

Offered at \$425,000

822 Williams Street

Prime Commercial Property



Flex Space/Office/Warehouse/Distribution/Automotive/Service

Melissa Sprouse Browne, Broker
803-312-4051 cell
South Carolina Realty
101 Medical Cir.
W. Columbia SC 29169





822 Williams St

\$425,000

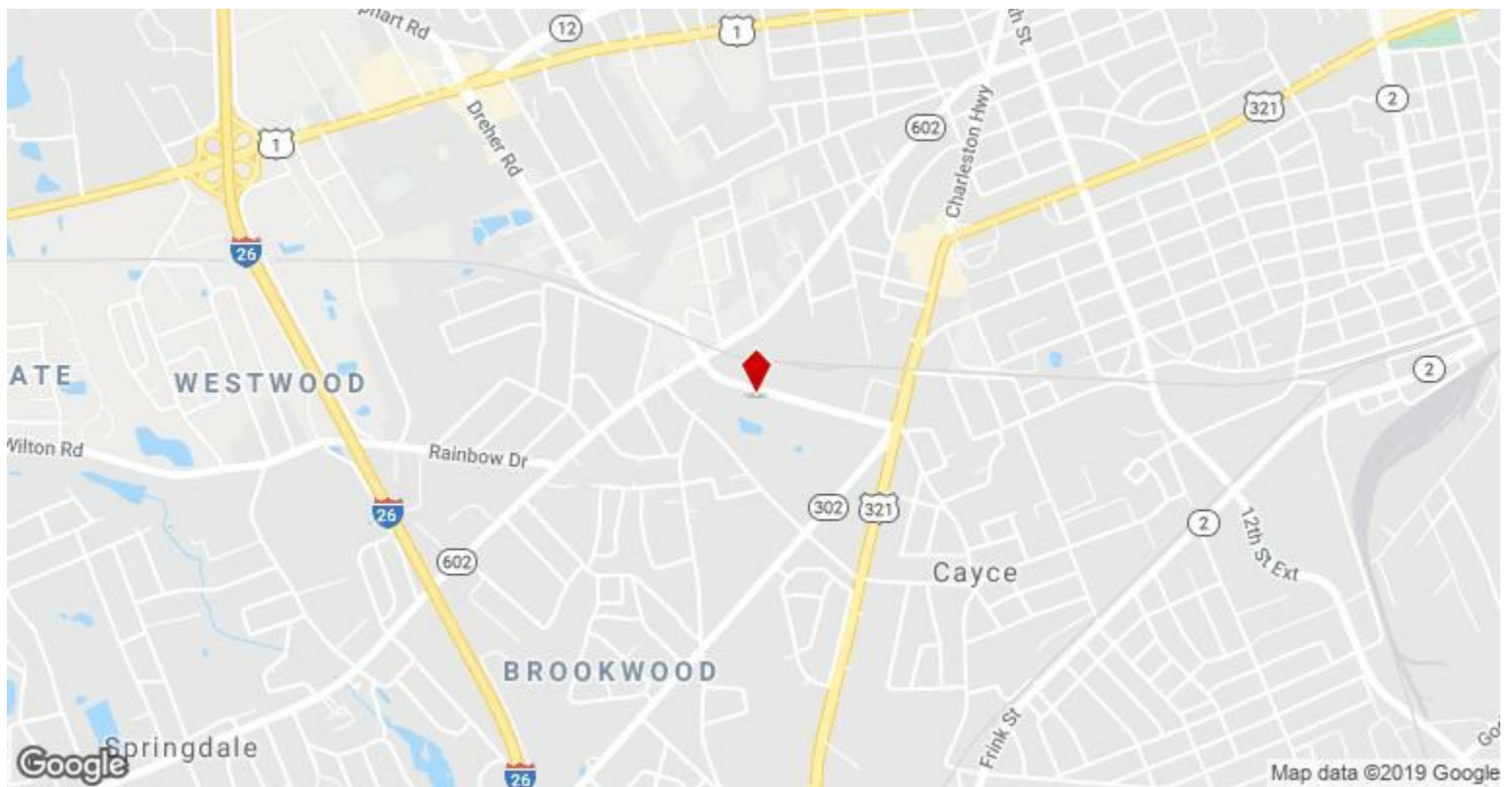
Prime location in the heart of West Columbia! Almost 10,000 square feet of usable space. Massive upfit is 95% complete, with 3300 sf newly finished office space (of which 2650 sf is heated/cooled). Brand new HVAC system, building is ADA-compliant. This excellent flex space could be used for many purposes, including automotive repair, warehouse, distribution...

Metal pole building behind the subject property could be available by negotiation. Or, seller could remove it to add parking and a larger turnaround area for semi trucks....

- Centrally located between Highway 1 and Charleston Highway
- Close to the airport and major interstates
- Interior Upfit with painted, sheetrocked walls, network and security wiring
- Extensive storage with shelving in warehouse area



