



FOR SALE | ±204,000 SF Industrial Property on ±17 Acres

267 COLUMBIA AVENUE

Chapin, South Carolina 29036

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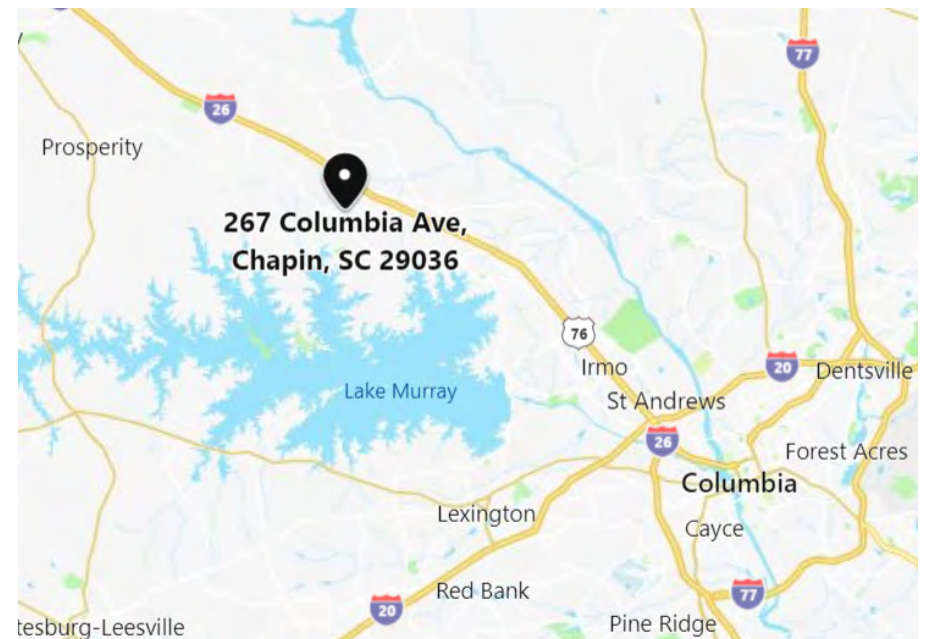


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Property Overview

- Excellent Condition
- ±204,000 SF Total Square Feet
 - 154,000 SF of Industrial space
 - 50,000 SF two-story Office space
- Situated on ±17 Acres
- Close proximity to Chapin Technology Park - a 220-acre business and technology park; plans are in place for a 200-acre residential and commercial complex adjacent to the park
- ±5 miles from Lake Murray, a major recreation destination in South Carolina with thousands of visitors each week
- Ceiling Heights: 14' clear below main beams for 35% of warehouse and 16' clear for remaining 65%
- Column Spacing: 25' x 50'
- Six (6) 9' x 10' Dock High Doors
- Insulated pre-engineered metal roof system
- 4" reinforced concrete floor slabs
- Double-tube slim-line fluorescent fixtures
- All public utilities to site
- Fully sprinklered
- ±312 Parking Spaces
- **Sales Price: \$3,075,000**



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Property Aerial



Chapin

Columbia Ave



Lake Murray



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Five-Mile Demographics

