



FOR SALE

201 METROPOLITAN DRIVE

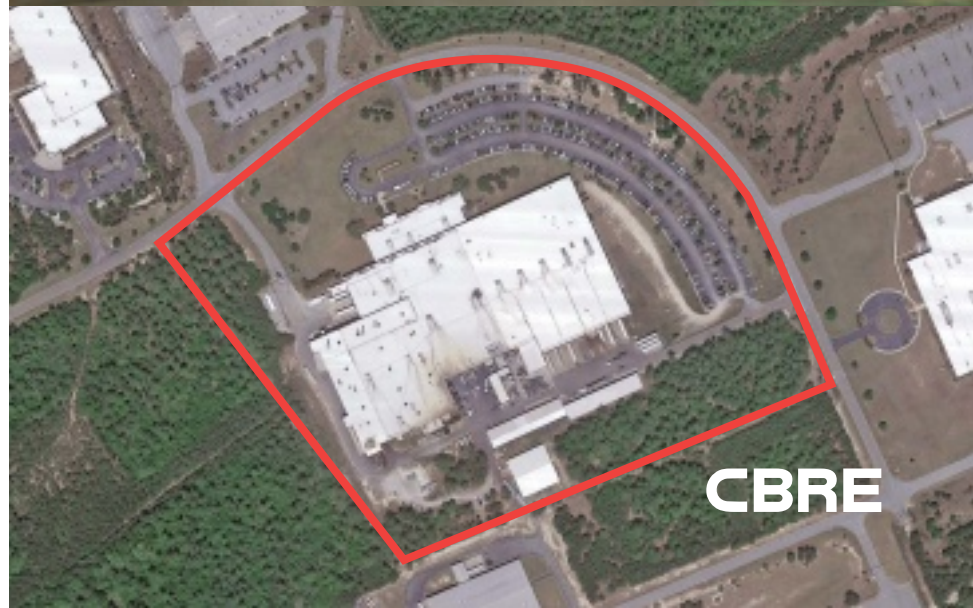
WEST COLUMBIA, SOUTH CAROLINA

www.201metropolitan.com

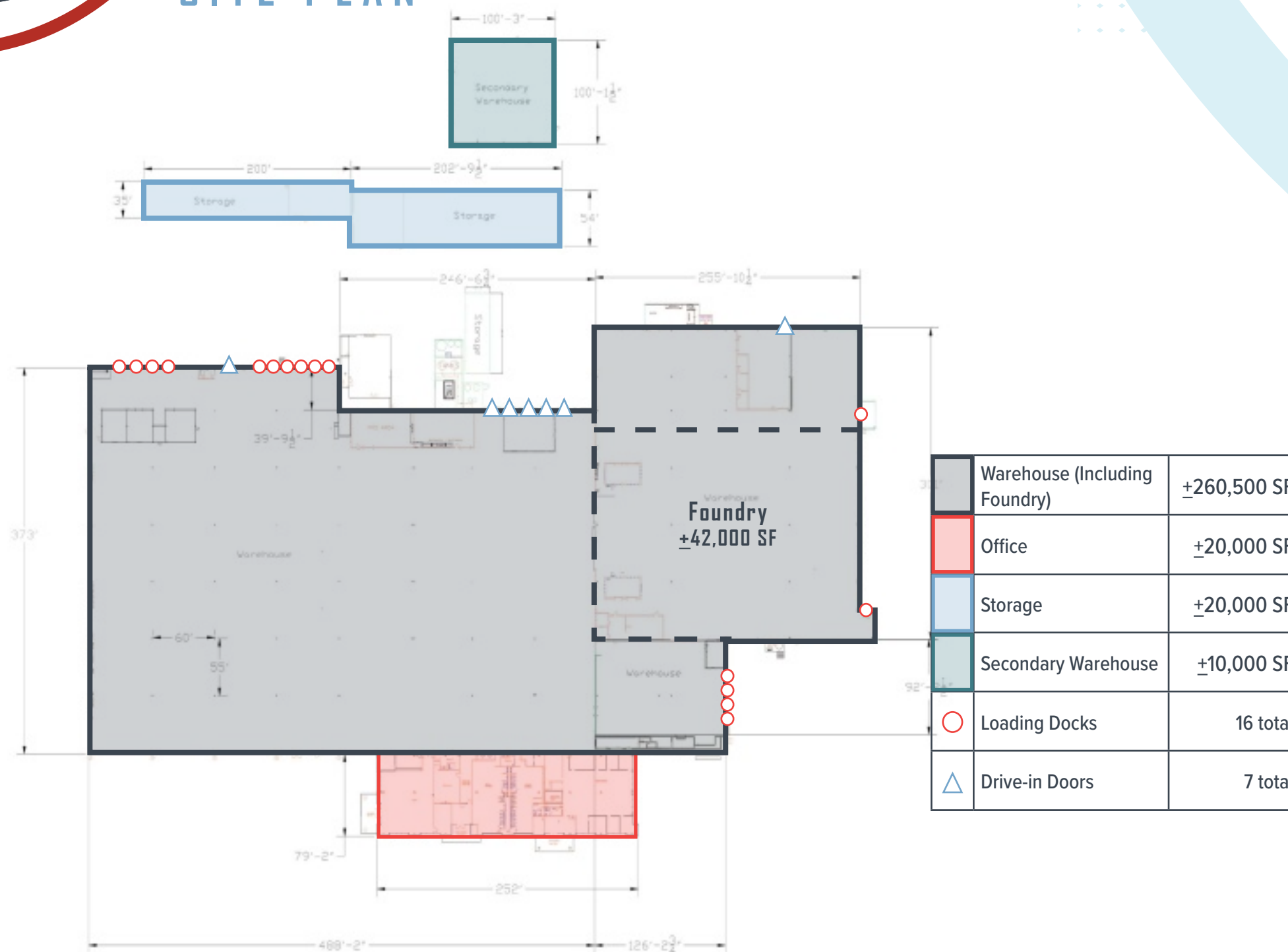
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BUILDING SPECIFICATIONS

