

120 Research Drive

Carolina Research Park - Columbia, SC

30,497 SF Professional Office/Warehouse Space - For SALE or LEASE

REDUCED TO SELL

FOR MORE INFORMATION PLEASE CONTACT

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Carolinas Retail Partners | 701 Gervais Street | Suite 150-151 | Columbia, SC 29201

HIGHLIGHT SUMMARY

- Gross Square Footage: 30,497 SF
- First Floor:
 - Office Space: 11,350 SF
 - Warehouse: Space 10,630 SF (100% Climate Controlled and Sprinkled)
- Second Floor:
 - Office Space: 6,569 SF
 - Warehouse Space: 1,948 SF (mezzanine)
- Totals:
 - Office Space: 17,919 SF
 - Warehouse Space: 12,578 SF (18' Clear Height)
- 2008 Construction
- 5.04 Acres
- 54 offices of varying sizes
- Multiple conference/break/work/storage/restrooms
- 72 onsite parking spaces, expansion available
- Baldor 300kw Generator with critical grade silencer
- 2 Dock High Loading Doors
- 1 Drive In Loading Door
- Furniture, equipment and walk-in coolers negotiable
- Purchase Price = ~~4,999,000~~ **\$3,500,000**



ASSET

Constructed in 2008 as corporate headquarters for BDI Pharma, 120 Research Drive is a state-of-the-art 30,497 square foot Class A office/warehouse facility. Bathed in natural light, the foyer and interior hallways lead to over 54 offices and multiple conference rooms. The office component includes a well designed floor plan accommodating employees and executive staff on two levels. Structural precast panels enclosing the warehouse are designed for ease of expansion and can be unbolted and moved to accommodate a wide variety of increased square footages. A Baldor 300kw generator provides uninterrupted reliable service for the entire facility. Cold storage and furniture could be negotiated with the sale.

LOCATION

120 Research Drive is located within the Carolina Research Park, a well-maintained and secluded home to a multitude of innovative companies. The Research Park boasts a 15 acre lake and sits adjacent the 18-hole Spur at Northwoods golf course. The Park is conveniently located off I-77 and approximately 7 miles from the epicenter of Columbia, SC. Three interstates (I-77, I-20, and I-26,) all within 15 minutes, connect residents, customers, and employees to all parts of South Carolina. Its central location within the state affords access to Charlotte (94 miles,) Greenville (90 miles,) Charleston (115 miles,) beaches and mountains all in a few short hours.

QUALITY OF LIFE

Columbia, SC has most amenities typical of larger cities yet maintains a more intimate feel. Offering a low cost of living and mild climate, its designation as state capital and county seat ensure employment is robust and stable. Many sections of Columbia have seen tremendous growth over the last decade, none more prevalent than downtown's "Vista" which is home to numerous restaurants, bars, galleries and shops. Located upon the confluence of the Broad and Saluda Rivers, Columbia offers numerous outdoor recreational opportunities including fishing, hiking, boating and floating. Nearby Lake Murray, a 50,000 acre hydroelectric recreational lake with over 500 miles of shoreline, offers respite from the hustle and bustle of downtown activity.

Several notable attractions in and around Columbia:

- Riverbanks Zoo - an award-winning home to over 2,000 animals and 4,000 plants
- University of South Carolina - 34,000 students
- Spirit Communications Park - \$37 million dollar, 8,500 capacity stadium, home of Class A Columbia Fireflies baseball team, opened in 2016
- Fort Jackson - 52,000 acres, the Army's largest and most active initial entry training center in the US, training 50% of all US soldiers, 35,000 annually.
- Columbia Metropolitan Convention Center - opened in 2004, 142,500 square foot, modern, state-of-the-art meeting facility
- Koger Center for the Arts - 2,256 seat dance, theater, and music venue
- Williams-Brice Stadium - 80,000 seat University of South Carolina football facility
- Colonial Life Arena - 18,000 seat multi-use arena for sports, concerts, and entertainment
- EdVenture - one of the South's largest children's museums
- Columbia Metropolitan Airport
- South Carolina State Museum - comprehensive museum for science, technology, and history, the state's largest museum and one of the largest in the Southeast