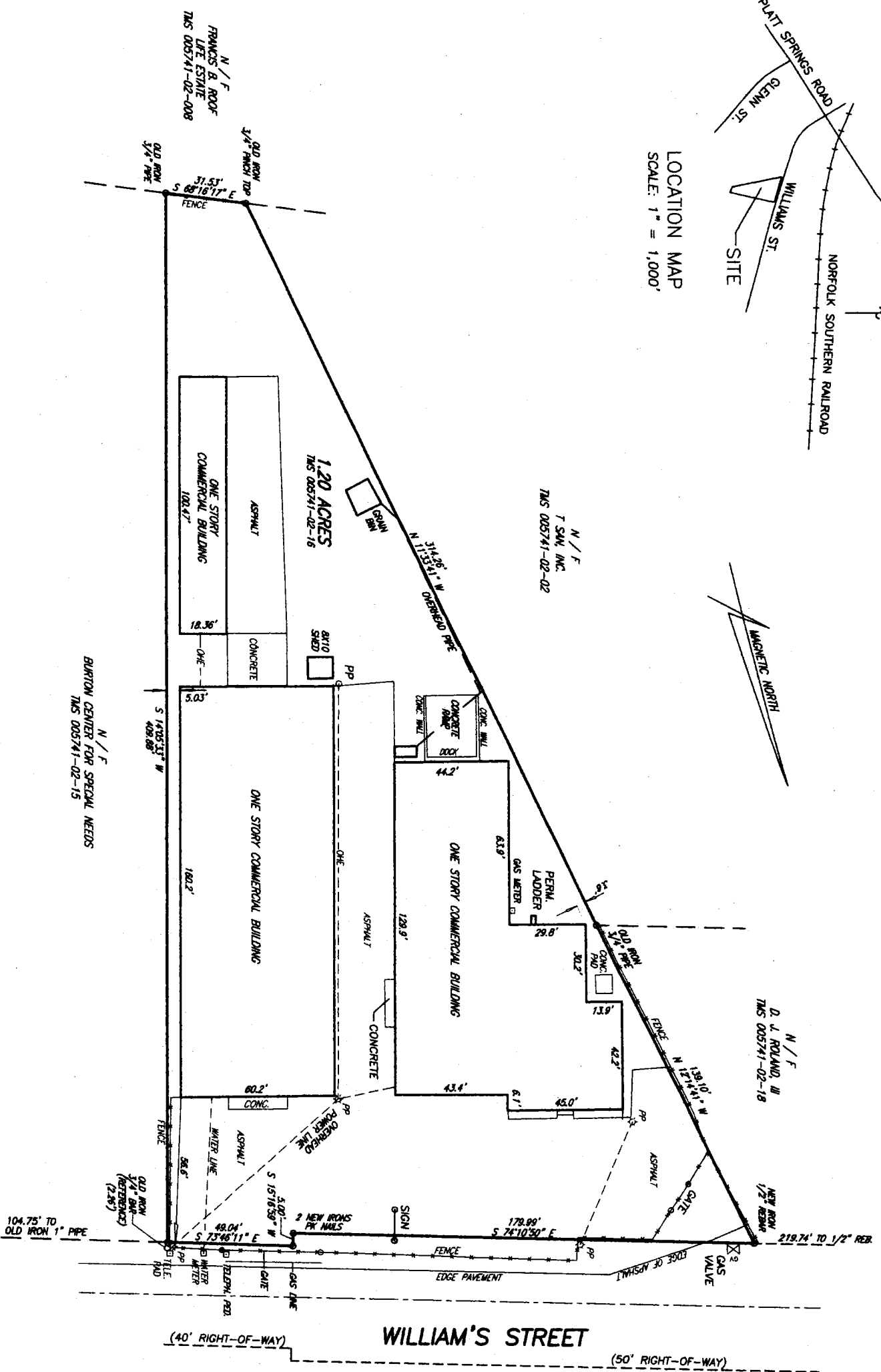
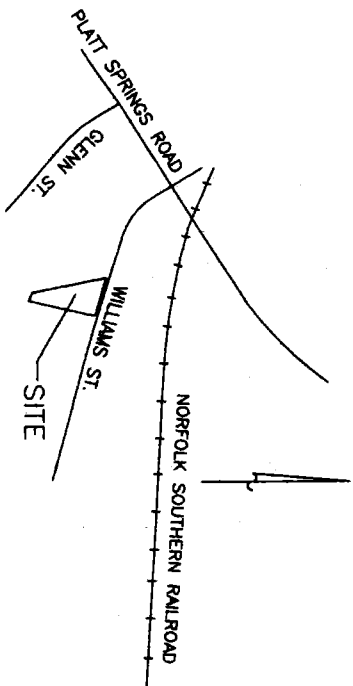
Price:	\$425,000
Property Type:	Flex
Property Sub-type:	Light Manufacturing
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.70 AC
Rentable Building Area:	9,688 SF
Rentable Building Area:	9,688 SF
No. Stories:	1
Year Built:	1973
Tenancy:	Multiple
Parking Ratio:	1.24/1,000 SF
Clear Ceiling Height:	15 FT
Zoning Description:	Light Manufacturing
APN / Parcel ID:	005741-02-016



822 Williams St, West Columbia, SC 29169

Prime location in the heart of West Columbia! Almost 10,000 square feet of usable space. Massive upfit is 95% complete, with 3300 sf newly finished office space (of which 2650 sf is heated/cooled). Brand new HVAC system, building is ADA-compliant. This excellent flex space could be used for many purposes, including automotive repair, warehouse, distribution hub, medical supply or transport, service-oriented businesses or many other endeavors. Interior has finished drywall, paint, LED light fixtures, pre-wired for ethernet/internal networking, security cameras, restrooms (one with a possible shower) and three phase, 400 amp electrical service. Unfinished kitchen is stubbed out and ready for cabinets, ice maker, water cooler and washer/dryer. The warehouse section in the rear is incredible, with a 15 ft double door opening, perfect for any loading/unloading by truck. Extensive storage racks give you options galore. Building is frame construction, with vinyl siding all set on a concrete slab. Exterior 8x10 storage shed is included. This building is a portion of TMS 005741-02-016. Property to be officially subdivided as a function of the sale, with an estimated acreage of .50 to .70 acres. (The entire property could be available by negotiation for a higher price, ask agent for details.) Phase I and II environmental studies previously completed and available for review by qualified buyers.

LOCATION MAP
SCALE: 1" = 1,000'



SITE LOCATED IN LEXINGTON COUNTY, SOUTH CAROLINA
PLAT PREPARED FOR
MICHAEL M. PACHAK
DATE: JUNE 27, 2012

SCALE: 1" = 30'
GRAPHIC SCALE IN FEET
DATE: JUNE 27, 2012

- REFERENCES:
- 1. LEXINGTON COUNTY TMS NO. 005741-02-16
 - 2. S.C. DEPT. OF TRANS. & PUBLIC TRANSPORTATION ROAD PLANS, DOCKET NO. 32780, SHEET 12 OF 21.
 - 3. PLAT FOR D. J. ROLAND, JR. BY DOUGLAS E. PLATT, SR. DATED NOV. 20, 1984.
 - 4. PLAT FOR BURTON CENTER HEALTH CARE CENTER FOR ASSAULTS & SPECIAL NEEDS BY BARTER LAND SURVEYING CO., INC., DATED DEC. 8, 2005.

