



— 802 —
UNIVERSAL DRIVE
COLUMBIA, SC 29209
FOR SALE

INVESTMENT OPPORTUNITY IN SOUTHEAST COLUMBIA

FULLY LEASED LIGHT INDUSTRIAL FACILITY
LOCATED OFF GARNERS FERRY ROAD IN RICHLAND COUNTY

PROPERTY DETAIL

Building Size	±51,560 SF
Year Built	1977 (Newly Renovated Office)
Property Size	2.93 Acres

BUILDING FEATURES

Center Height	15'6"
Eave Height	13'6"
Construction	Insulated Metal Panel
Roof	Metal

UTILITIES

Water	City of Columbia
Sewer	City of Columbia
Power/Gas	Dominion Energy

SALES PRICE: \$1,525,000

CAP RATE: 8.6%



CONTACT

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

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PROPERTY FEATURES



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LEASE INFORMATION

TENANT

Guardian Building Products, Inc., a Georgia corporation;
d.b.a. **Cameron Ashley Building Products**

ABOUT THE TENANT

Cameron Ashley Building Products is a leading distributor of specialty building products and is one of the industry's most dynamic players. With 30+ locations across the nation, Cameron Ashley is able to deliver an array of innovative, market-focused products and services to more than 5,000 Lumber & Building Materials (LBM) customers.

LEASE DETAILS

Lease Commencement: March 2019
Initial Term: Seven (7) Years
Renewal Options: Two 2-Year Renewal Options

LANDLORD RESPONSIBILITIES

Maintain all structural portions of the Premises

- > Walls
- > Warehouse floor & roof and roof structures
- > Unexposed electrical, plumbing and sewage systems
- > Frames, gutters, downspouts and exterior doors

RENOVATIONS OF BUILDING & PROPERTY IMPROVEMENTS (2019)

- > Office & Warehouse lighting retrofitted
- > Office fully renovated and updated
- > Laydown yard and dock loading area re-surfaced
- > Extensive roof repairs with warranty
- > Storm drainage added to new rocked yard



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LOCATION



2018 TRAFFIC COUNTS

GARNERS FERRY ROAD (US 76)
36,500 VEHICLES PER DAY (VPD)



INTERSTATE DISTANCES

TO I-77	TO I-20	TO I-26
2.5 MILES	10 MILES	10 MILES

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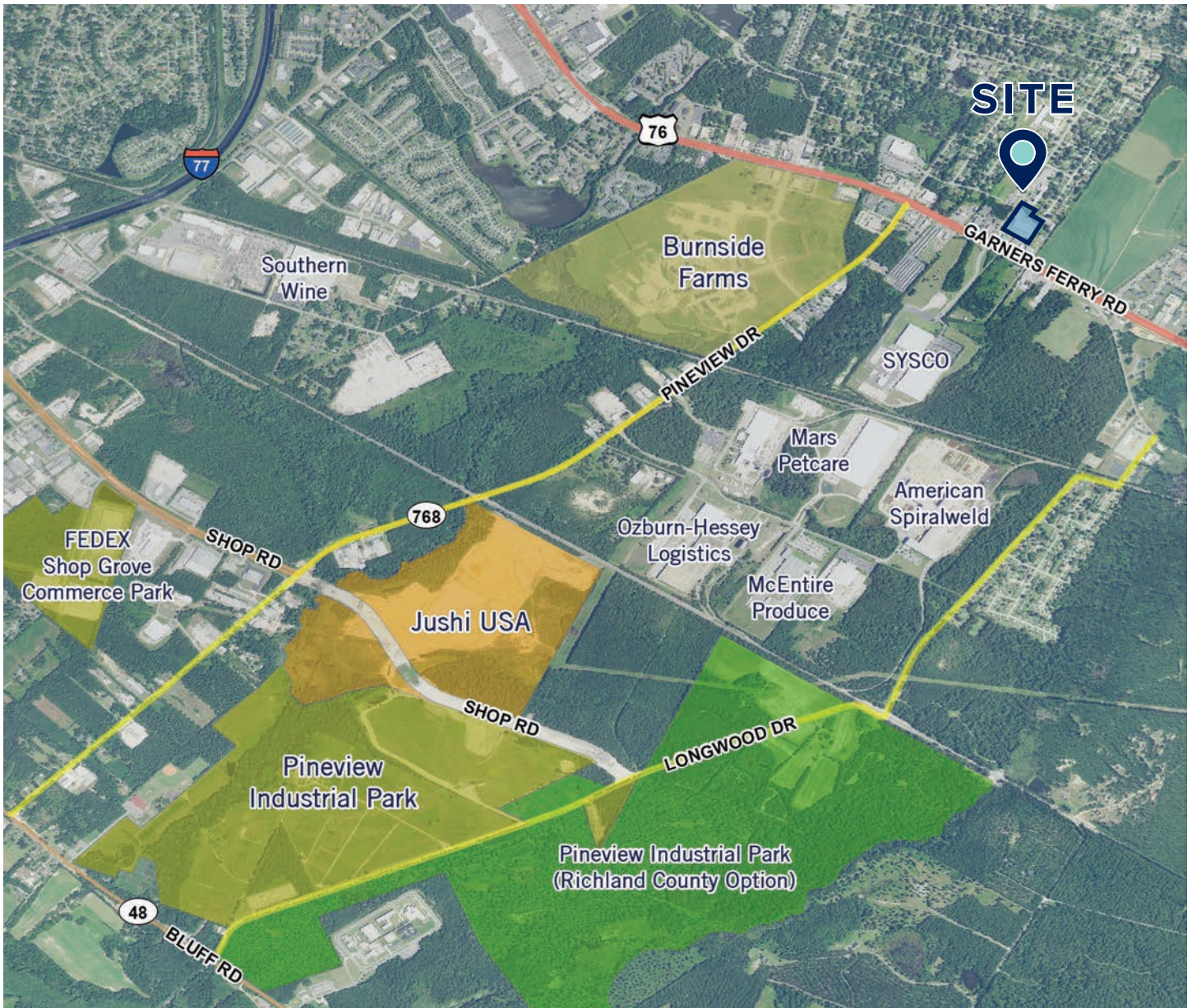
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AERIAL



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