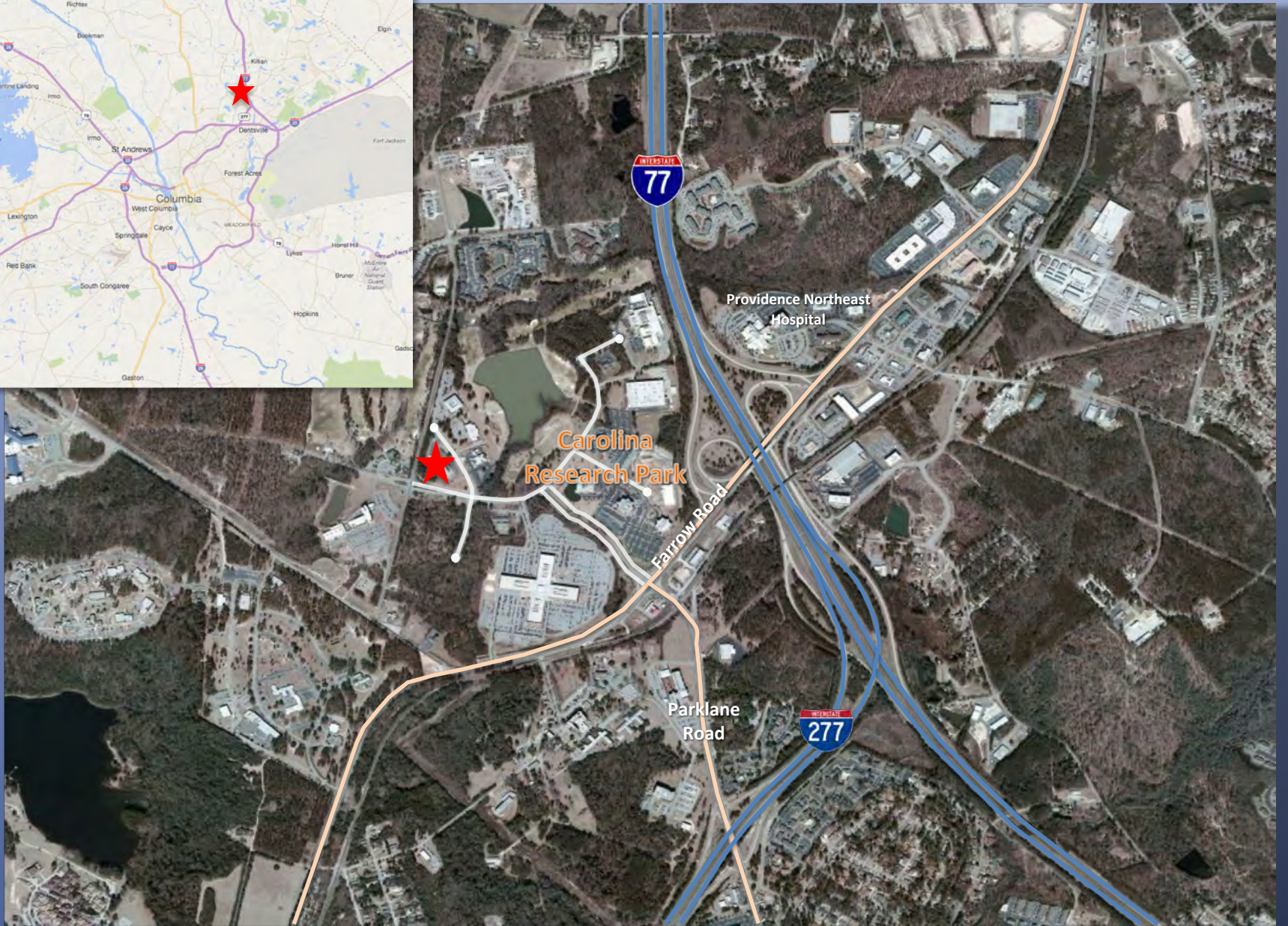
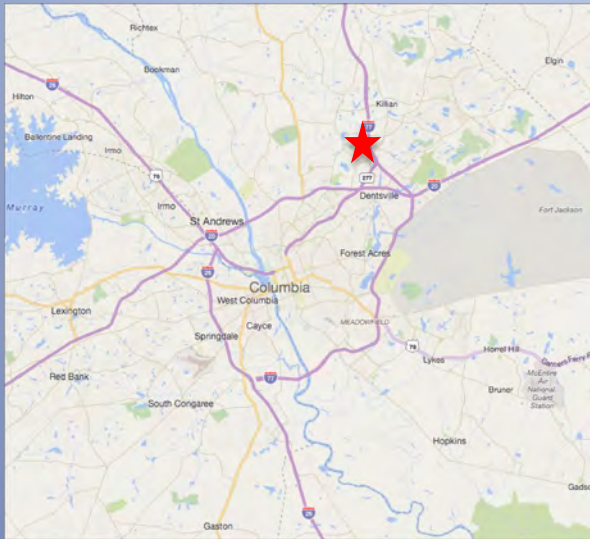