CERTIFICATION:
I, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE APPLICABLE FOR SURVEYS IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCUMBRANCES OR PROJECTIONS UNLESS OTHERWISE SHOWN.



ASSOCIATED E & S, INC.
800 VOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NO. 450140, MAP NO. 45063C 0277 H, DATED FEB. 20, 2002.

Area Statistics

Interstate Trade

Interstate trade consists of products and services shipped from South Carolina to other states, or from other states to South Carolina.

Domestic Production in Dollars

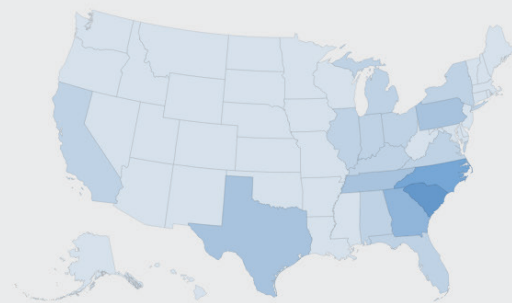
MOST COMMON TRADE PARTNERS

1. North Carolina
\$222B
2. Georgia
\$134B
3. Tennessee
\$571B

In 2015, the top outbound South Carolina domestic partner for goods and services (by dollars) was [North Carolina](#) with \$222B, followed by [Georgia](#) with \$134B and [Tennessee](#) with \$571B.

The following map shows the amount of trade that South Carolina shares with each state (excluding itself).

Data provided by the [Department of Transportation Federal Highway Administration Freight Analysis Framework Domestic Flows](#).



INDUSTRIES

Employment by Industries

8.72k
2017 VALUE
± 636

10.8%
1 YEAR GROWTH
± 9.57%

From 2016 to 2017, employment in West Columbia, SC grew at a rate of 10.8%, from 7.87k employees to 8.72k employees.

The most common employment sectors for those who live in West Columbia, SC, are Construction (1,220 people), Health Care & Social Assistance (1,115 people), and Accommodation & Food Services (873 people). This chart shows the share breakdown of the primary industries for residents of West Columbia, SC, though some of these residents may live in West Columbia, SC and work somewhere else. Census data is tagged to a residential address, not a work address.

Data provided by the [Census Bureau ACS 5-year Estimate](#).



Domestic Trade Growth

Showing data for South Carolina state.

Domestic Production in Dollars

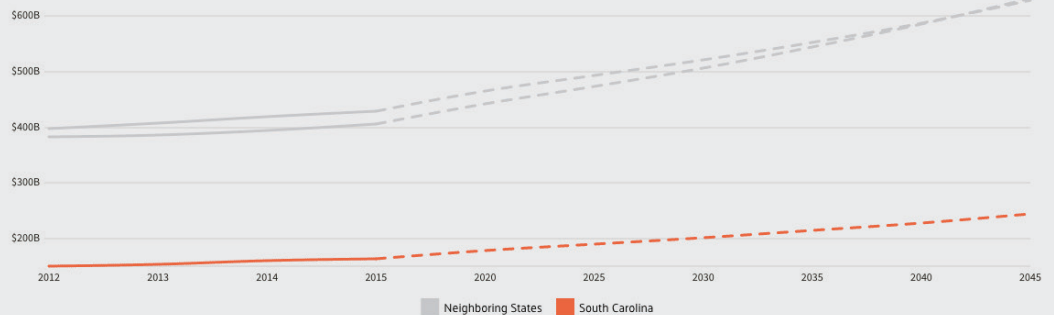
\$163B
2015 VALUE

\$244B
PROJECTED 2045 VALUE
49.4% growth

In 2015, total outbound South Carolina trade was \$163B. This is expected to increase 49.4% to \$244B by 2045.

The following chart shows how the domestic outbound South Carolina trade is projected to change in comparison to its neighboring states.

Data provided by the [Department of Transportation Federal Highway Administration Freight Analysis Framework Domestic Flows](#).



Area Statistics

OCCUPATIONS

Employment by Occupations

8.72k

2017 VALUE
± 636

10.8%

1 YEAR GROWTH
± 9.57%

From 2016 to 2017, employment in West Columbia, SC grew at a rate of 10.8%, from 7.87k employees to 8.72k employees.

The most common job groups, by number of people living in West Columbia, SC, are Office & Administrative Support Occupations (1,209 people), Construction & Extraction Occupations (731 people), and Management Occupations (731 people). This chart illustrates the share breakdown of the primary jobs held by residents of West Columbia, SC.

Data provided by the [Census Bureau ACS 5-year Estimate](#)

