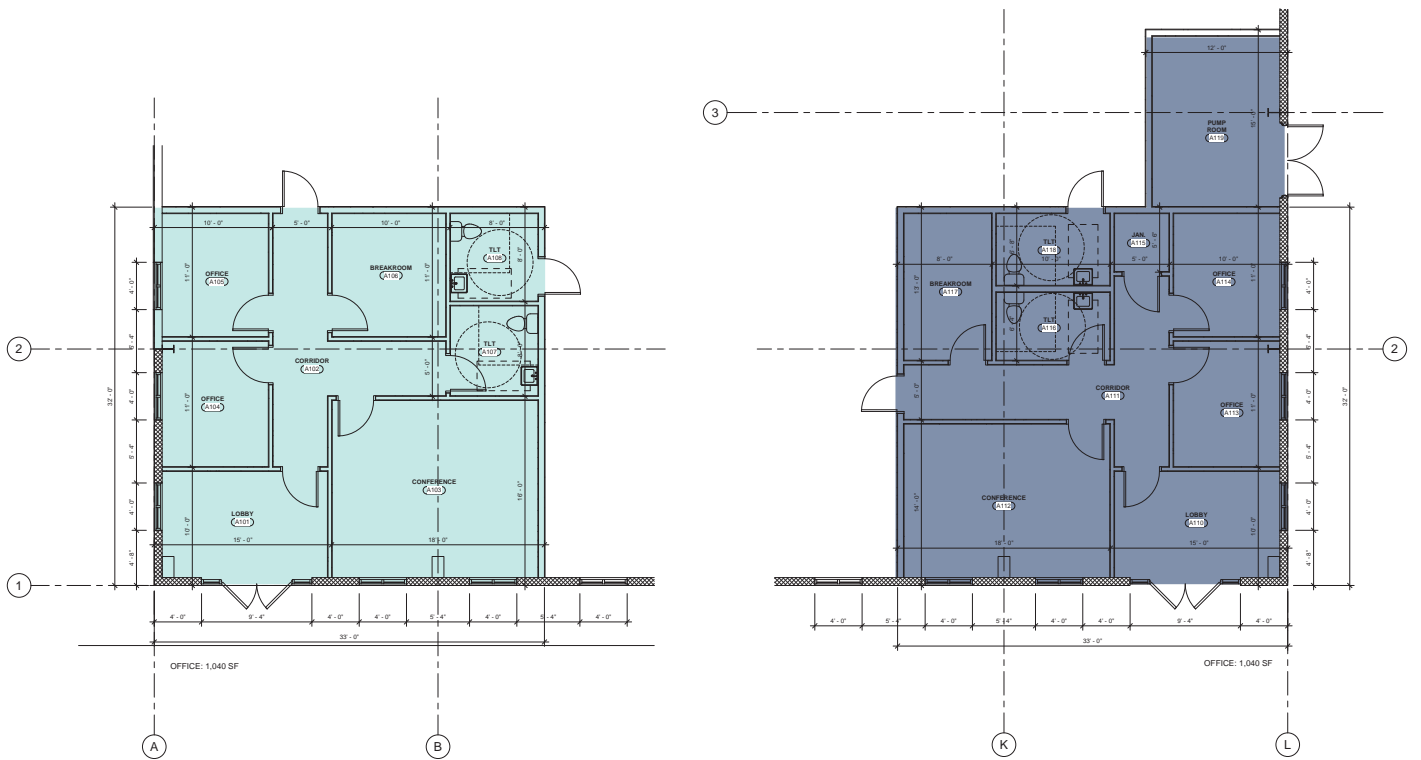
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BUILDING 1

ELEVATION: ±40,000 SF



BUILDING 1: PROPOSED OFFICE LAYOUT



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BUILDING 2



ZONING: ID, Intensive Development, Lexington County

CONSTRUCTION

Pre-engineered metal with split face block 10' up the perimeter wall

OFFICE

±1,200 SF office build out included in offering rate

DIMENSIONS

80'X125'

CLEAR HEIGHTS

Eave: 20'
Center: 23'

COLUMN SPACING

Clear span to maximize racking, loading and production layout within the facility

