

FOR SALE OR FOR LEASE



# 1021 Kinley Road

IRMO, SOUTH CAROLINA 29063



DUTCH FORK/IRMO SUBMARKET

CONTACT:

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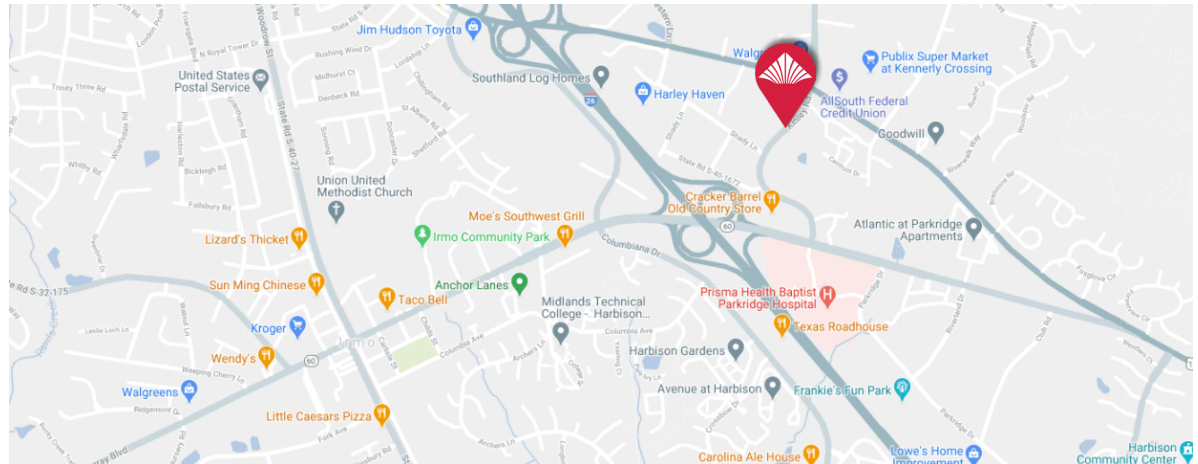
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## PROPERTY OFFERING OVERVIEW

Lease Rate:	\$12.00 PSF NNN
Sale Price:	\$1,200,000 (\$200.00/SF)
RBA:	±6,000 SF
SF Available:	±6,000 SF
Lot Size:	±1.5 AC
Proximity to Interstate:	Less than one (1) mile to I-26
Zoning:	GC (General Commercial)



## SUMMARY

1021 Kinley Road is a ±6,000-square-foot flex building located directly between Broad River Rd. (13,300 Vehicles Per Day) and Lake Murray Blvd. (10,900 Vehicles Per Day) in the Dutch Fork/Irmo submarket of Columbia. It is proximate to Prisma Health Baptist Parkridge and one of the leading retail corridors in the state, Harbison Blvd.

The property is well-positioned less than one (1) mile from I-26 with easy access to I-20. The ±6,000 Total SF is divided into ±3,000 SF of office and ±3,000 SF of warehouse with 12' to 14' ceilings. The warehouse portion has 3-phase power, fluorescent lighting, and one (1) Drive-in Door.

## HIGHLIGHTS

- One (1) Drive-in Door
- Fully-fenced
- 12' to 14' Ceiling Height
- Less than one (1) mile from I-26
- 50% Industrial, 50% Office
- Proximate to Prisma Health Baptist Parkridge

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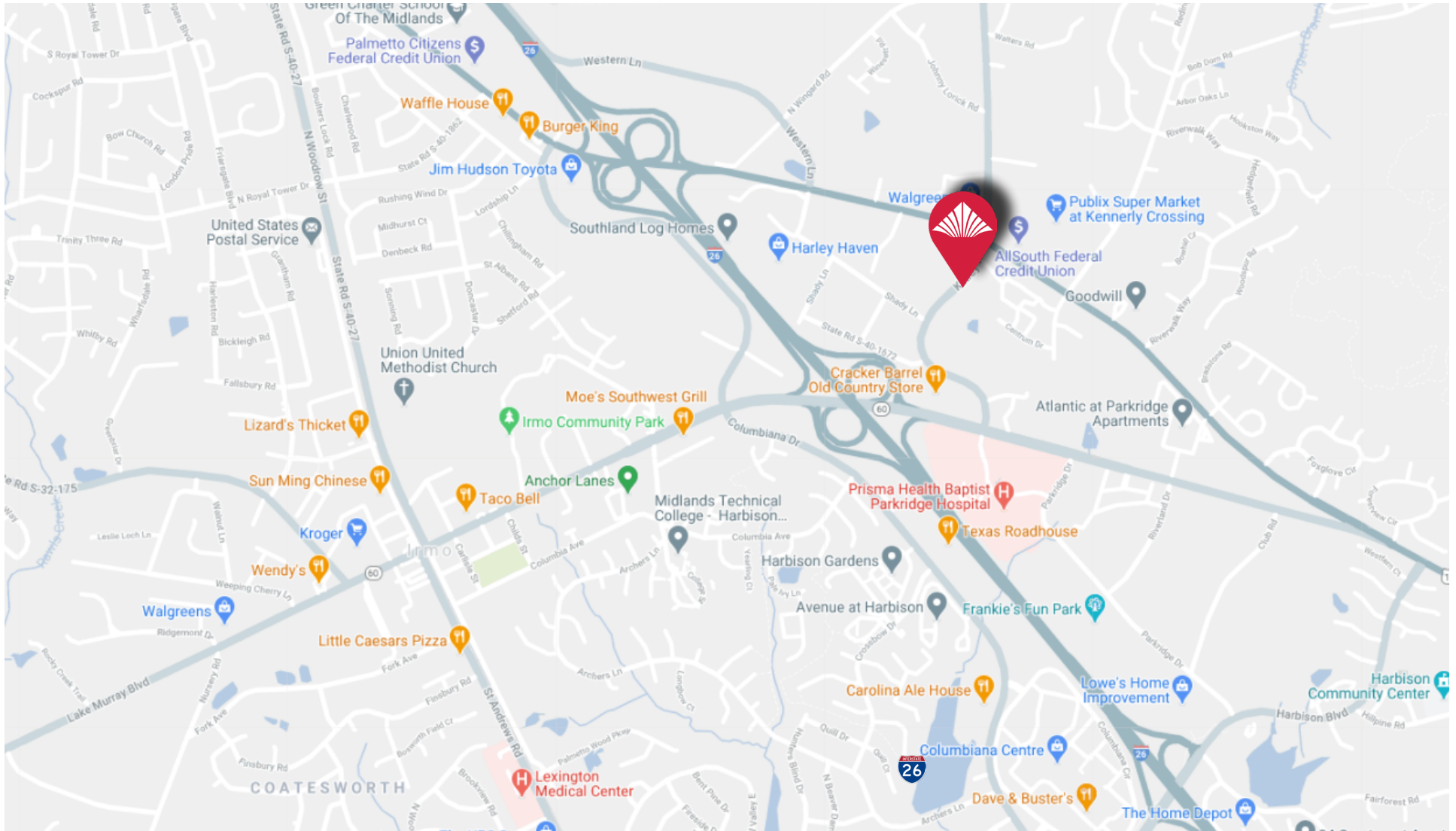
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