



FLEX/SHOWROOM | FOR LEASE OR SALE

3827 BROAD RIVER ROAD

Columbia, South Carolina 29210

Presented By: **John Metts**
Brokerage Associate
803.255.8631
john.metts@wilsonkibler.com



1111 Laurel Street, Columbia, S.C. 29201 | www.wilsonkibler.com

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- BUILDING A:**
- ± 10,089 Total SF
 - ± 2,079 SF in original office building
 - 915 SF of existing showroom/open space
 - 1,164 SF of existing built out office space
 - ± 8,010 SF additional building with 2 stories
 - Masonry Construction
 - Parking: 22 Free Surface Spaces
 - Pylon Signage
 - **LEASE RATE: \$5.60 PSF NNN**
 - **SALES PRICE: \$500,490 (\$49/SF)**



- BUILDING B:**
- ± 7,800 Total SF
 - Divided into six (6) 1,300 SF suites
 - Construction: Metal
 - Parking: 18 Free Surface Spaces
 - Zoning: GC (General Commercial)
 - **LEASE RATE: \$7.31 PSF NNN**
 - **SALES PRICE: \$377,988 (\$48/SF)**



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Retail Aerial

