

FOR SUBLEASE

630 Blue Ridge Terrace COLUMBIA, SC 29203

📍 SUBMARKET: NORTH COLUMBIA

AVAILABLE for Sublease: **±6,300 SF** Office/Warehouse

Building is located less than 1/2 mile from I-20 at Monticello Rd

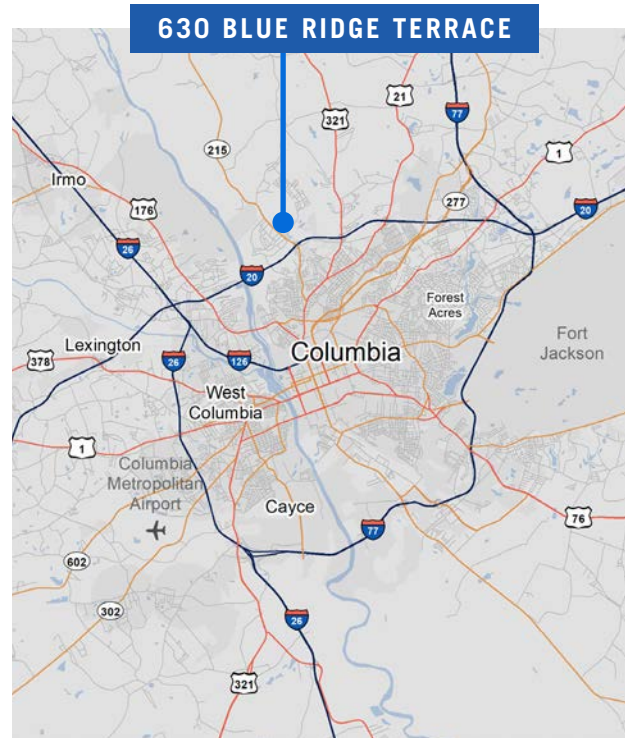
Comprised of ±2,400 SF of Office space with ±3,900 SF of Warehouse space

Loading capabilities with 1 dock high door and 1 drive-in door

Building Features: Built in 2002, High quality HVAC controls, security surveillance cameras, and sound systems throughout facility

Building sits on ±0.9 acres

LEASE PRICE: \$8.00 PSF, NNN



FOR MORE INFO, CONTACT

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MACON LOVELACE, SIOR | Partner | mlovelace@trinity-partners.com | 803-567-1431

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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PARTNERS**

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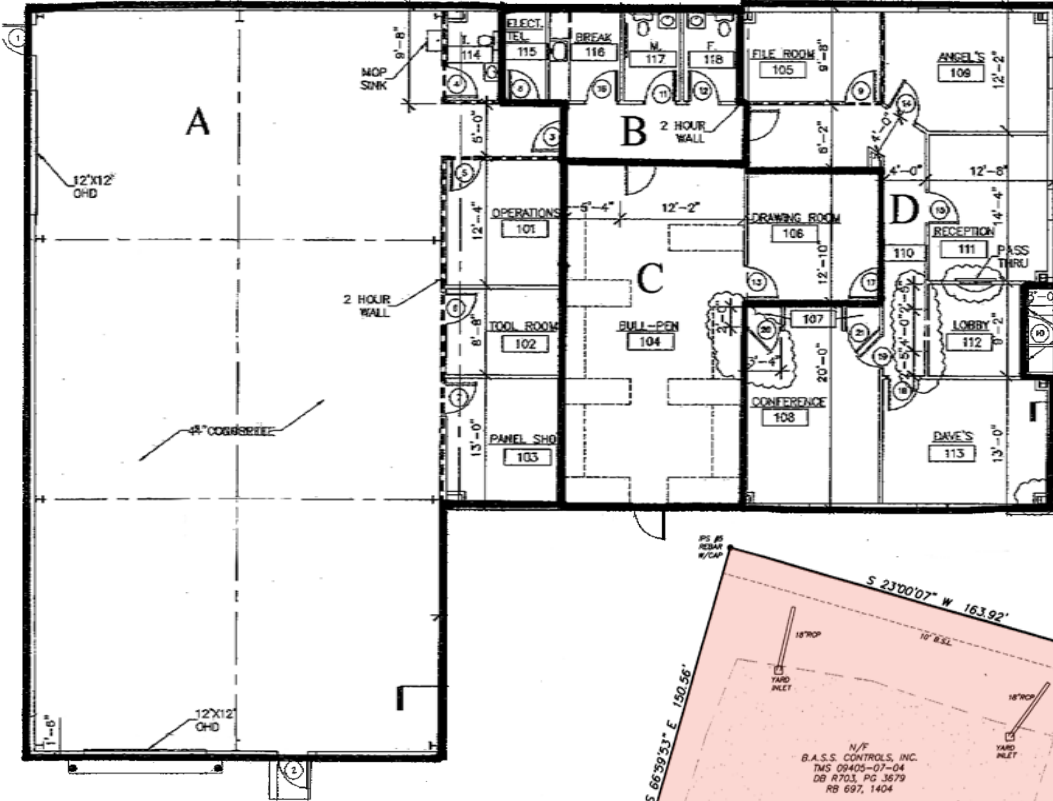