Total: 8.72k



2013 2014 2015 2016 2017

Property Photos



Warehouse Section Upper Portion



Warehouse Dbl Door Opening

Property Photos



Property Photos



Rear of Warehouse



Access between Neighboring Building

Property Photos



Interior Office Area w/Walls

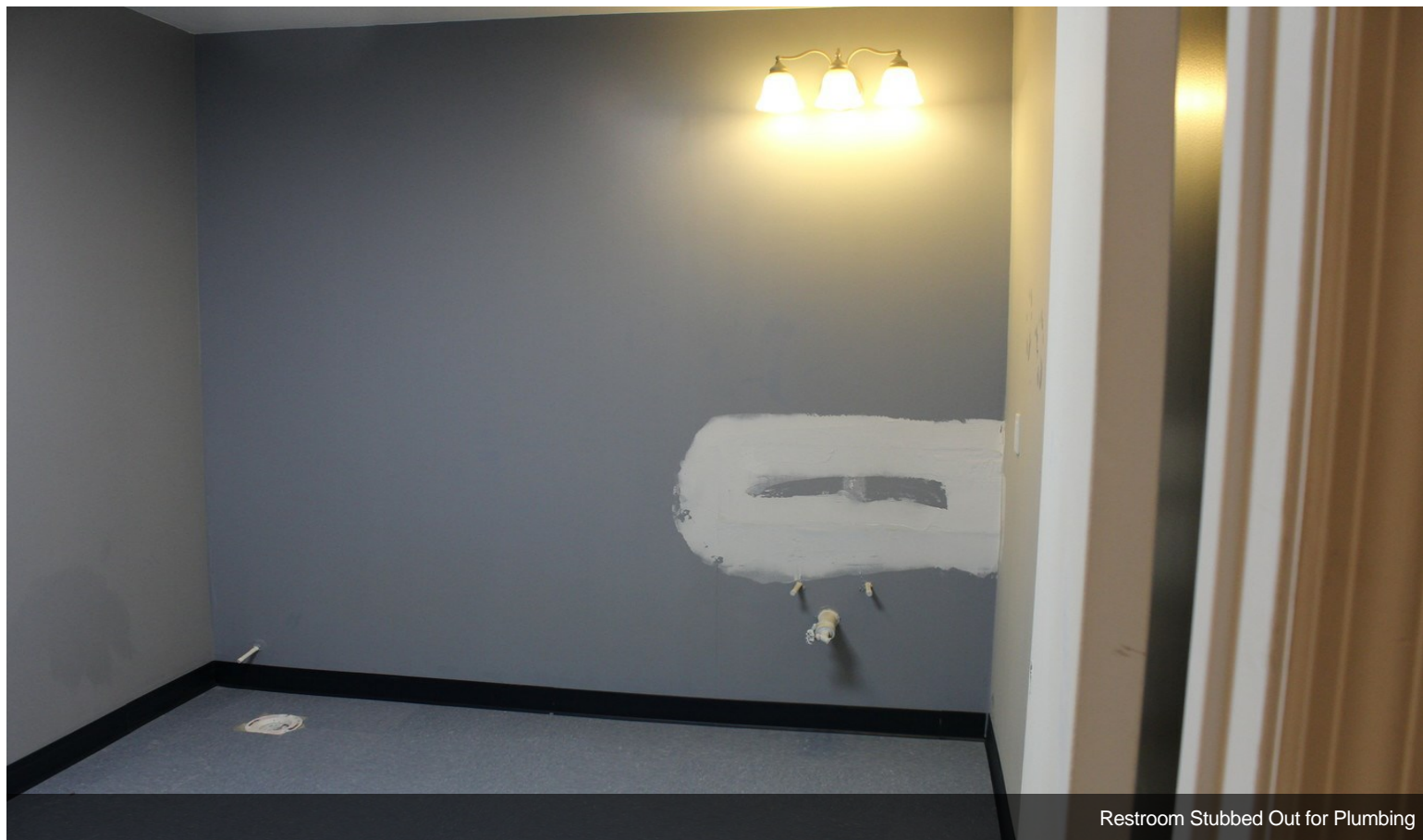


Executive Office Area

Property Photos



Office Area

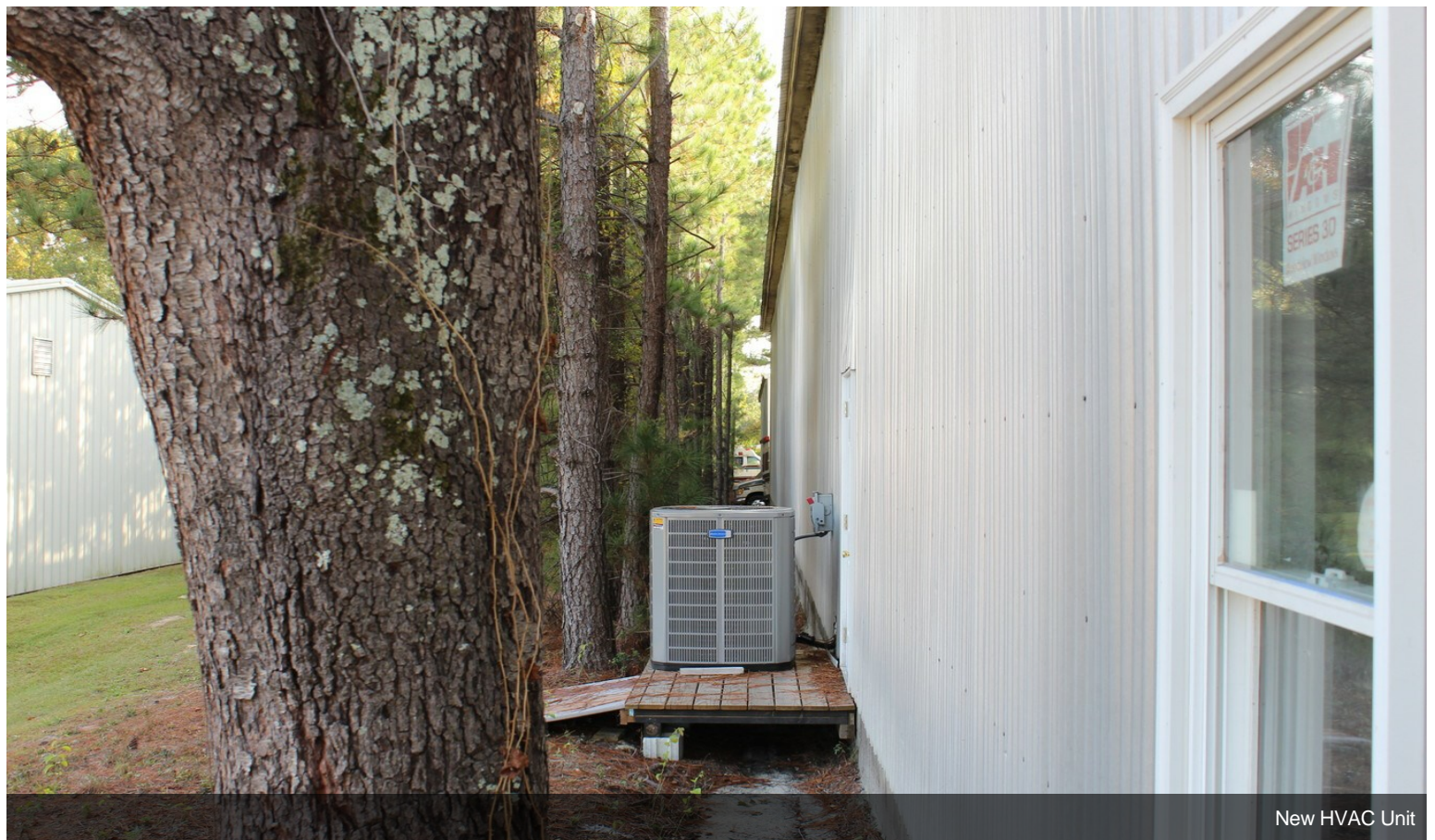


Restroom Stubbed Out for Plumbing

Property Photos



Restroom w/Shower Area



New HVAC Unit

Property Photos

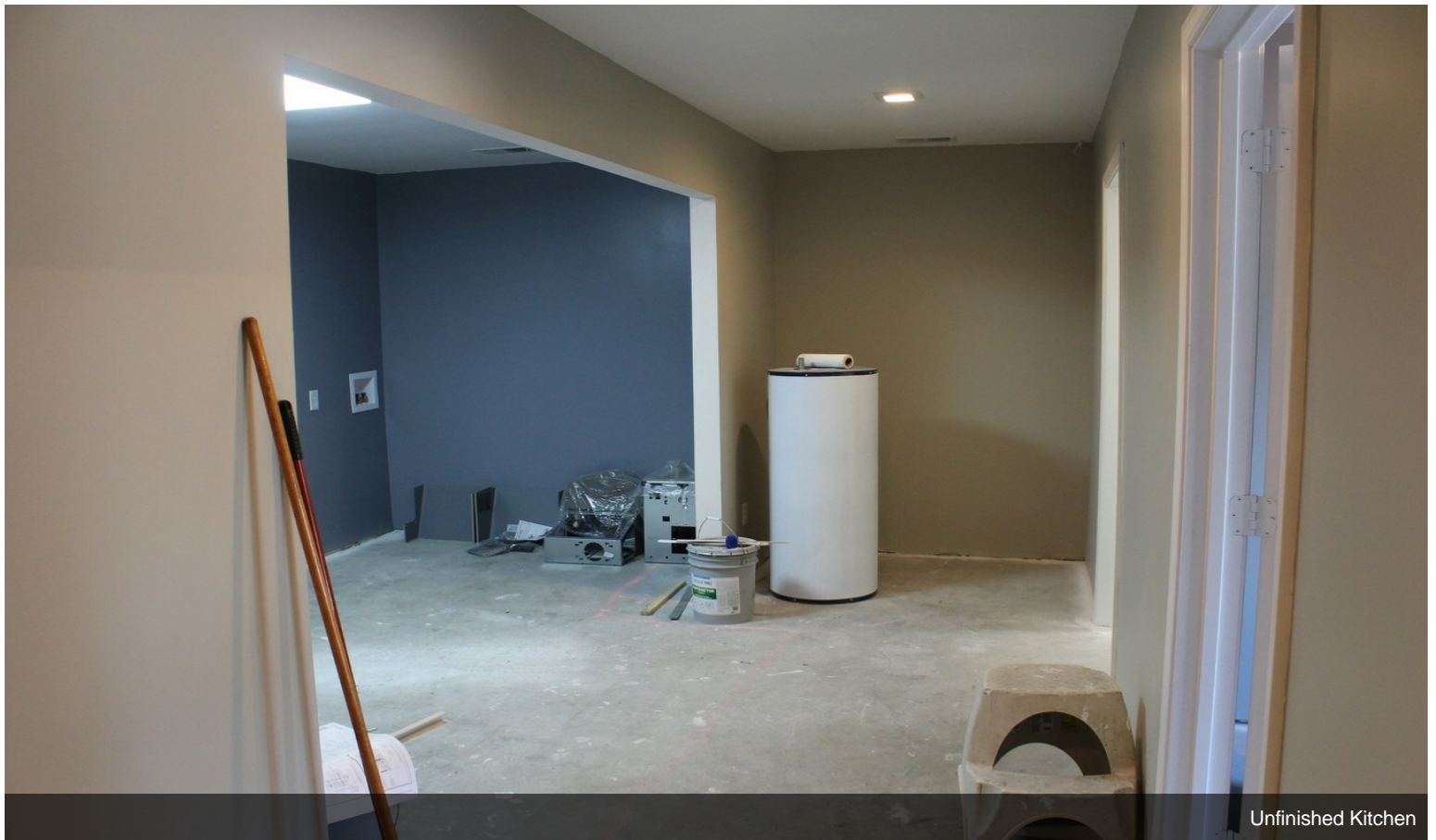


