



FOR LEASE

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2708 SHOP ROAD

Columbia, SC 29209

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Property Features

- ◆ ±30,475 Total SF in Southeast Columbia
- ◆ Approximately 1,657 SF of Office space, consisting of:
 - Reception
 - Waiting room/Administrative space
 - Break room
 - 3 Offices
 - Conference room
- ◆ ±2.1 Acres
- ◆ ±.75 Acres Fenced
- ◆ 0.8 Miles to I-77
- ◆ 10 Parking Spaces for Office
- ◆ 6 Total Doors:
 - (6) Dock Well positions at (2) 12' x 12' covered doors
 - (2) 12' x 13' Roll Up
 - (2) 12' x 14' Roll Up
- ◆ 20' Clear Eave height, 22' Clear Center height
- ◆ Column Spacing: 45' from walls and 25' between beams in the center
- ◆ Taxes & Insurance: \$1.00 PSF
- ◆ ±2 additional acres may be added for \$1,500 more per month
- ◆ **LEASE RATE: \$4.45 PSF NNN**



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Property Aerial



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Location Map

