

FOR LEASE

- OFFICE
- LOADING DOCKS
- INDIVIDUAL SUITES

±12,500

±1,600

# 720 Old Clemson Road COLUMBIA, SC 29229

📍 SUBMARKET: NORTHEAST COLUMBIA

## ±55,000 Class B Multi-Tenant Building

Offering a ±1,600 Office Suite and  
±12,500 SF of Warehouse Space

Flex building constructed in 2005 using  
steel and split face block construction

Zoned M-1, Light Industrial  
(Richland County)

### CURRENT AVAILABILITIES

SUITE	AVAILABLE SF	LEASE RATE
Suite A (Office)	±1,600	\$1,500/mo, NNN
Suite D-1	±12,500	\$3.50 PSF NNN



### 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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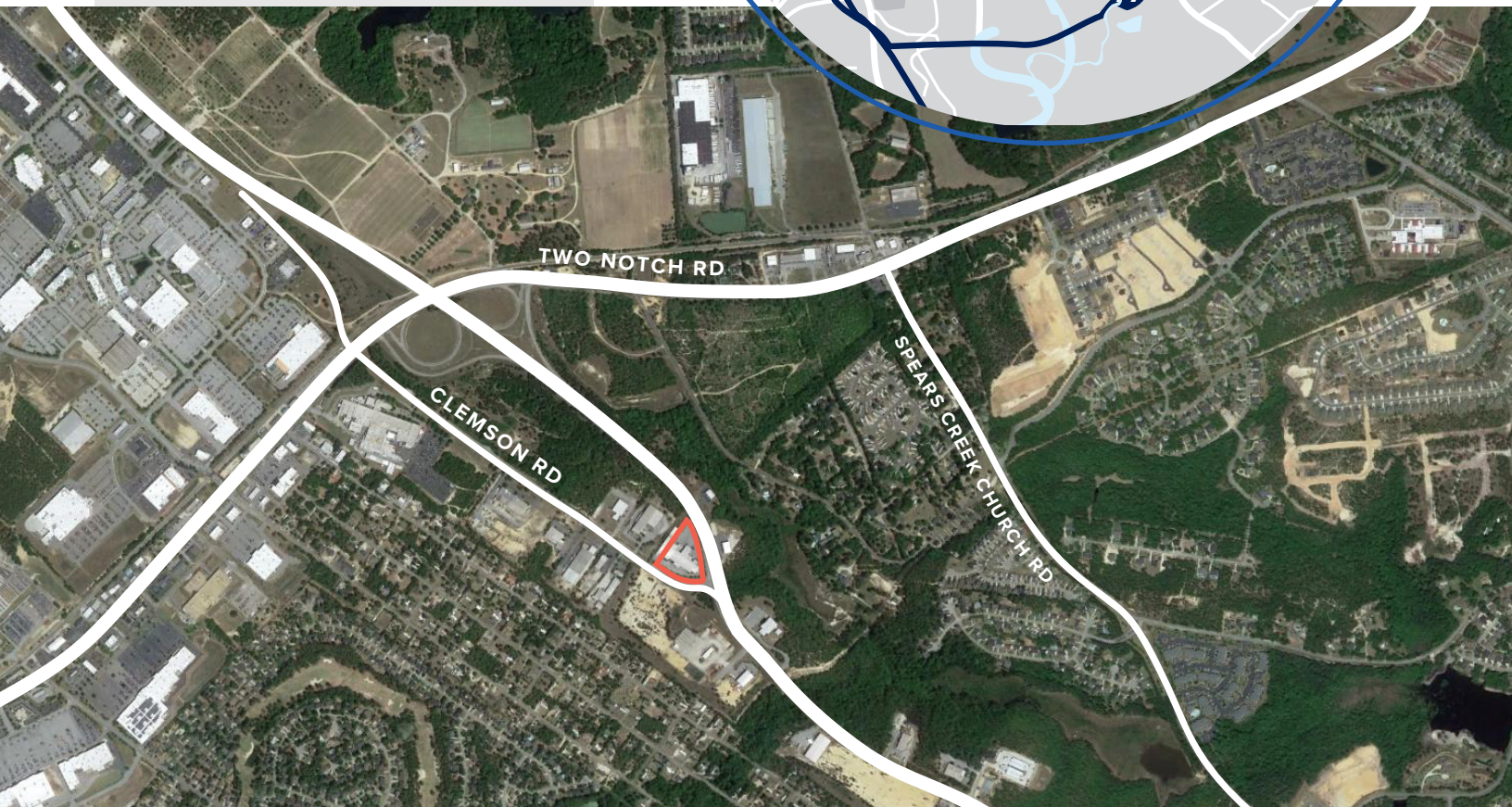
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## LOCATION

