

FOR SUBLEASE



1612 Bluff Road COLUMBIA, SC 29201

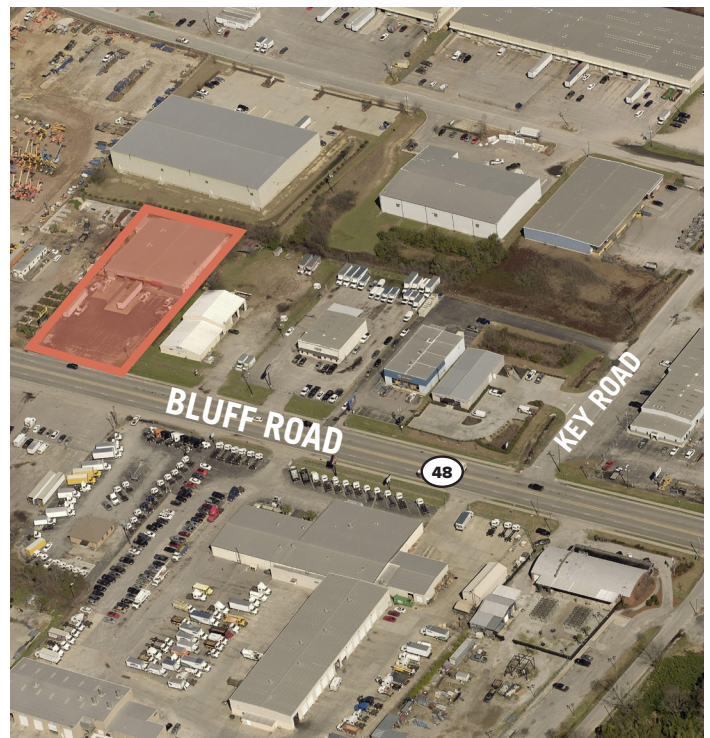
📍 SUBMARKET: SOUTHEAST COLUMBIA

Available for Sublease: ±15,000 SF Industrial Space Available

- > ±15,000 SF industrial building
- > 2,000 SF of showroom/office space
- > Completely renovated in 2019
- > 100% Sprinkler coverage with high density system
- > **Loading:** Includes two (2) large on grade drive-in doors and two (2) dock doors
- > **Eave Height:** 16'
- > **Center Height:** 18'

ZONING: HI (Heavy Industrial) Richland County

SUBLEASE RATE: \$6.00 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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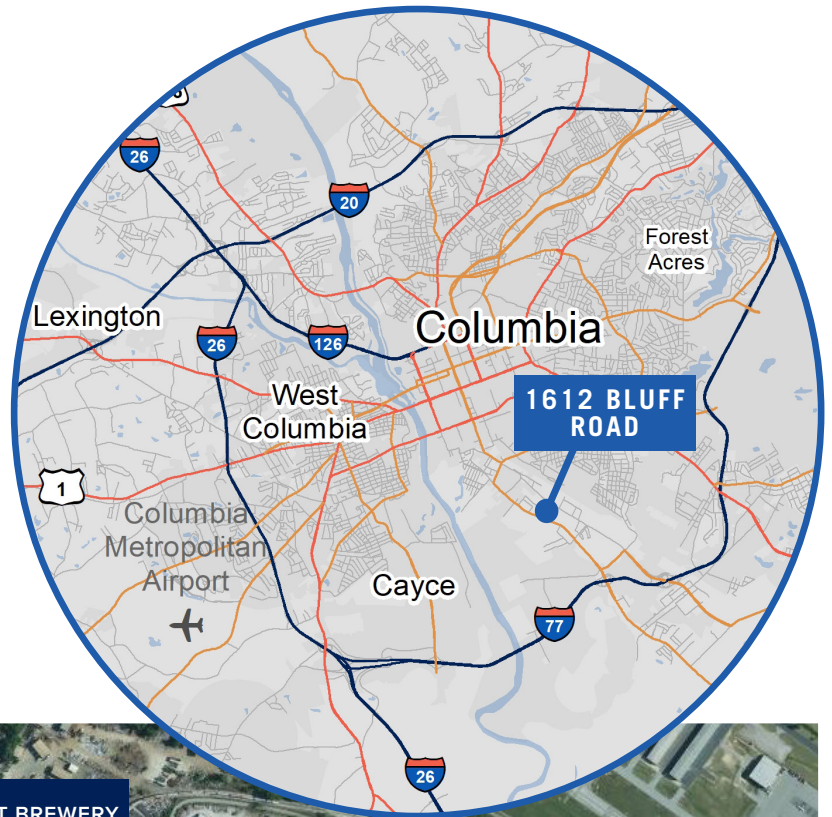
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LOCATION

LOCATED JUST TWO MILES FROM DOWNTOWN COLUMBIA AND I-77.

