

FOR SALE OR LEASE



1506 Morninghill Drive COLUMBIA, SC 29210

📍 SUBMARKET: ST. ANDREWS

±17,500 SF of Flex Space
for Sale or ±8,300 SF for Lease

AVAILABLE FOR LEASE

- ± 4,100 SF First Floor Office
- ± 4,200 SF Second Floor Office
- ± 9,200 SF Warehouse (LEASED)

ZONING: GC

LOCATION: Close proximity to I-26 and I-20 intersection

SALE PRICE: \$585,000 (\$33 PSF)

LEASE PRICE: \$10 PSF Full Service (Office)



FOR MORE INFO, CONTACT

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803-567-1455

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

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.

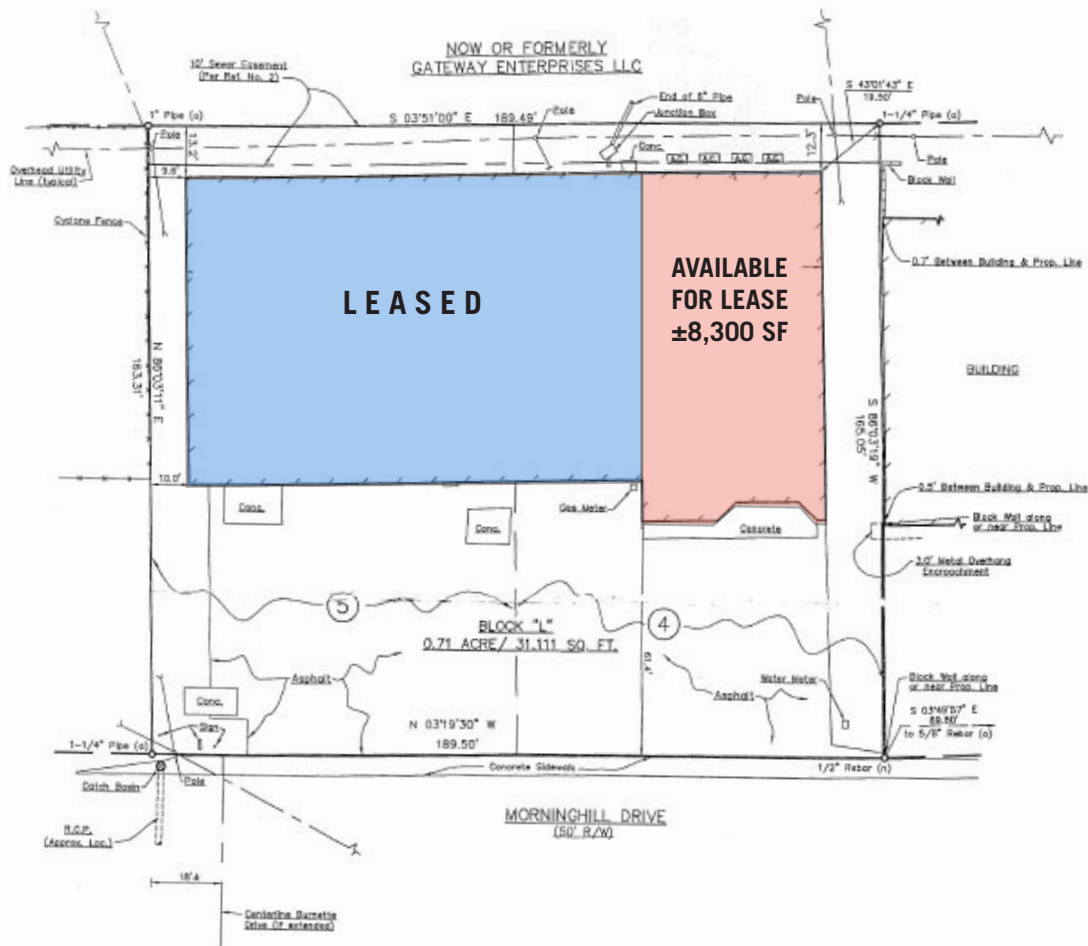
**TRINITY
PARTNERS**

1506 Morninghill Drive

COLUMBIA, SC 29210

FOR SALE OR LEASE

📍 SUBMARKET: ST. ANDREWS



FOR MORE INFO, CONTACT

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803-567-1455

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373



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.