

1021 Second Avenue, Columbia, SC 29209



For Sale or Lease
28,660 +/- SF Office/Warehouse Facility



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Company Overview

Our team of real estate veterans specializes in single-tenant, net leased and other investment properties for private and corporate investors and general commercial brokerage.

Whether the property is retail, industrial or commercial, we work with clients one-on-one to deliver intelligent strategies that help buyers and sellers meet their goals.

From property evaluation and market assessment to dealing with closing attorneys, third-party service providers, lenders and documentation, our experience and personal service add value to every transaction. We work with integrity, loyalty and transparency to earn our clients' trust and build long-term relationships.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Overview

HIGHLIGHTS

- Industrial Warehouse/Distribution Building
- Located in Columbia Industrial Park
- Office has multiple offices, breakroom, ADA bathrooms and a conference room
- Large lay-down fenced secure yard
- Truck court with new asphalt
- Concrete pad for off loading heavy equipment
- Over 30 parking spaces w/ADA parking
- Additional two-story supervisor office in warehouse w/conf. room
- Seller financing offered

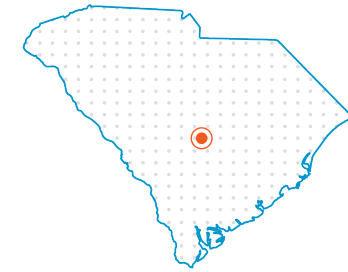
PURCHASE PRICE

\$2,550,000

LEASE RATE

\$6.15 PSF NNN

Property Highlights



BUILDING SIZE	+/- 28,660 SF total includes +/- 2,750 SF Office
LOCATION	1021 Second Ave., Columbia, SC 29209
COUNTY	Richland
ZONING	M-2 (Heavy Industrial)
UTILITIES	Domion Energy- electirc/gas; City of Columbia- water/sewer; 3 Phase Power
CEILING HEIGHT	Ceiling Height: 21'4" at eaves; 25'-26' at center
DRIVE-IN DOORS	9



