



8
**FERNANDINA
COURT**

FOR SALE

12,000 SF AVAILABLE

**RETAIL/FLEX
SPACE**

**OPTIMAL
LOCATION**

**EASY ACCESS
TO I-26**

\$2,150,000

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PROJECT OVERVIEW

PROPERTY DESCRIPTION:

8 Fernandina Court is a modern (+/-) 12,000 SF flex facility built in 2005 for Champion Windows in the City of Columbia, SC. Champion Windows lease currently expires May 2022. The building features (+/-) 2,788 SF of showroom space and (+/-) 2,055 SF of office space. The rear of the building is comprised of (+/-) 7,157 SF of warehouse space with 18' eave, 19' clear and 21' ceiling height. Not included in the rent or the overall square footage is an additional (+/-) 3,000 SF of mezzanine space in the warehouse. The warehouse leads directly into the secured yard via (2) main doors, (1) 12'x12' dock door, (1) 12'x12' drive in door and (1) 14'x16' drive in door.

This location in Lexington County is directly adjacent to Fernandina frontage road, along I-26, which features buildings such as Home Depot, Northern Tool Equipment, Costco, and the Center for Executive Education Leadership. This site would be ideal for an owner user.

PROPERTY SPECS:

ADDRESS:
**8 FERNANDINA COURT,
COLUMBIA, SC 29212**

PARCEL ID:
002898-03-019

COUNTY:
LEXINGTON

BUILDING SIZE:
**TOTAL - 12,000 SF
WAREHOUSE - 7,157 SF
SHOWROOM - 2,788 SF
OFFICE - 2,055 SF**

LAND SIZE:
1.2 ACRES

PRICE:
\$2,150,000

ZONING:
PD: PLANNED DEVELOPMENT

EAVE HEIGHT:
18'

CLEAR HEIGHT:
19'

CEILING HEIGHT:
21'

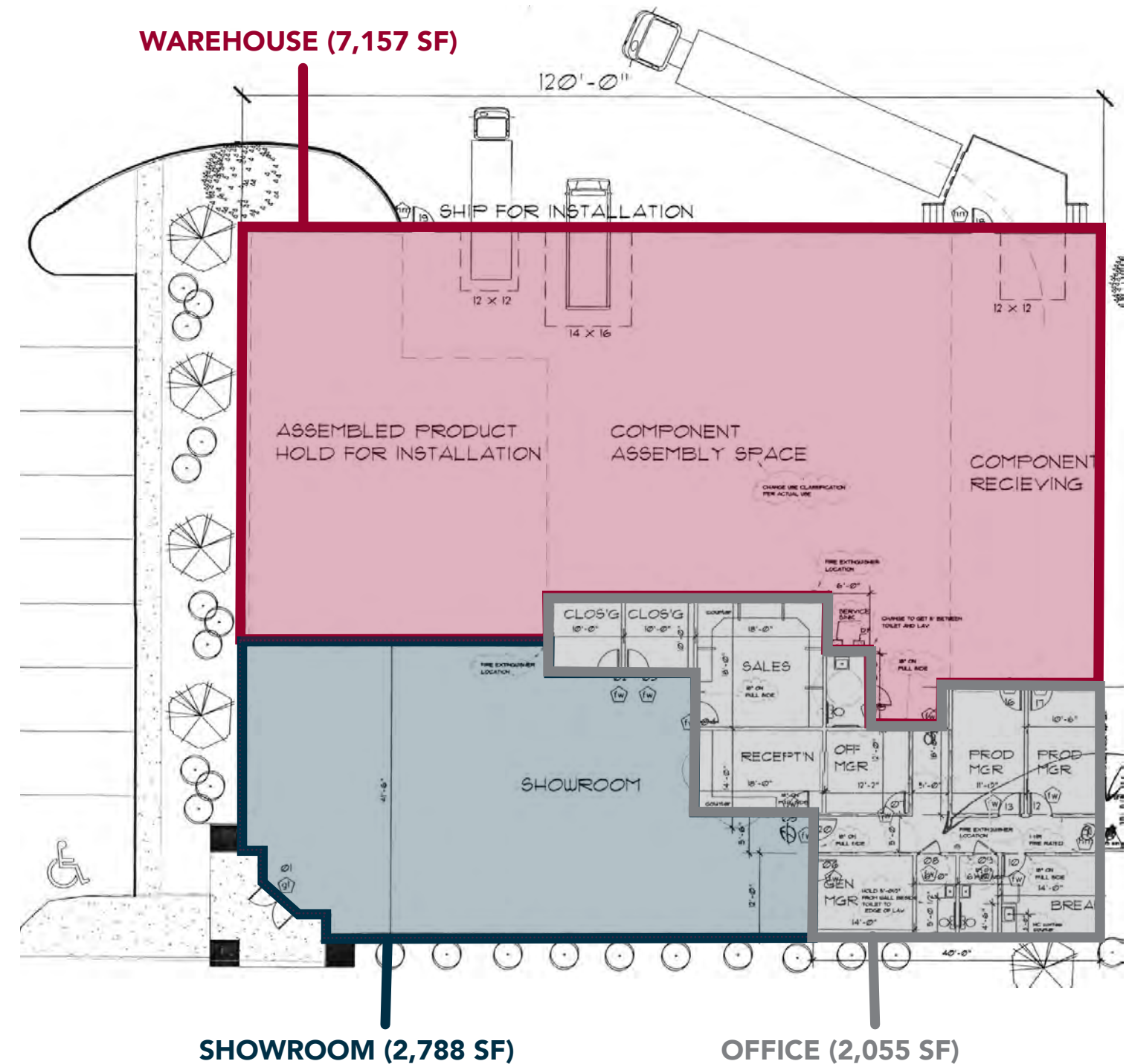
LOADING DOCK DOORS:
(1) 12'X12'

DRIVE-IN DOORS:
(2) 14'X16', 12'X12'

POWER:
3-PHASE

BUILDING DIMENSIONS:
100'X120'

SITE FLOOR PLAN



PROPERTY PHOTOS

MAIN ENTRANCE



AERIAL VIEW



AERIAL VIEW



MARKET OVERVIEW



*ALL STATISTICS ARE BASED OFF DATA FROM A 5 MILE RADIUS

155,100+

TRAFFIC COUNTS
ON I-26/DAY

6,000+

TRAFFIC COUNTS ON
FERNANDINA CT./DAY

105,716

TOTAL DAYTIME
POPULATION

3,731

TOTAL
BUSINESSES

\$75,676

AVERAGE
HOUSEHOLD INCOME

37.3

MEDIAN
AGE

104,319

TOTAL
POPULATION

8

FERNANDINA COURT

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