



Columbia Industrial Park



COLUMBIA INDUSTRIAL PARK OPPORTUNITY

1101 FIRST ST. SOUTH
COLUMBIA, SC 29209

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Property Summary



OFFERING SUMMARY

Sale Price:	\$3,900,000
Lot Size:	±6 Acres
Year Built:	1965
Building Size:	108,300 SF
Renovated:	2018
Zoning:	M-1
Market:	Columbia, SC
Submarket:	Columbia Industrial Park / Southeast Columbia
Municipality:	Richland County

PROPERTY OVERVIEW

SVN | BlackStream, LLC is pleased to present For Sale this block and brick steel frame ±108,300 SF building with a built-up roof and sealed flooring within the Columbia Industrial Park in Richland County. The property floor plan consists of approximately 70% warehouse (±79,260 SF) and 30% office (±33,968 SF) on a total lot size of ±6 acres (±41% FAR). The property boasts ±2.63 acres of fenced yard space with two locations of ingress/egress, 11 dock high doors, 277-480v 3p heavy power, heating and cooling systems in 100% of the facility, fluorescent lighting throughout, and 100% coverage wet sprinkler system. The building supports single-tenant occupancy, however, it is currently partitioned to support multi-tenant occupancy, and has entrances, parking, and bathrooms for each side of the building. The majority of office space and suites within the building have heavy glass accents and atrium style ceilings with the ability to visually monitor loading docks.

LOCATION OVERVIEW

Located just off of I-77 (±0.7 miles away), the property is conveniently situated near the entrance of the Columbia Industrial Park at the corner of 1st Ave. & 1st St. South, ±3.2 miles directly south of Williams-Brice Stadium and only ±5.5 miles from I-26. The property's above-average logistical positioning in an established park makes it an ideal distribution services/light manufacturing location for the surrounding Charleston (±113 miles), Columbia, Charlotte (±98 miles) and Greenville/Spartanburg (±112 miles) metropolitan areas of ±5.024 million people.

*The information contained herein was obtained by sources deemed to be reliable. However, BlackStream, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.

Columbia, SC Industrial Market



RENTAL RATES & ABSORPTION

The Columbia Industrial market ended the fourth quarter 2018 with a vacancy rate of 6.4%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 556,455 square feet in the fourth quarter. Vacant sublease space decreased in the quarter, ending the quarter at 206,300 square feet.

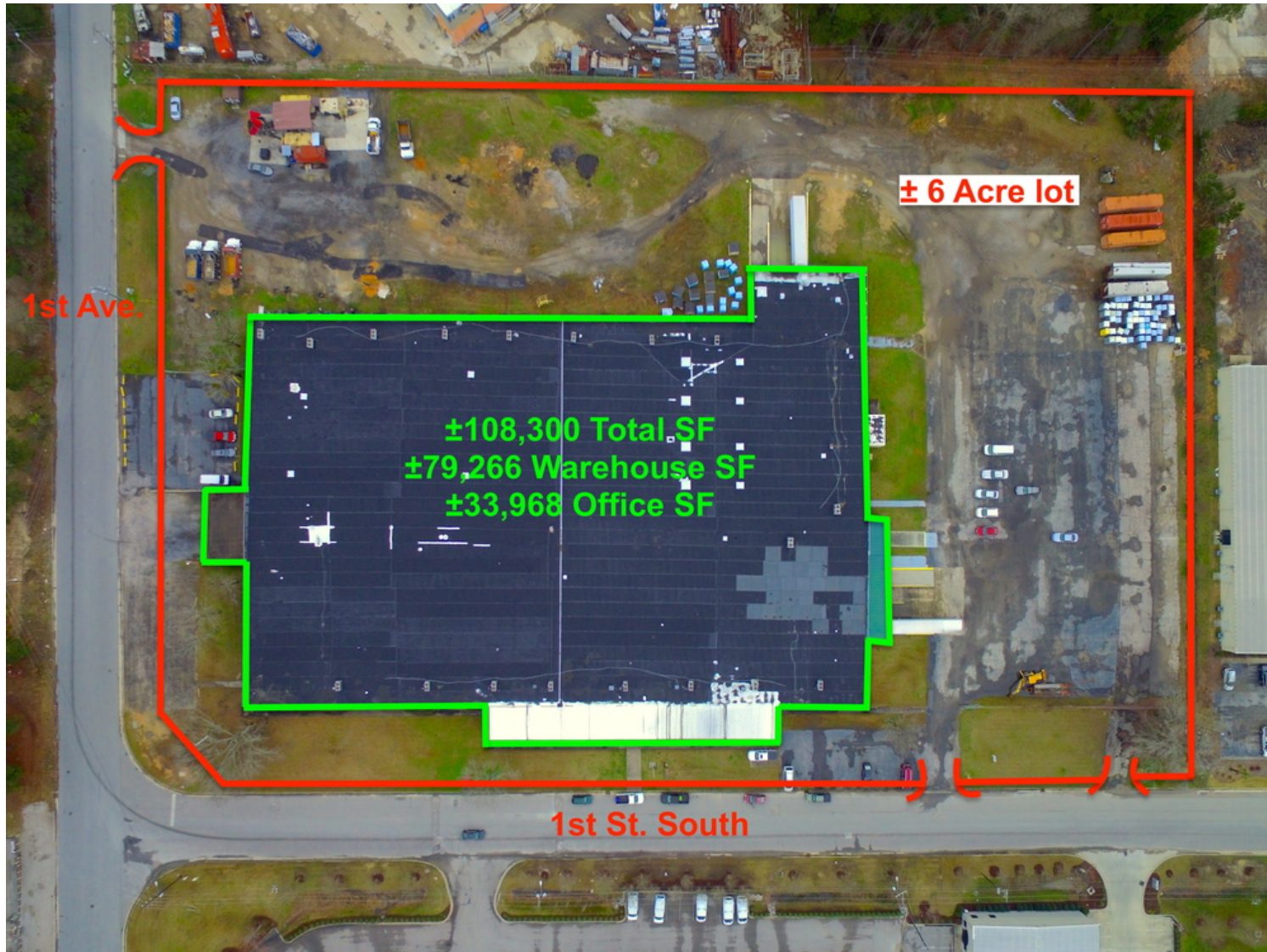
Rental rates ended the fourth quarter at \$4.31, an increase over the previous quarter. The average quoted asking rental rate for available Industrial space was \$4.31 per square foot per year at the end of the fourth quarter 2018 in the Columbia market area. This represented a 1.9% increase in quoted rental rates from the end of the third quarter 2018, when rents were reported at \$4.23 per square foot. The average quoted rate within the Flex sector was \$7.35 per square foot at the end of the fourth quarter 2018, while Warehouse rates stood at \$3.94. At the end of the third quarter 2018, Flex rates were \$6.33 per square foot, and Warehouse rates were \$3.92.