DOCK DOORS

Three (3) 8'X10' loading doors with edge of dock levers

DRIVE-IN DOORS

One (1) 16'X14' on grade drive-in door

STOREFRONT ENTRANCE

One (1) storefront entrance

LOADING DOCK FEATURES

Canopy extending over the entire loading area to shield from the elements

LEASE RATE: \$6.25 PSF NNN

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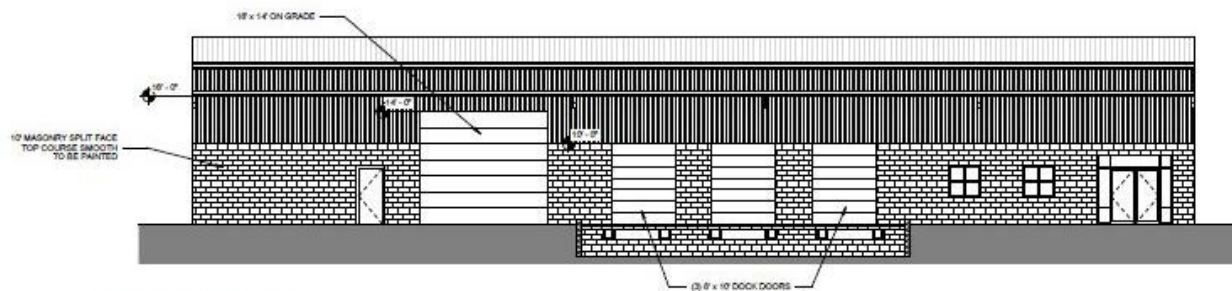


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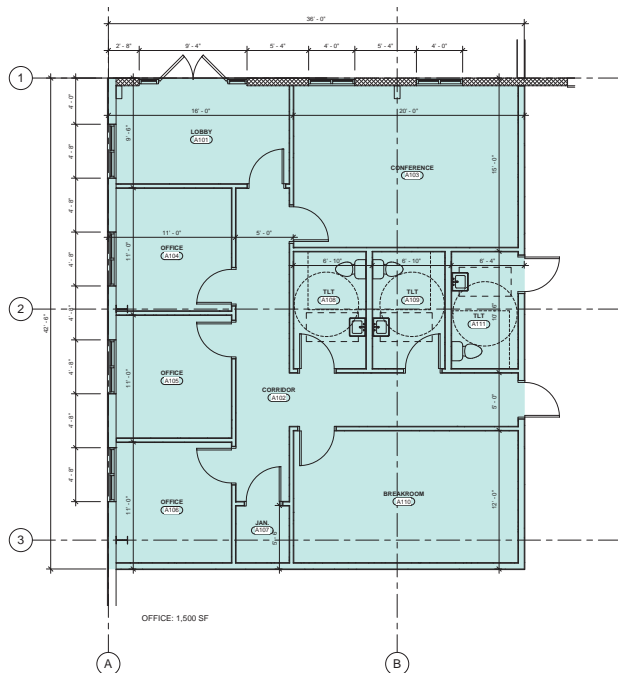
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BUILDING 2

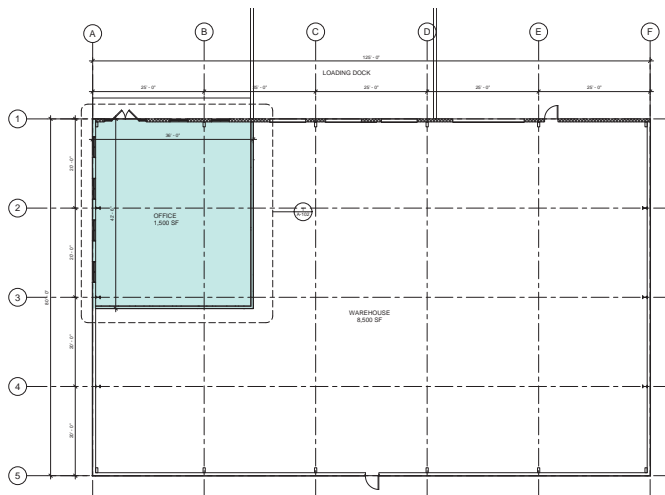
ELEVATION: ±10,000 SF



BUILDING 2: PROPOSED OFFICE LAYOUT



- Space consists of lobby, conference room, breakroom, 3 offices, and 3 restrooms



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