SCRA Research Park

COMPANY NAME	Count
Colite International, Ltd.	3
Professional Pathology Services	3
Pure Fishing	6
SC Primary Health Care Assn.	2
South University	14
South University Pharmacy School	13
State Farm	4
The Ritedose Corporation (TRC)	1
BDI Pharma, Inc.	12
AECOM	11
Midlands Technical College	4
Northwoods Golf Course	1
Palmetto GBA	7
Pure Power Technologies	9
The SC School Boards Assoc.	4

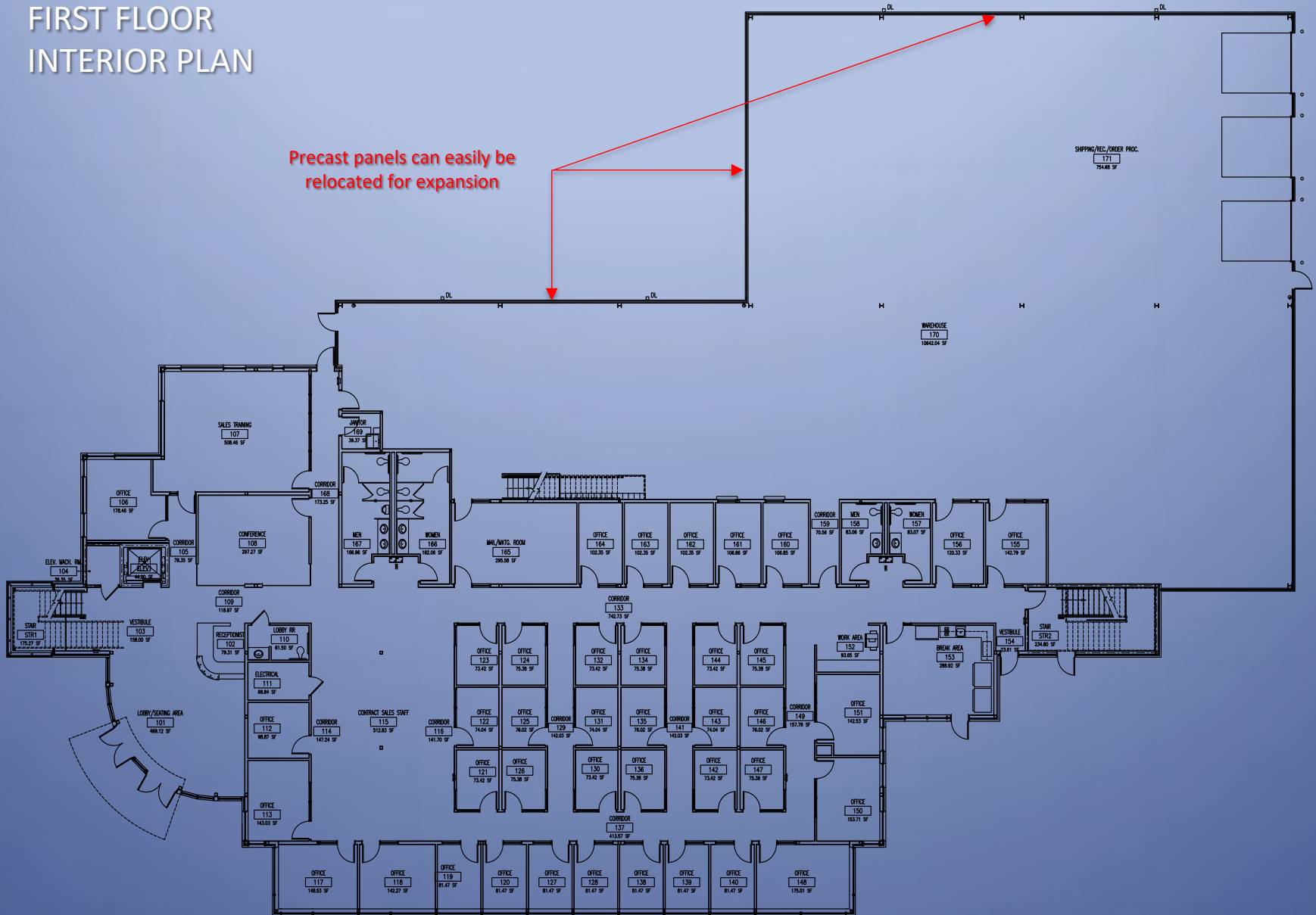