Left Side of Building



Interior Office

Property Photos



Property Photos

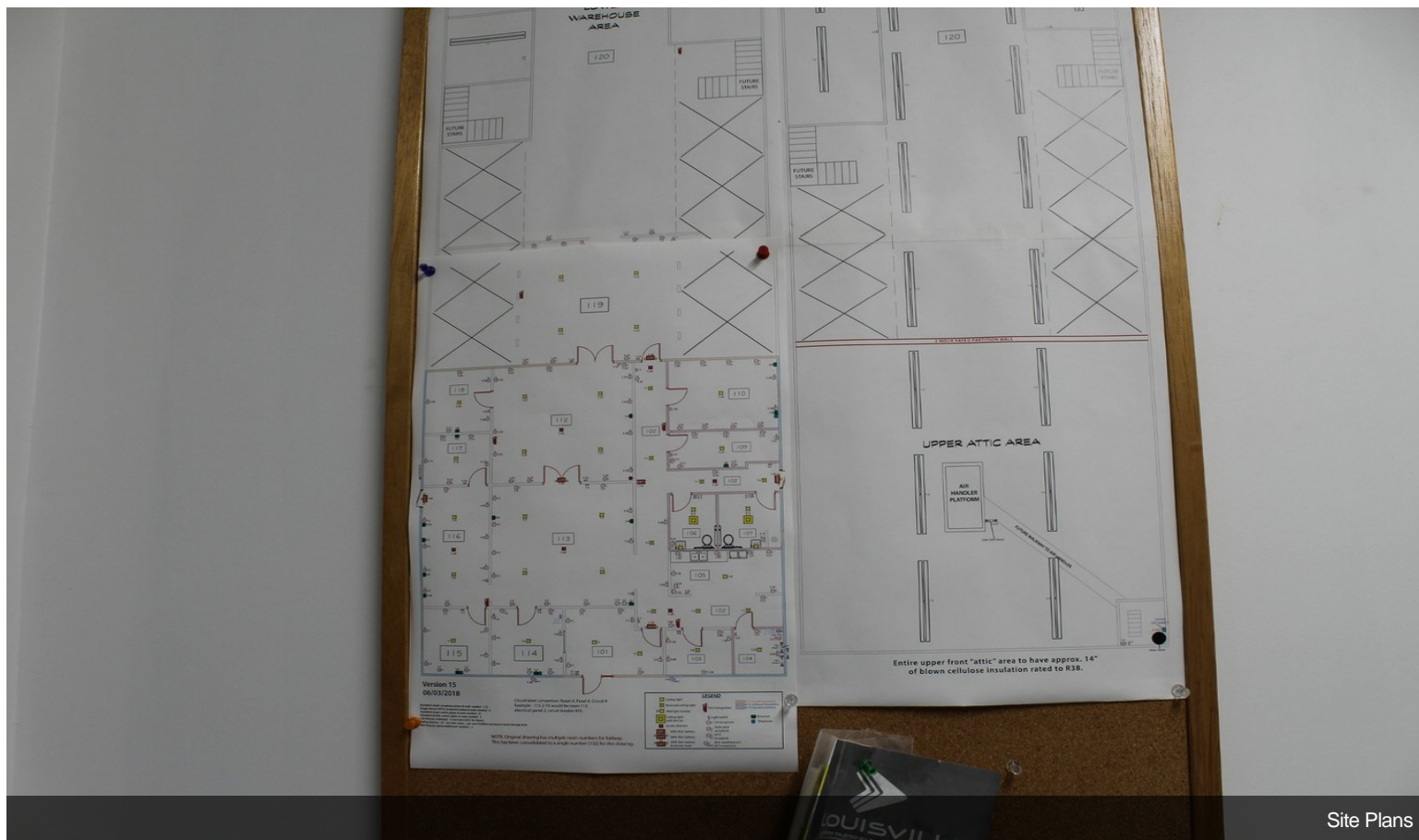


Office Hallway

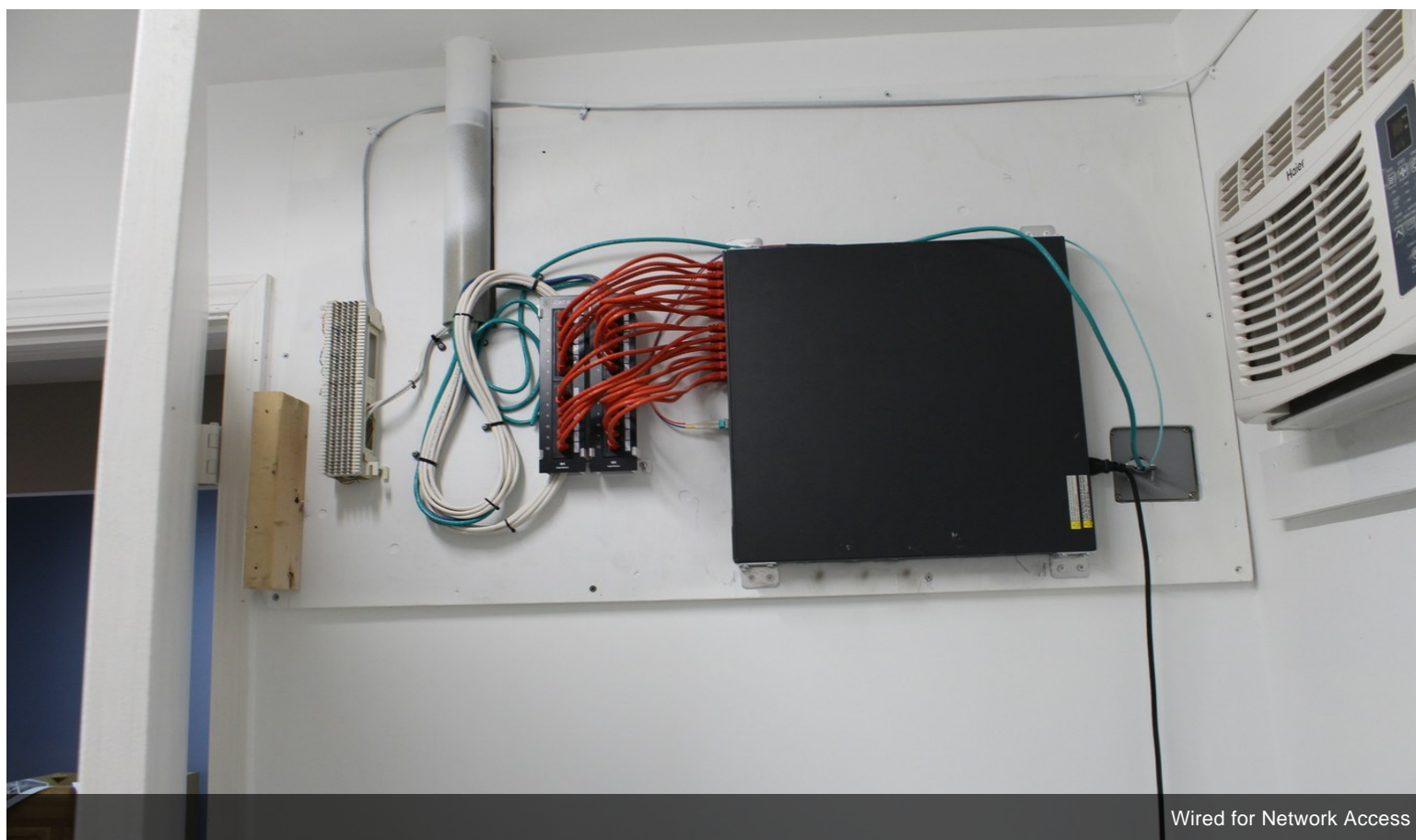


Three Phase, 400 amp Electrical

Property Photos



Site Plans



Wired for Network Access