Total SF	±310,500 SF
SF Breakdown	Warehouse: ±218,500 SF Foundry: ±42,000 SF Office: ±20,000 SF Storage: ±20,000 SF Secondary Warehouse: ±10,000 SF
Acreage	±30 Acres
Auto Parking	432
Clear Height	23'-30'
Column Spacing	60' x 55'
Dock High Doors	16
Drive in Doors	7
Sprinkler	Wet System
Floor Thickness	6" - 10"
HVAC	Fully Conditioned
Lighting	High Output Fluorescent & LED
Roof	Mechanically fastened 45 mil EPDM membrane
Year Built	2000
Zoning	Intensive Development (ID)
Construction	Metal
Cranes	12
Sale Price	\$9,030,000



SITE PLAN

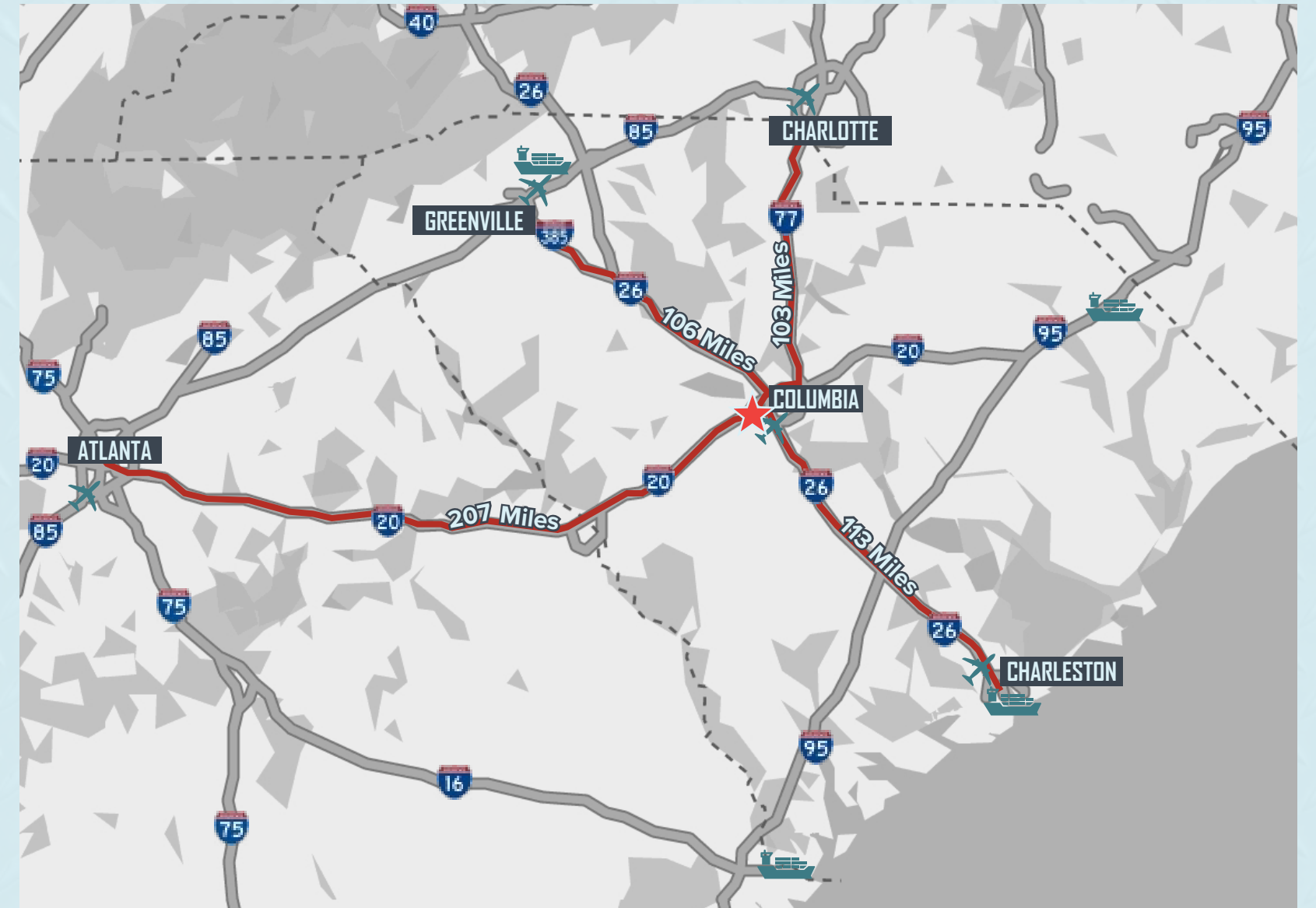


Warehouse (Including Foundry)	±260,500 SF
Office	±20,000 SF
Storage	±20,000 SF
Secondary Warehouse	±10,000 SF
Loading Docks	16 total
Drive-in Doors	7 total

MARKET AERIAL



REGIONALLY ACCESSIBLE



LEXINGTON COUNTY

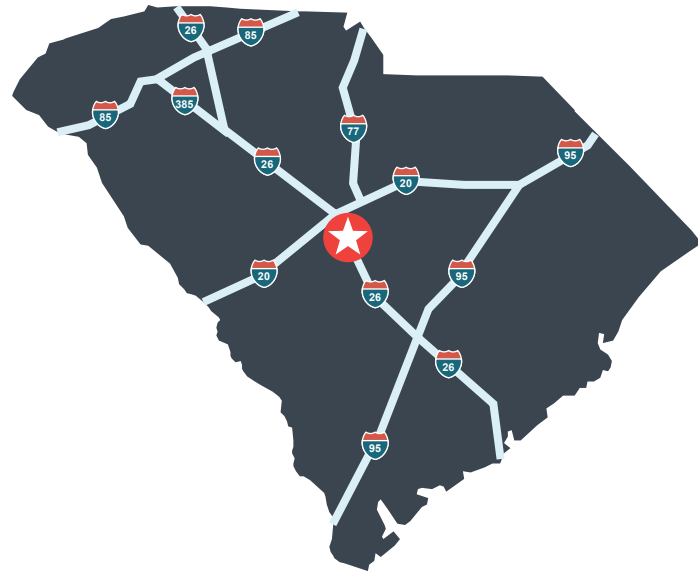
SOUTH CAROLINA

201 Metropolitan Drive is conveniently located in Lexington County, less than 10 miles west from Columbia, the state's capital. Located less than two miles from Columbia Metropolitan Airport, the property is also easily accessible via all of the region's major interstates, I-26, I-20, I-77 and I-95. Lexington County has a population of over 302,000. The Lexington County workforce has grown by nearly 10% over the last decade, double the national growth rate.

Columbia, the state's second largest city, is the capital of South Carolina. The area is well positioned in the southeast and is the approximate midpoint between Miami and New York. The greater MSA consists of six counties: Calhoun, Fairfield, Kershaw, Lexington, Richland and Saluda, and boasts a population of over 850,000.

EDUCATION

The Columbia MSA is home to several colleges & universities, most notably the University of South Carolina (Annual Enrollment: 33,164) and Midlands Technical College (Annual Enrollment: 13,163). Lexington County is also home to some of South Carolina's best public schools.



50,000
EMPLOYED IN MANUFACTURING
WITHIN A 60 MINUTE DRIVE TIME
Central SC Alliance

KEY INDUSTRIES

Manufacturing Companies in Lexington County, South Carolina

Michelin NA Inc.

Employees: 2,080

Nephron Pharmaceuticals

Employees: 1,000

House of Raeford

Employees: 415

Apex Tool Group

Employees: 415

CMC Steel South Carolina

Employees: 400

Otis Spunkmeyer

Employees: 385

Shaw Industries

Employees: 354



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