

FOR LEASE



3229 Sunset Blvd WEST COLUMBIA, SC 29169

📍 SUBMARKET: WEST COLUMBIA / CAYCE

High Quality **Flex Space** Available at Consolidated Business Park

SUITE A: ±5,000 SF

SUITE L: ±2,188 SF

- Flex Building
- Abundant Parking
- 3-Phase Power
- Fully Sprinkled

ZONING: Lexington County

LEASE RATE: \$9.00 PSF NNN



FOR MORE INFO, CONTACT

NICK STOMSKI, SIOR | Partner | nstomski@trinity-partners.com | 803-567-1447

JAKE NIDIFFER | Brokerage Associate | jnidiffer@trinity-partners.com | 803-567-1324

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.

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PARTNERS**

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SUITE A

- ±5,000 SF Total
- ±1,400 SF Warehouse
- ±3,600 SF Office Space
- ±3,600 SF Mezzanine
- One (1) Dock Level Door
- One (1) Drive-in Door
- 22' Warehouse Clear Height
- Reception/Open Area
- Breakroom
- Conference Room
- Storage Room
- Four (4) Offices

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SUITE L

- ±2,188 SF
- ±780 SF Showroom/Office
- ±1,408 SF Warehouse
- One (1) Dock Level Door
- 22' Warehouse Clear Height

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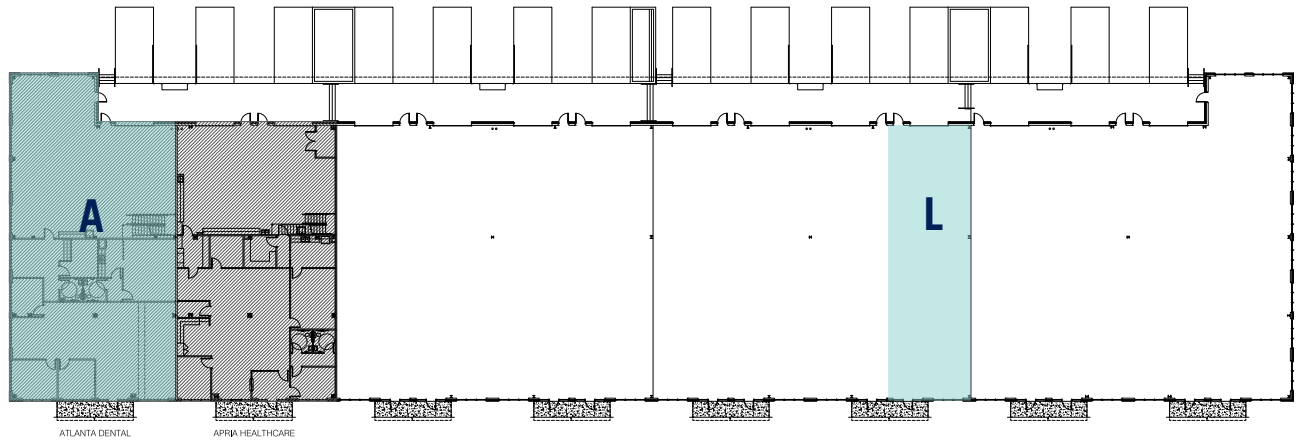
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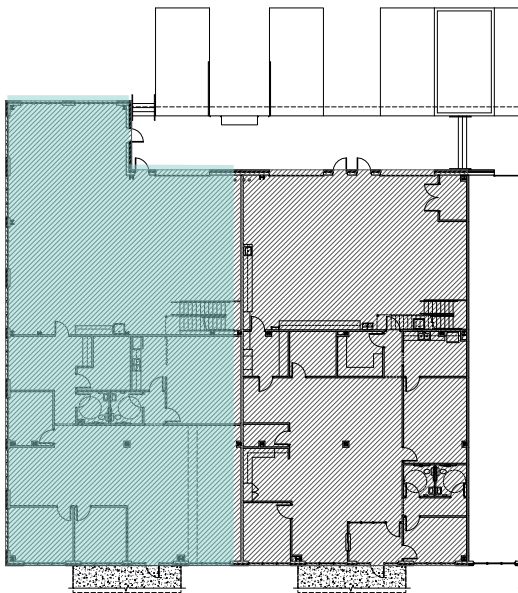
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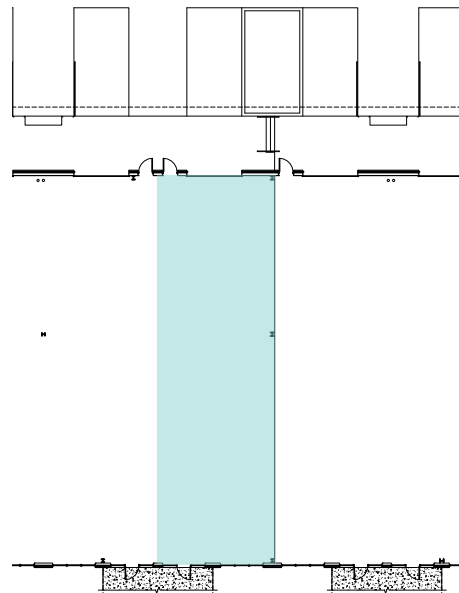
FLOOR PLAN SUITE A & L