Property Photos



Kitchen Stubbed Out



Interior Office Area

Property Photos



Interior Office

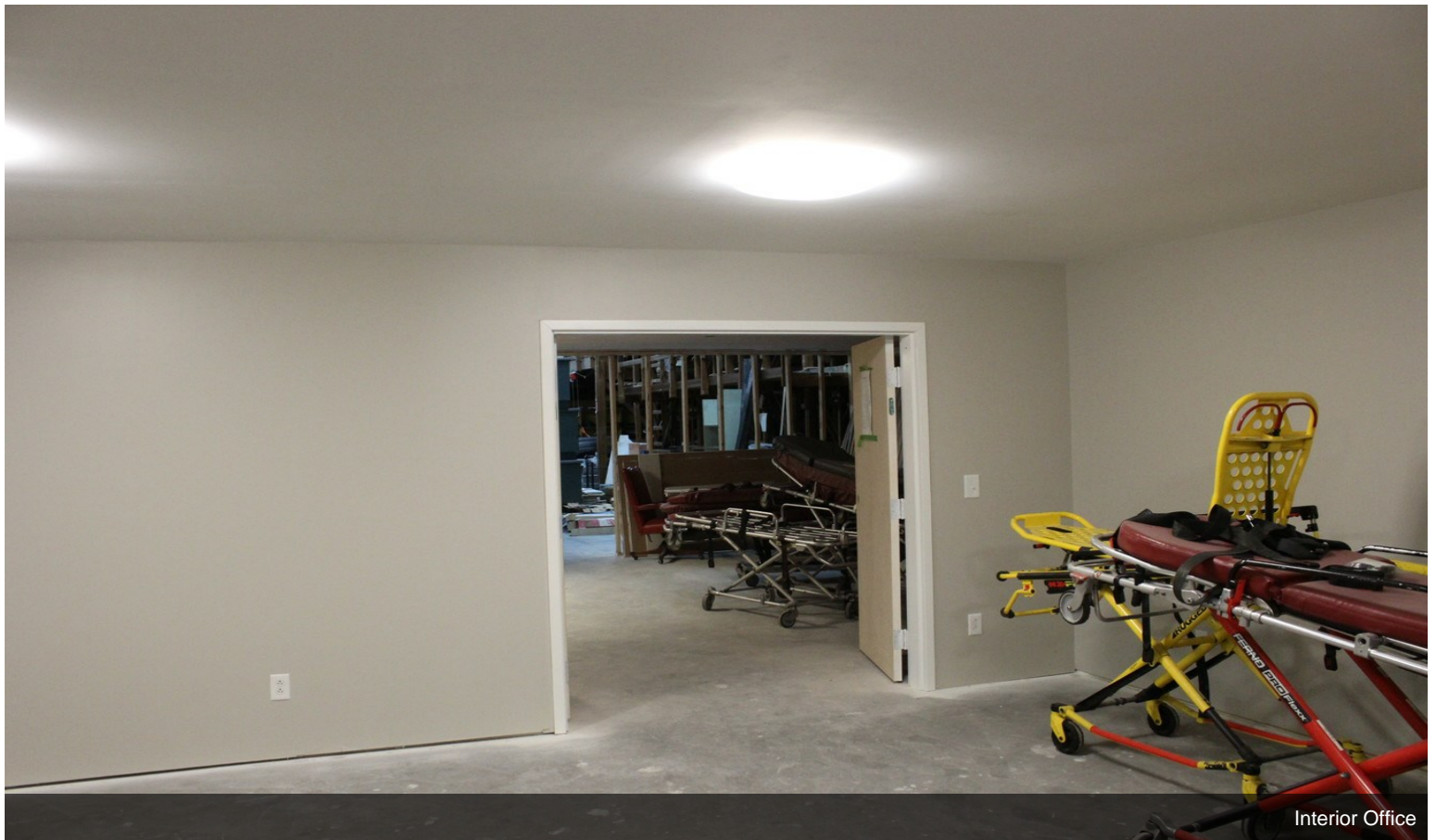


Interior Office

Property Photos



Interior Office



Interior Office

Property Photos



Interior Office

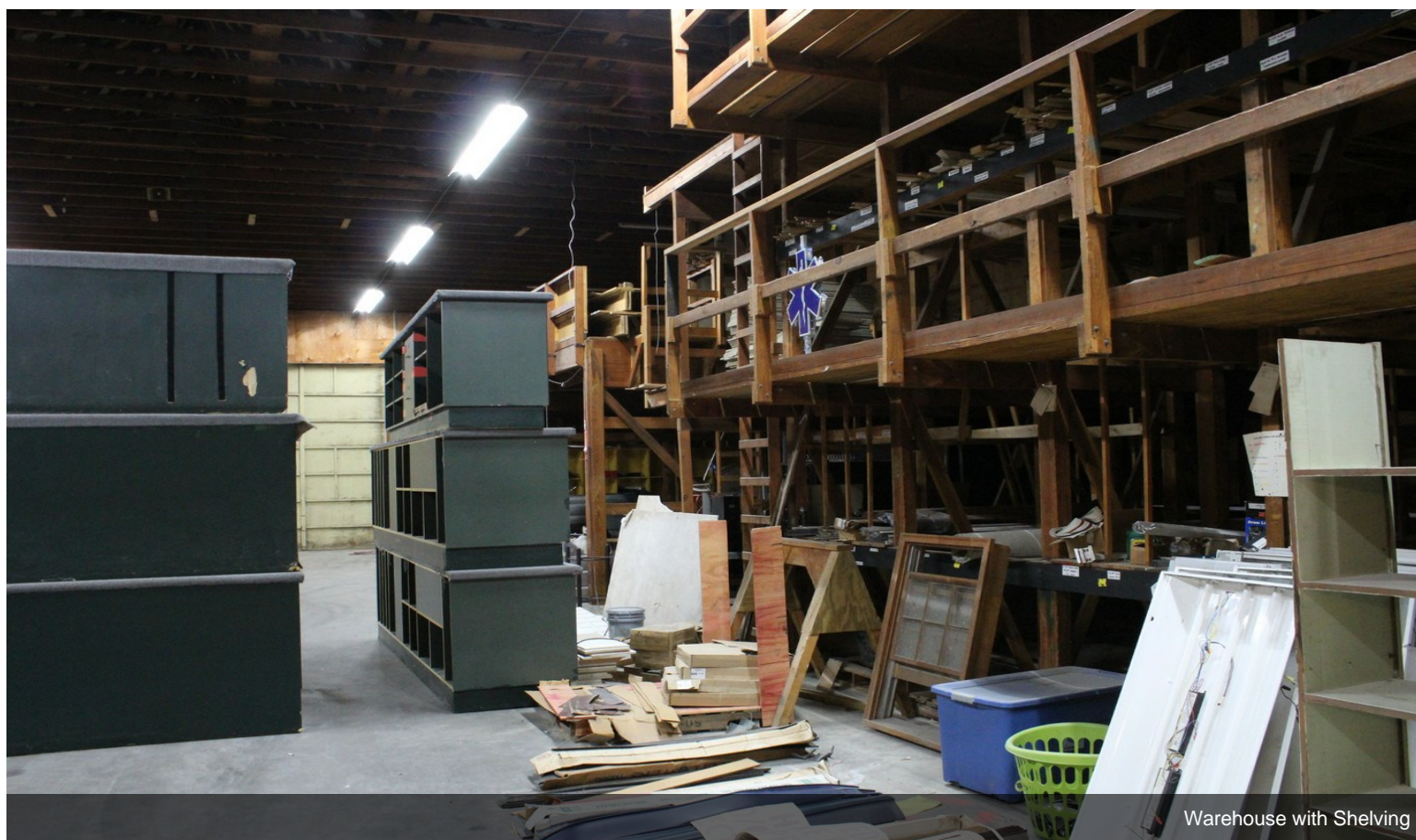


