

2420 SHOP ROAD

COLUMBIA, SC 29201

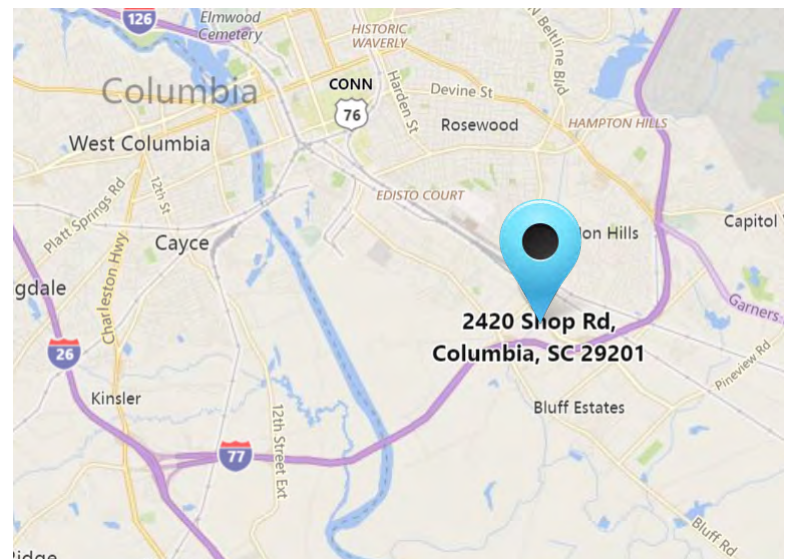
FOR SALE

- ±20,400 SF in Four (4) Buildings
- 1,182' of frontage on Shop Rd.
- 100' of frontage on Beltline Blvd.
- Three (3) access gates
- Easy access to Downtown, I-77, I-26, and I-20
- Last corner between I-77 and the stadium
- Located at signalized intersection
- Shop Rd. expansion will feature sidewalks and four lanes into Assembly St.
- Clean environmental VCC
- Four (4) Grade Level Doors
- Three (3) Dock High Doors
- Ceiling Height: 12' - 18'
- Zoning: M-2 (Heavy Industrial)
- Access to CSX and Norfolk Southern
- Fenced yard
- Traffic Count: 16,768 VPD

- **SALES PRICE: \$1,150,000**
\$900,000



Building 1:	±1,800 SF
Building 2:	±1,800 SF
Building 3:	±7,800 SF
Building 4:	±9,000 SF



Wilson Kibler

1111 Laurel Street, Columbia, SC 29201 T 803.779.8600 www.wilsonkibler.com

George McCutchen, CCIM, SIOR, Principal

803.255.8603 gmccutchen@wilsonkibler.com

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