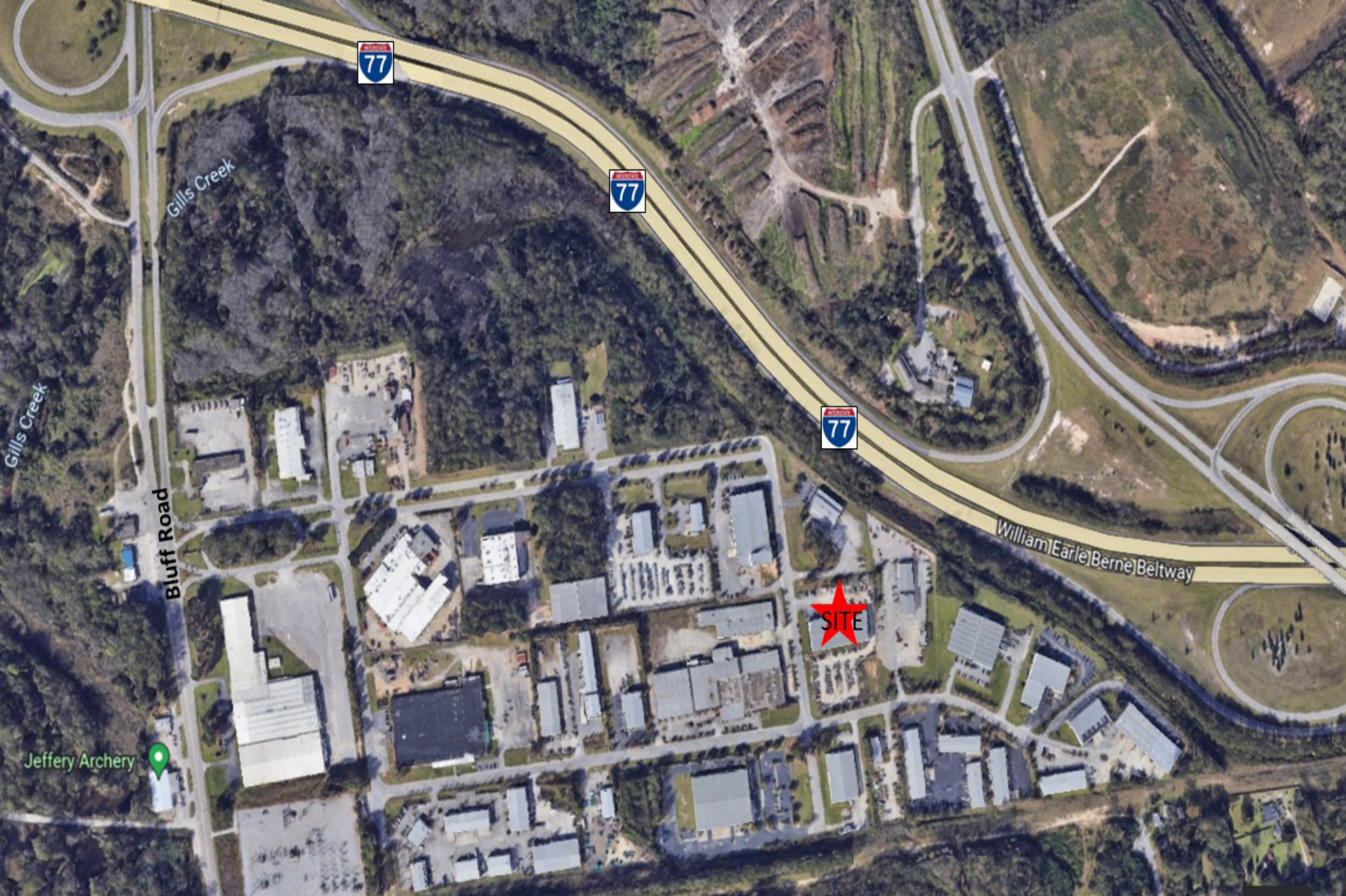
Located 1 mile to Interstate 77



1.9+/- Acres

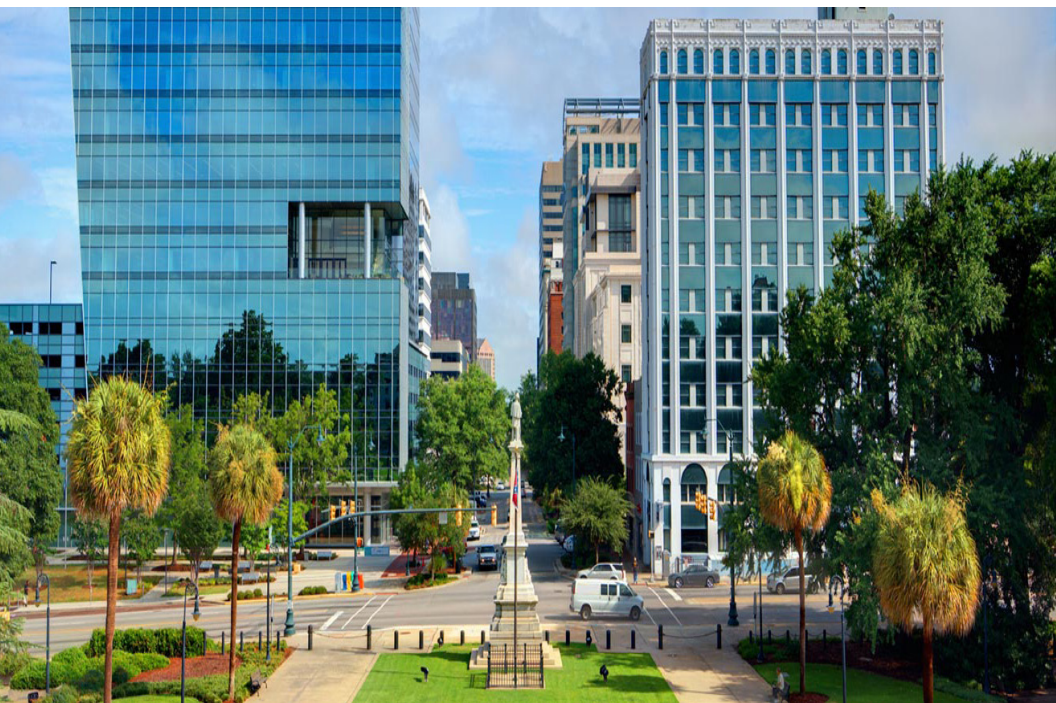


Sprinkler 100% wet









Columbia

SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



Small-Town Charm



Convenient Location



Family Friendly

Demographics

Population

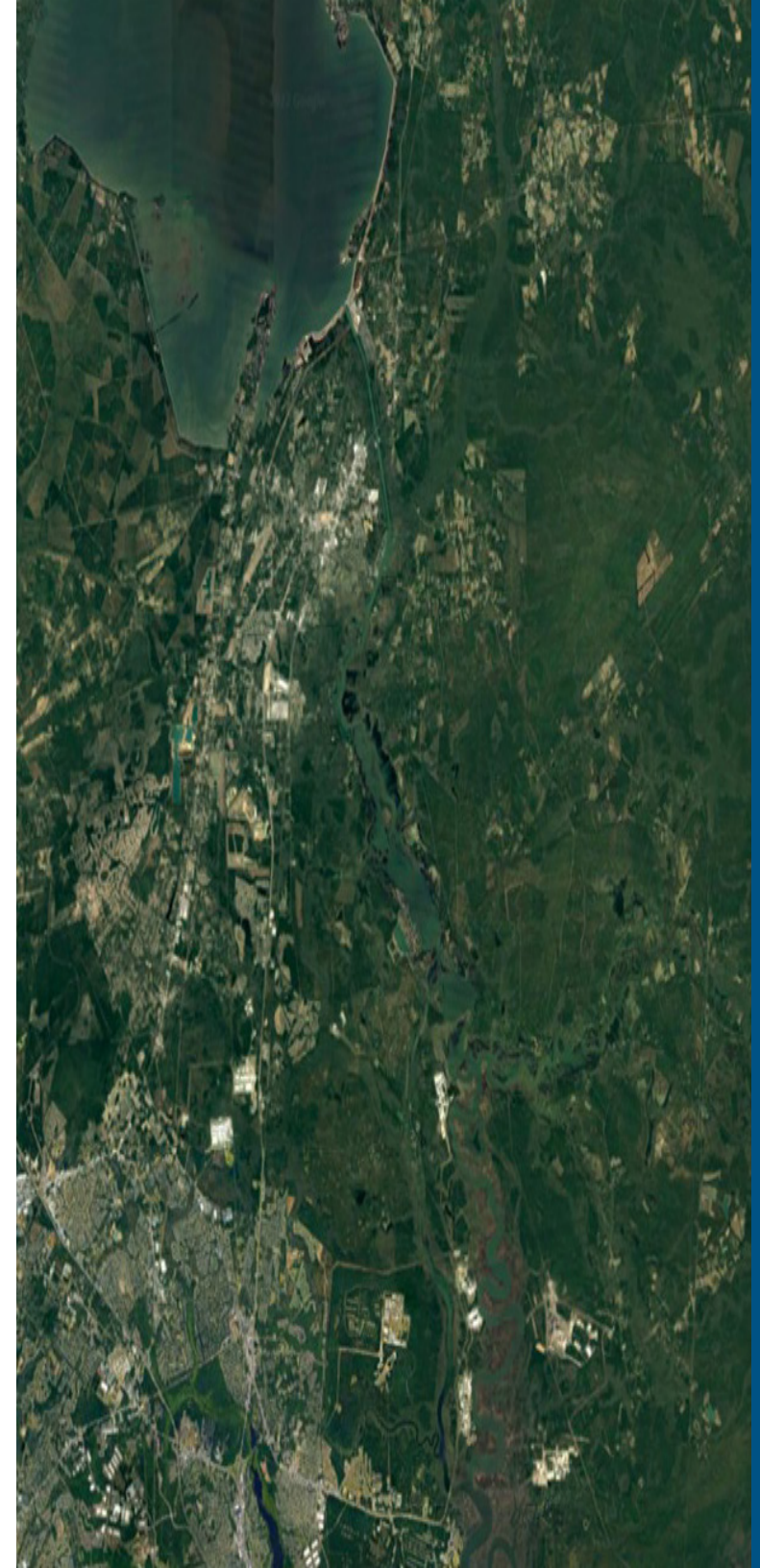
POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	1,573	32,096	96,114
2023 Population	1,234	30,958	93,467
2020 Population	1,232	30,243	91,156
2010 Population	1,273	30,531	88,010
Growth Rate 2010-2020	-0.33%	-0.09%	0.35%
Growth Rate 2020-2023	0.05%	0.72%	0.77%
Growth Rate 2023-2028	4.97%	0.72%	0.56%

Households

2023 Total Households	468	14,403	38,910
2028 Projected Total Households	613	15,102	40,605
2010-2020 Annual Rate	0.35%	0.77%	0.94%
2020-2023 Annual Rate	-0.26%	1.06%	1.11%
2023-2028 Annual Rate	5.55%	0.95%	0.86%

Average Income

2023 Median Household Income	\$56,085	\$48,962	\$54,773
2023 Average Household Income	\$89,217	\$77,316	\$89,622





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