RESEARCH PARK MANAGER: 803-733-9009

An Applied Research and Commercialization Park



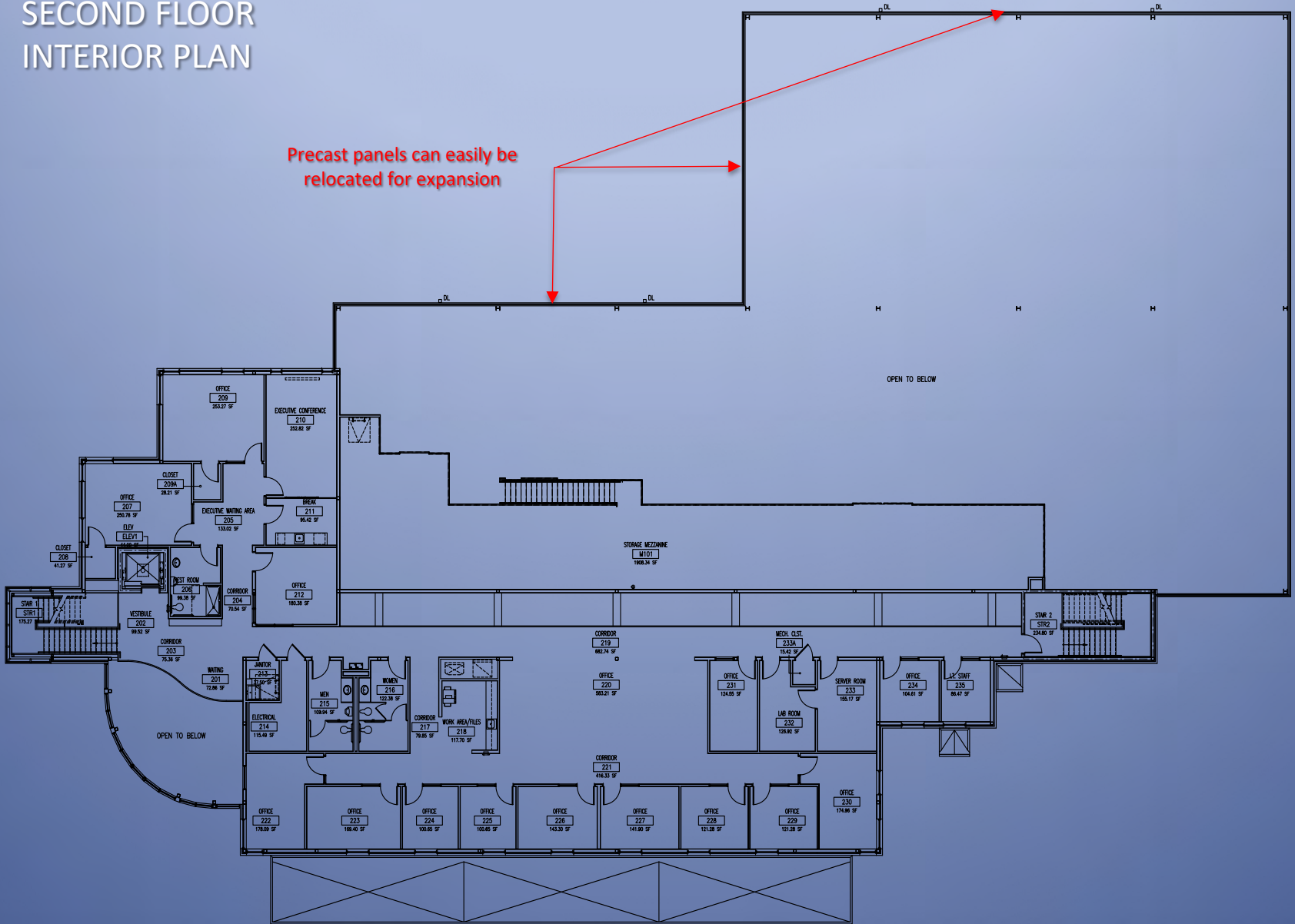
FIRST FLOOR INTERIOR PLAN

Precast panels can easily be
relocated for expansion



SECOND FLOOR INTERIOR PLAN

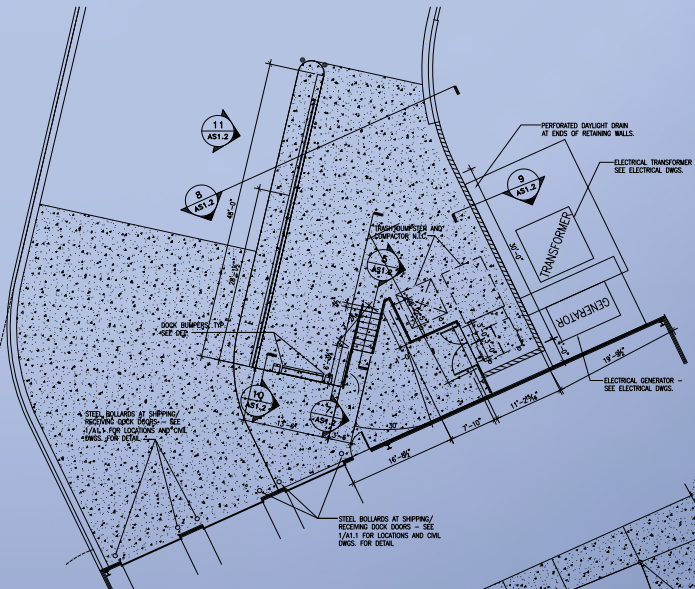
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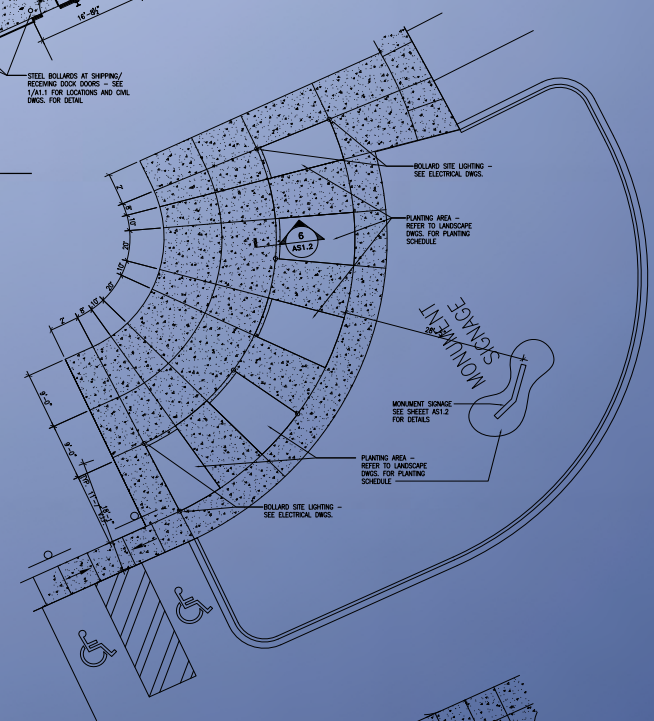
SITE PLAN

Parking Expansion Area

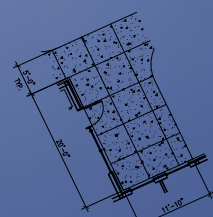
Building Expansion Area



RECEIVING DOCK
 1 ENLARGED SITE PLAN
 AS1.2 SCALE: 1/8" = 1'-0"



MAIN ENTRY
 2 ENLARGED SITE PLAN
 AS1.1 SCALE: 1/8" = 1'-0"



NORTH EXIT
 4 ENLARGED SITE PLAN
 AS1.3 SCALE: 1/8" = 1'-0"

1 ARCHITECTURAL SITE PLAN
 AS1.1 SCALE: 1" = 30'-0"

LEGEND

THREE PROTECTION FENCING. INSTALL THREE PROTECTION FENCING OUTSIDE OF THREE DRP-LINE TO COMPLY WITH SOUTH CAROLINA RESEARCH PARK REQUIREMENTS.