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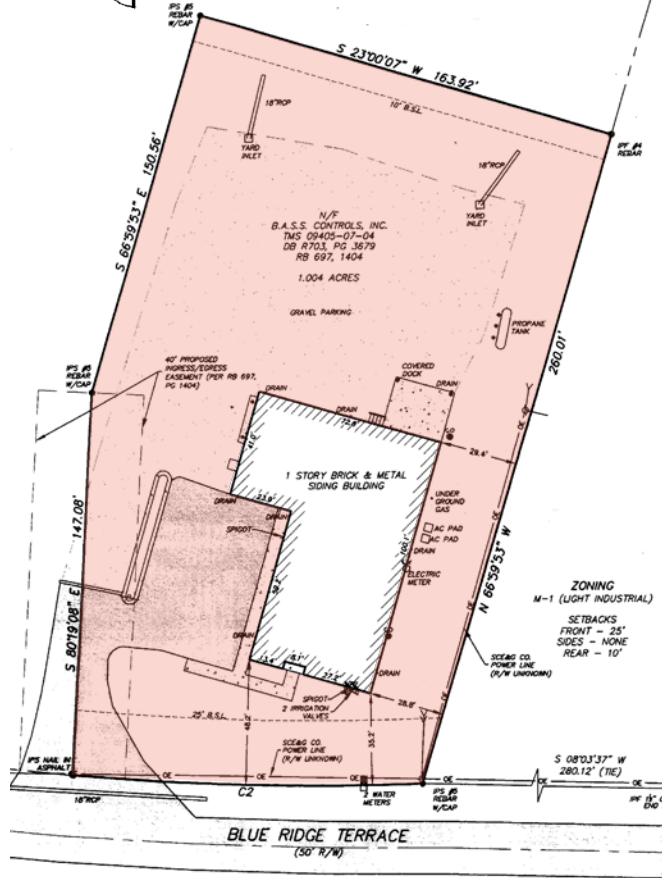
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- A - Warehouse ±3,885 SF
- B - Common Area ±338 SF
- C - Bull Pen ±769 SF
- D - LandCraft ±1,275 SF



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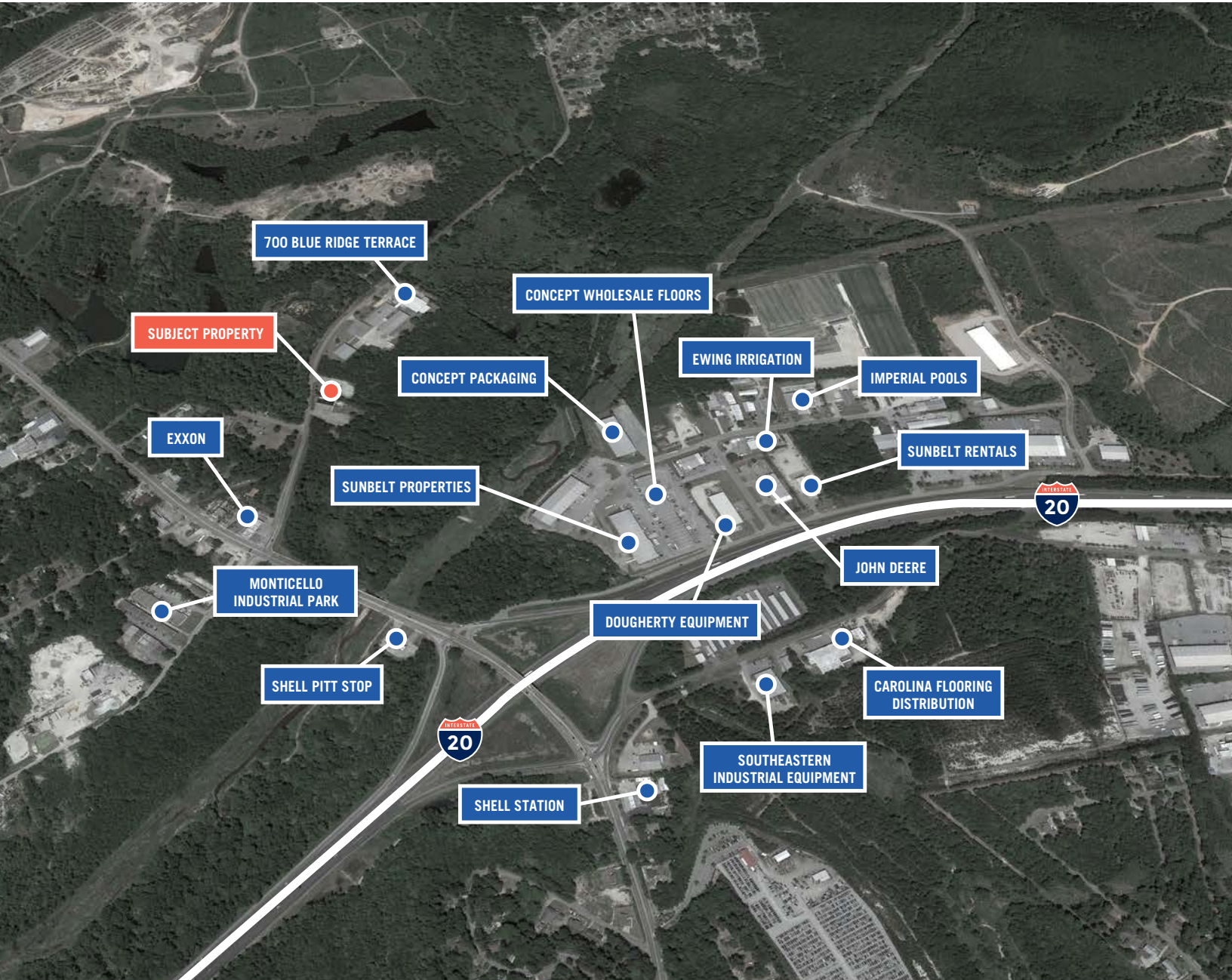
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