SUITE A
±5,000 SF



SUITE L
±2,188 SF



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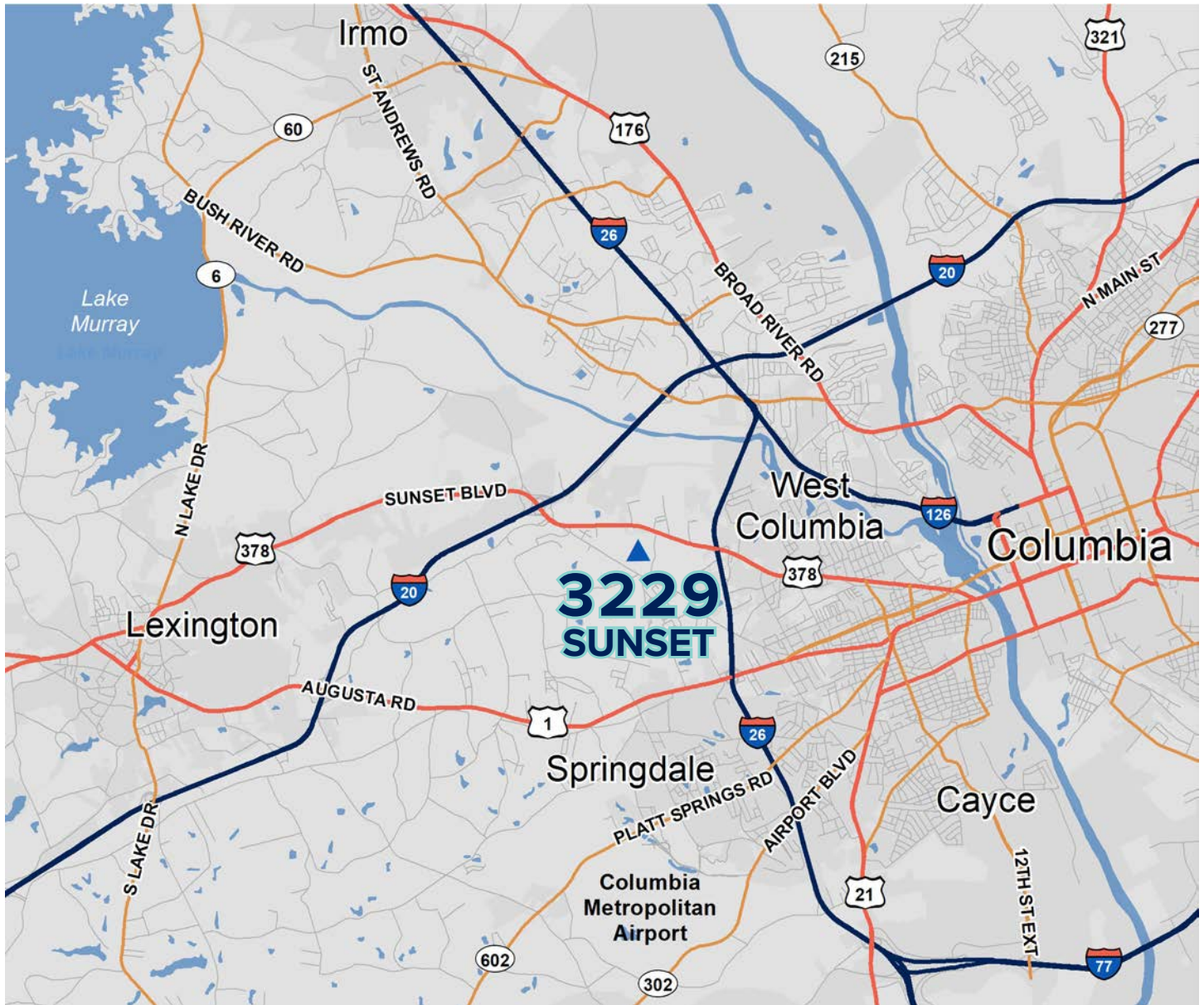
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LOCATION



