



**OPPORTUNITY ZONE  
FOR SALE**

## 307 & 319 Little Chris Lane WEST COLUMBIA, SC 29172

📍 SUBMARKET: CAYCE / WEST COLUMBIA

### ± 59,400 SF Food Grade Warehouse For Sale

Food grade investment opportunity within the South Carolina State Farmer's Market.

The pre-engineered buildings were built utilizing clear span construction and covered loading docks. The site consists of 3.95 acres with off-site detention and a concrete truck court with excess trailer storage along dock apron.

**PROPERTY SIZE:** ± 3.95 acres

**YEAR BUILT:** 2010

**DIMENSIONS:** 300'x90'

**DOORS:** 22 dock-level roll-up doors - (12) 14'x16', (10) 12'x12'

**CEILING HEIGHT:** 21' 6" - eave, 24' 3" - center

**ZONING:** ID (Intensive Development), Lexington County

**HVAC:** Offices only, not including refrigerated produce coolers

**SALE PRICE:** \$3,500,000

#### FOR MORE INFO, CONTACT

**NICK STOMSKI, SIOR** | Partner | [nstomski@trinity-partners.com](mailto:nstomski@trinity-partners.com) | 803-567-1447

**JAKE NIDIFFER** | Brokerage Associate | [jnidiffer@trinity-partners.com](mailto:jnidiffer@trinity-partners.com) | 803-567-1324

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

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# 307 & 319 Little Chris Lane

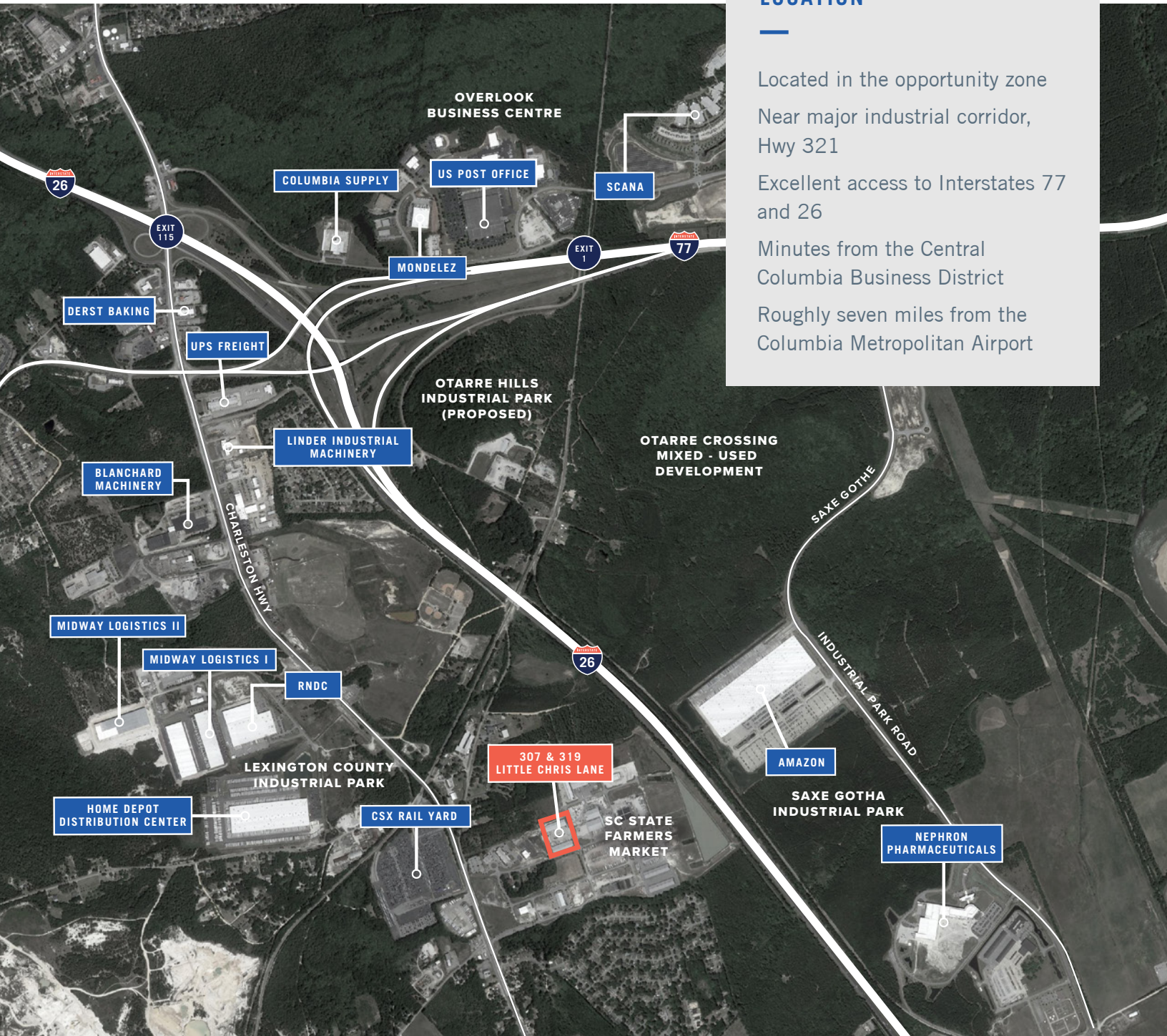
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## LOCATION

Located in the opportunity zone  
Near major industrial corridor,  
Hwy 321  
Excellent access to Interstates 77  
and 26  
Minutes from the Central  
Columbia Business District  
Roughly seven miles from the  
Columbia Metropolitan Airport



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## OPPORTUNITY ZONES

Opportunity Zones are a new community development program established by Congress as a part of the Tax Cuts and Jobs Act of 2017, they are designed to encourage long-term private investments in low-income communities. This program provides a federal tax incentive for taxpayers who reinvest unrealized capital gains into “Opportunity Funds,” which are specialized vehicles dedicated to investing in low-income areas called “Opportunity Zones.”

The Opportunity Zones program offers investors the following incentives for putting their capital to work in low-income communities:

Investors can roll existing capital gains into Opportunity Funds with no up-front tax bill.

A 5 year holding increases the rolled-over capital gains basis by 10%.

A 7 year holding increases the rolled-over capital gain investment basis 5% for a total 15%.

Investors can defer their original tax bill until December 31, 2026 at the latest, or until they sell their Opportunity Fund investment, it either.

Opportunity fund investments held in the fund for at least 10 years are not taxed for capital gains.

## INVESTMENT INFORMATION

Anchor tenants (comprising +/-32,400 SF) will commit to long term leases upon acceptable offer

Remaining tenants have long tenure in the facility (many since building inception)

### Tenant Mix:

Ayer & Price Fruit Co.	16,200 SF
L & N Produce	16,200 SF
Franklin Produce	5,400 SF
Snyder Paper Produce	2,700 SF
Fresh Fruit	2,700 SF
A. Carlos & Sons	10,800 SF
Sergio Arellonas Produce	5,400 SF

### Gross Income **\$385,230**

Operating Expenses:	\$58,530
Taxes:	\$44,870
Insurance:	\$5,500
Water (annual):	\$6,000
Security Lighting:	\$2,160

### Annualized NOI: **\$268,170**

Cap Rate:	7.66%
Sales Price:	\$3,500,000

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