AT THE INTERSECTION OF CLEMSON AND OLD CLEMSON ROAD WITHIN FORUM BUSINESS & INDUSTRIAL PARK II

APPROXIMATELY 665' OF ROAD FRONTAGE ON CLEMSON ROAD

2.3 MILES TO I-20 AND 6.7 MILES TO I-77



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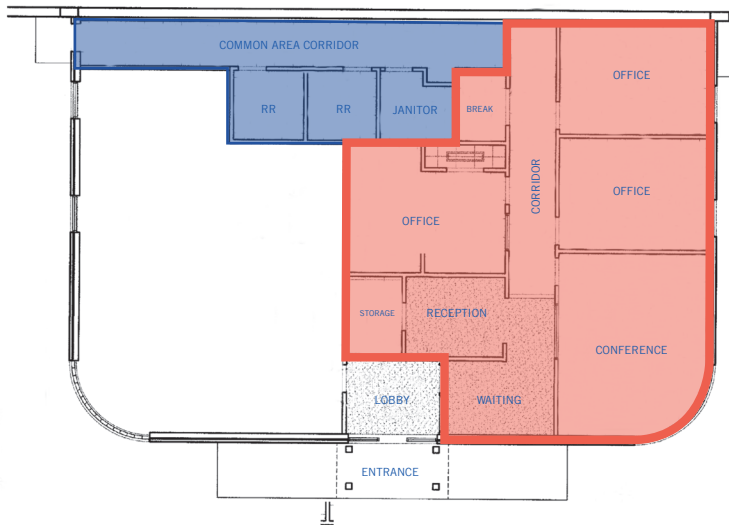
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## AVAILABILITY

## SUITE A

LEASE RATE:

\$1,500 PER MONTH, NNN

- ±1,600 SF OF OFFICE SPACE

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## AVAILABILITY

### SUITE D-1

LEASE RATE: \$3.50 PSF, NNN

- ±12,500 SF
- ±1,500 SF OFFICE
- ONE (1) LARGE DRIVE IN DOOR
- FOUR (4) DOCK POSITIONS
- 100% HEATED AND COOLED
- 100% SPRINKLED

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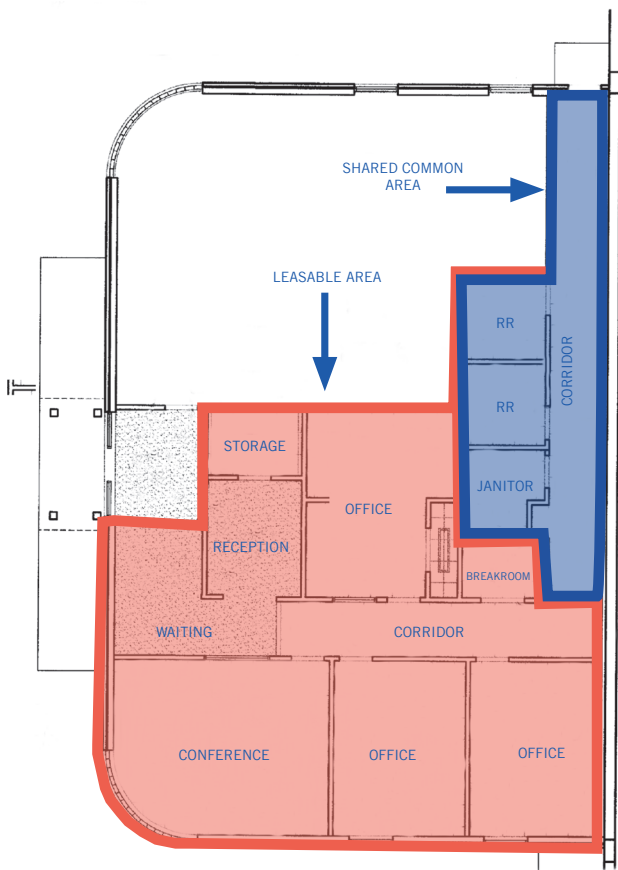
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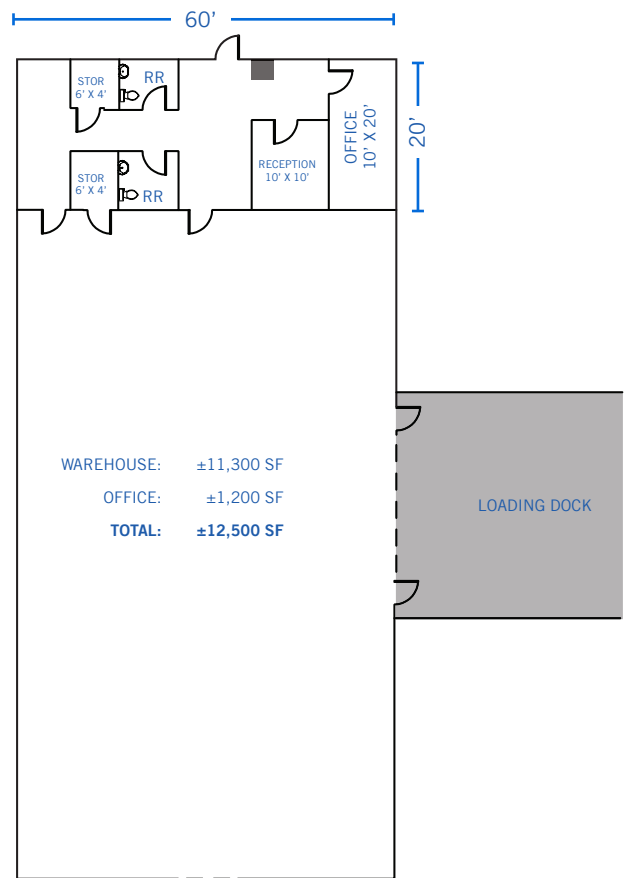
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**FOR LEASE**

**Suite A: ±1,600 SF**



**Suite D-1: ±12,500**



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