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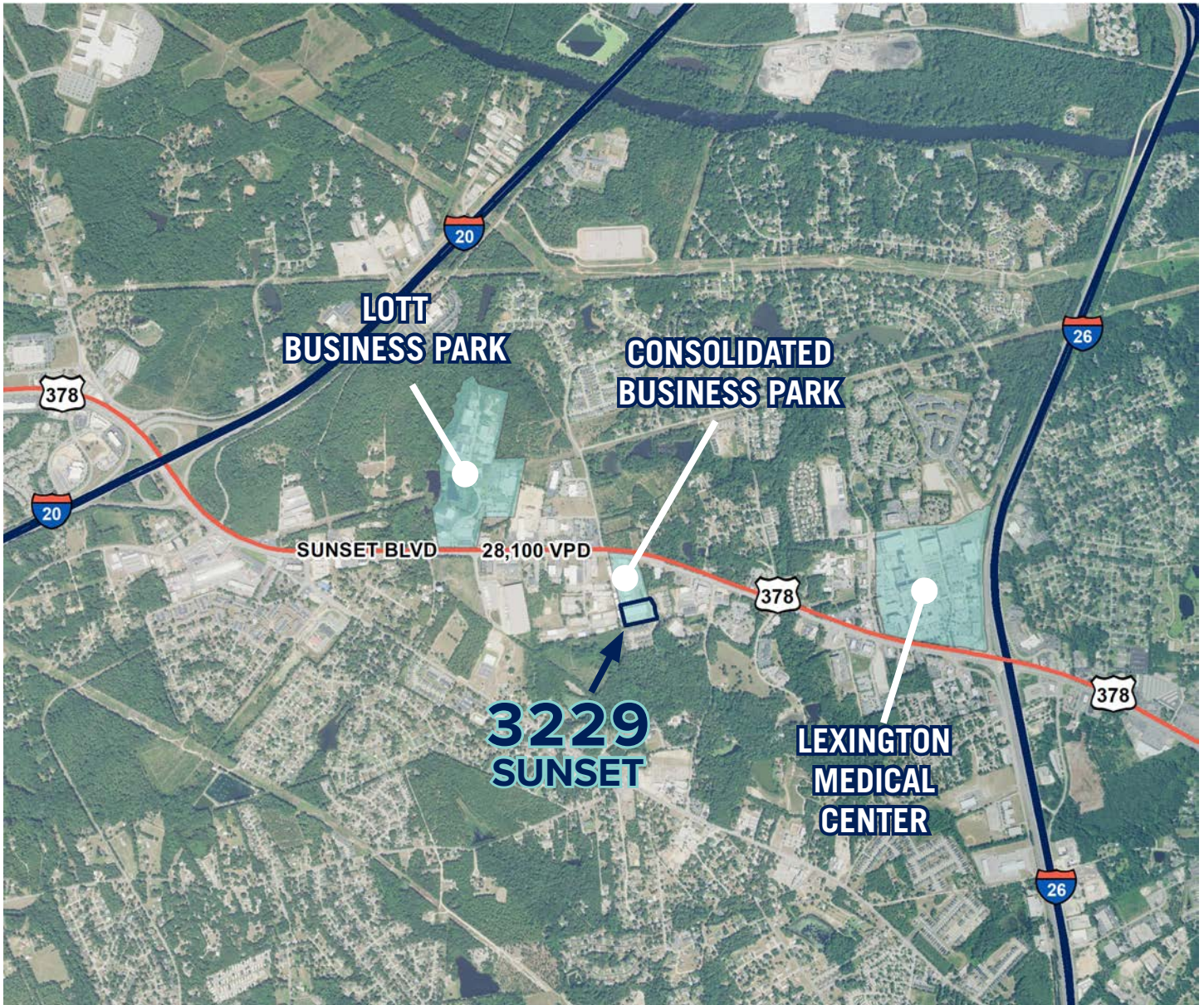
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AERIAL



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