UNMATCHED VISIBILITY ALONG COLUMBIA'S HEAVY INDUSTRIAL CORRIDOR.

EASY ACCESS TO I-77.



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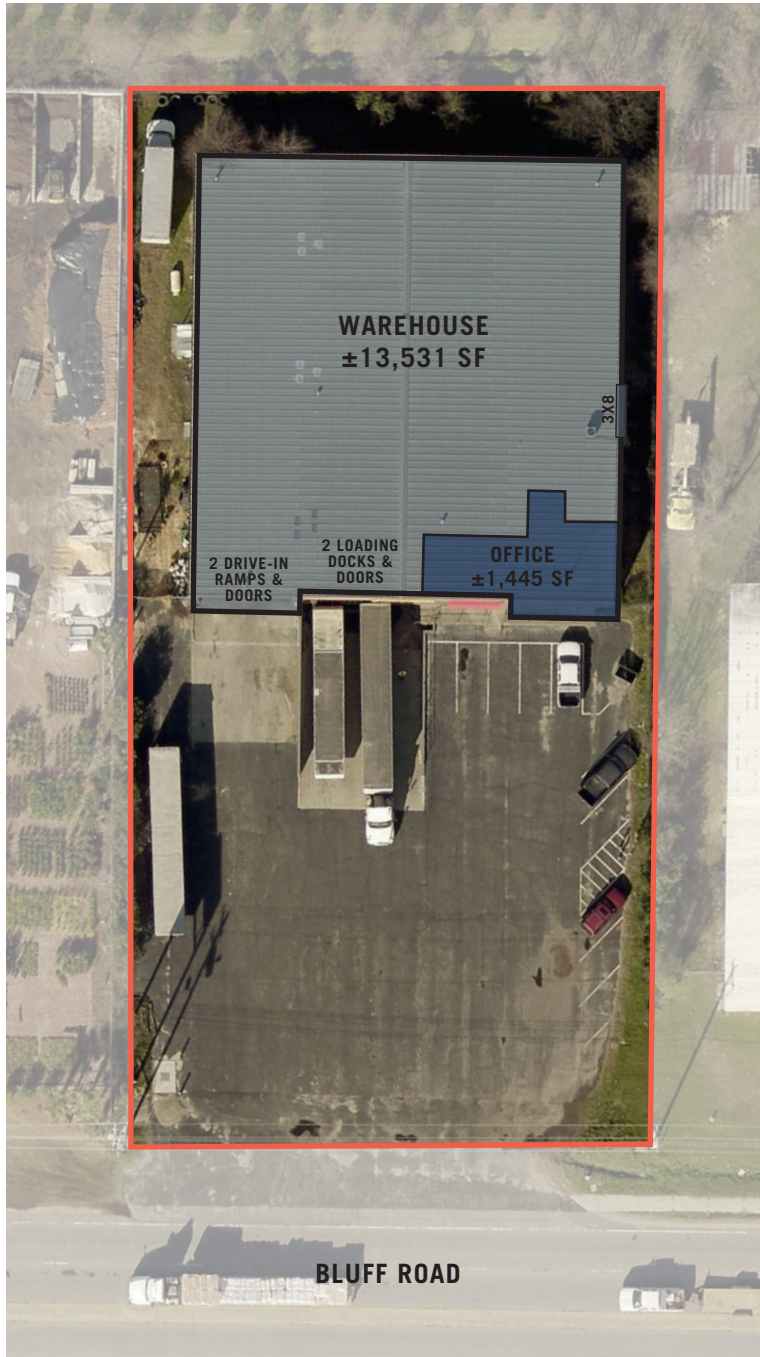
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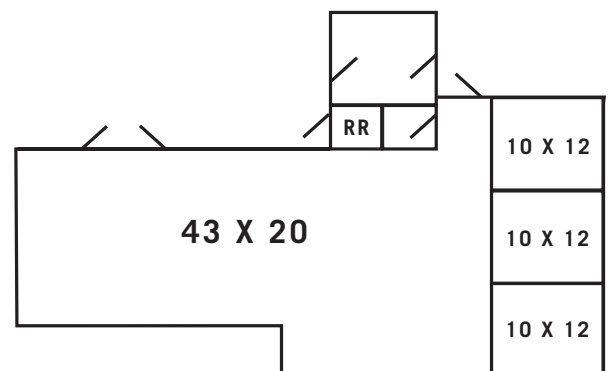
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FLOOR PLAN

- ±15,000 SF BUILDING
- ±13,531 SF WAREHOUSE AREA
- TWO DRIVE-IN DOORS WITH RAMPS
- TWO LOADING DOCKS
- ±1,445 SF OFFICE AREA
- THREE 10X12 OFFICES

ZOOM OF OFFICE AREA



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