



Exclusively Presented By

GEORGE S. MEETZE

803.900.8016

gmeetze@roicommercialsc.com

ROI COMMERCIAL, LLC

1300 Sumter Street

Columbia, SC 29201

803.900.8020



PROPERTY SUMMARY

Sale Price:	\$3,150,000
Lot Size:	24.64 Acres
Building Size:	61,300 SF
Zoning:	ID - Intensive Development

PROPERTY OVERVIEW

138 Zenker Road is a well-maintained office and warehouse facility with ample room for outside storage or future expansion. The building was constructed by the current owner, a retail packaging distributor. The warehouse sites on +/-24.64 acres, which is fully fenced.

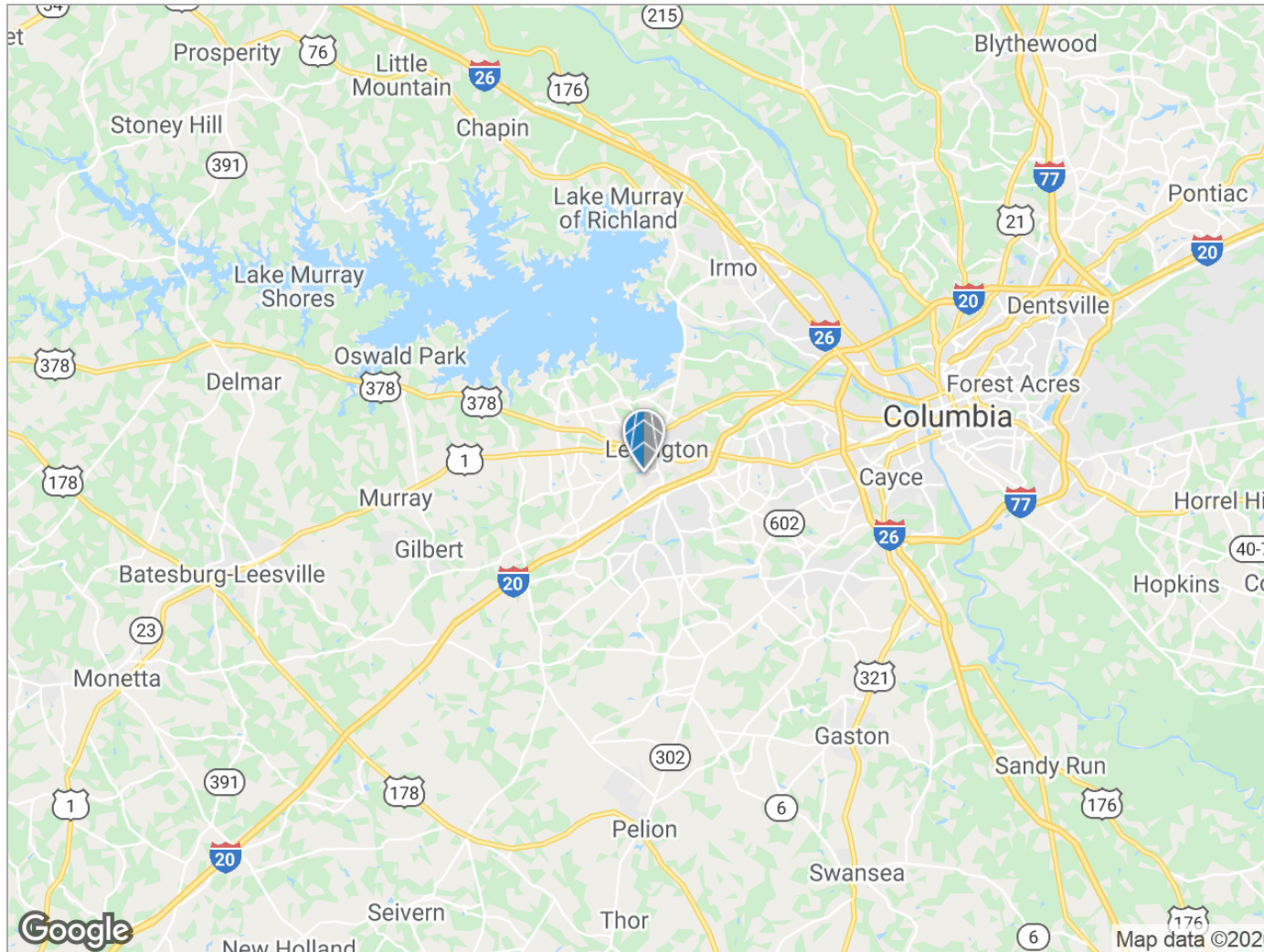
PROPERTY HIGHLIGHTS

- Office: +/-10,000 SF, with +/-10,000 SF concrete storage mezzanine above
- Warehouse: +/-51,300 SF
- Building dimensions: 306'6" x 200'
- Clear Height: 22' - 28'
- Column Spacing: 17'x50'
- Year Built: 1989 & Expansion: 1995
- Acreage (fully fenced): +/-16.25 Acres zoned ID, Intensive Development
- +/- 8.39 Acres zoned RU, Rural
- Sprinkler: 100% with a wet system
- HVAC: Office only, Warehouse: Gas Heaters & wall mounted ventilation fans
- Doors: (2) Drive-in (10'x12'), (5) Dock-high with levelers (8'x10'), (2) Box truck docks (8'x10')
- Parking: 47 paved & trailer parking
- +/-3,000 SF Storage building
- Utilities: Water-Town Of Lexington, septic sewer, Electric & gas-Dominion Energy









LOCATION DESCRIPTION

Located approx 1 mile from I-20 (Exit 55).
Located approx 10 miles from Columbia Metropolitan Airport.
Located approx 15 miles from Downtown Columbia.
Located approx 120 miles from Charleston, SC.
Located approx 108 miles from Greenville, SC.
Located approx 104 miles from Charlotte, NC.