Unfinished Storage Area

Property Photos

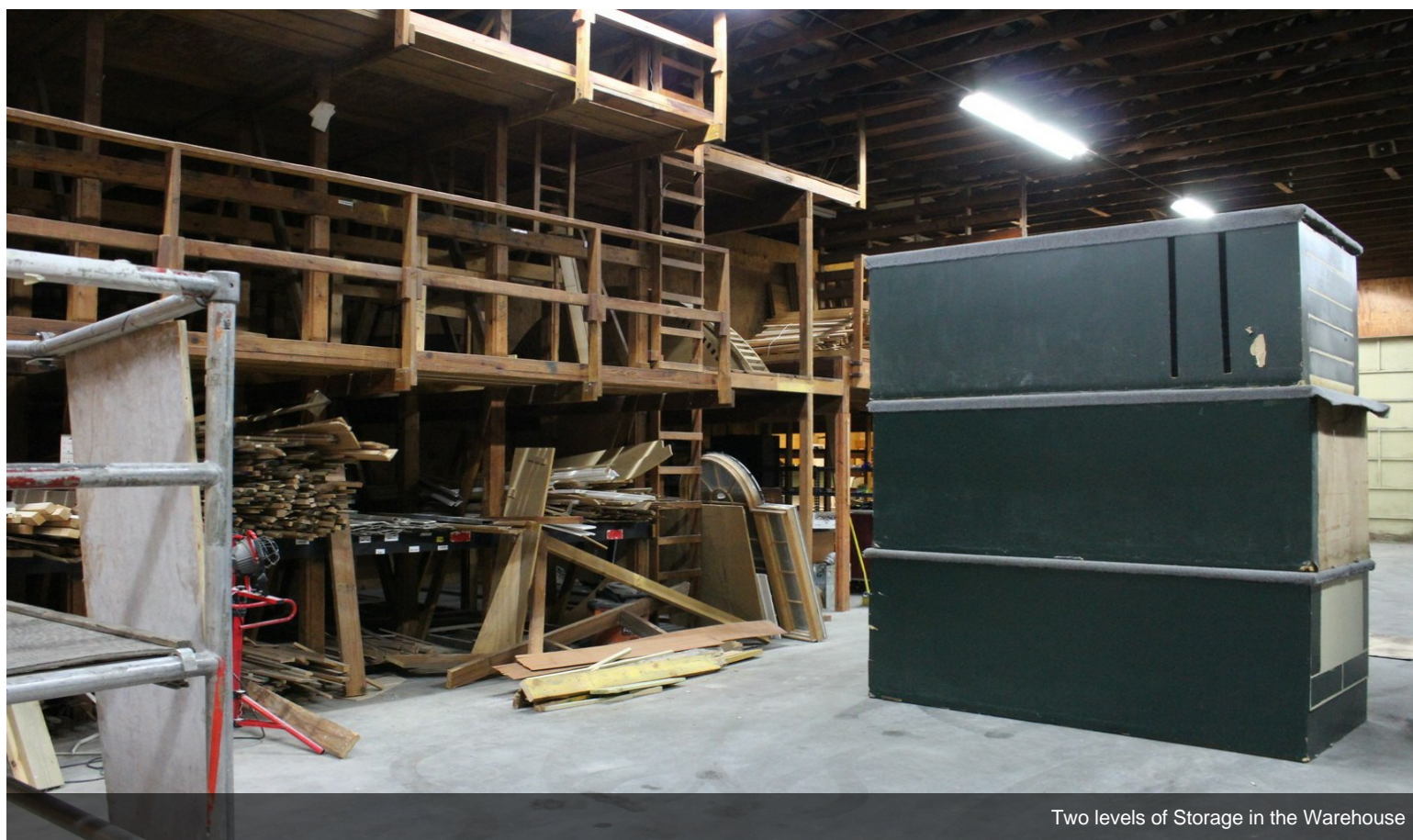


Unfinished Storage Area



Warehouse with Shelving

Property Photos



Two levels of Storage in the Warehouse



Warehouse Storage

Property Photos



Rear of Warehouse with Doors Closed