INVENTORY

Total Industrial inventory in the Columbia market area amounted to 64,666,261 square feet in 2,210 buildings as of the end of the fourth quarter 2018. The Flex sector consisted of 6,984,402 square feet in 778 projects. The Warehouse sector consisted of 57,681,859 square feet in 1,432 buildings. Within the Industrial market there were 76 owner-occupied buildings accounting for 7,988,864 square feet of Industrial space.

Data courtesy of CoStar Analytics; accessed March 2019

Site Aerial



Additional Photos



Facing North



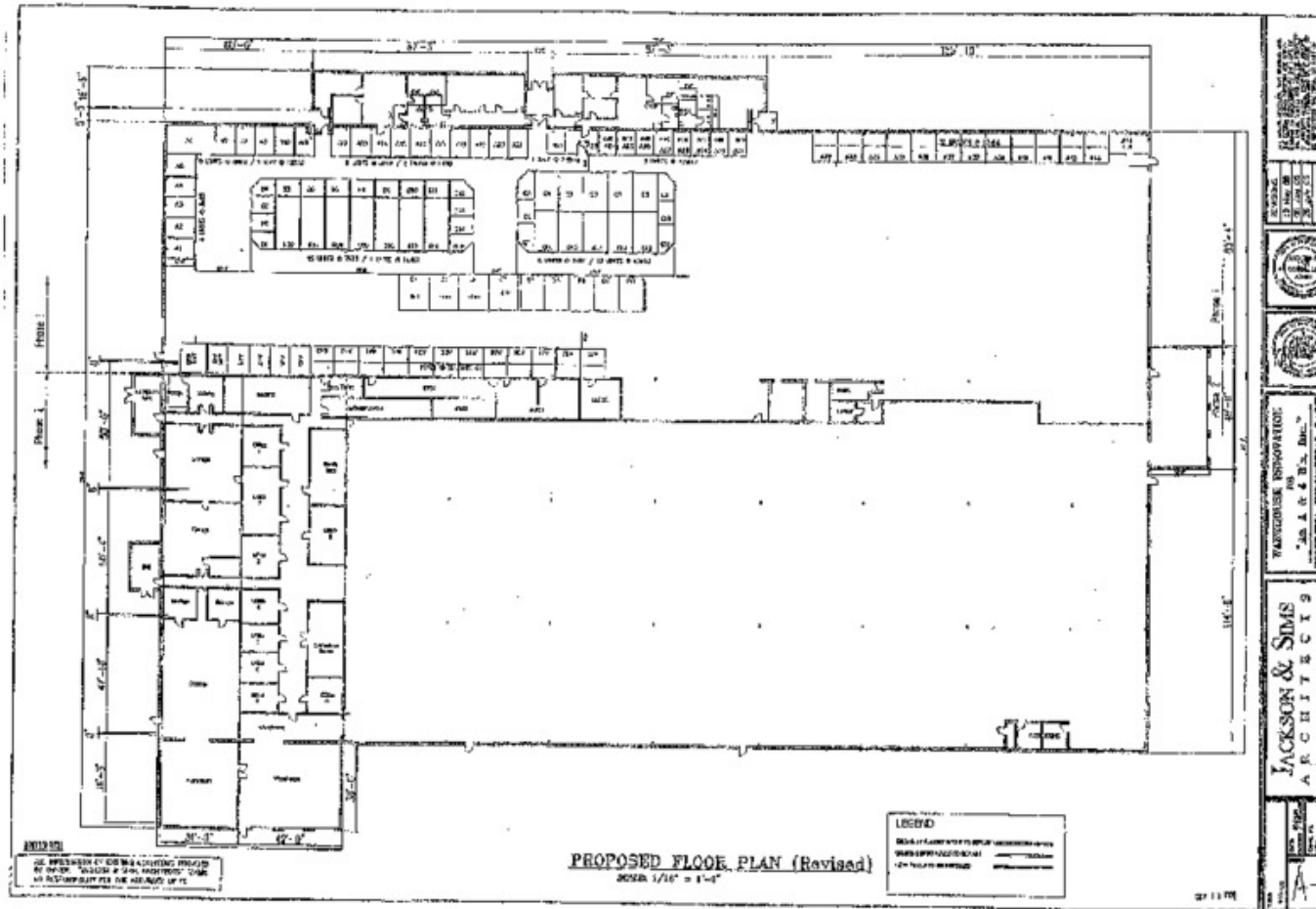
Facing West



Exterior Image



Additional Photos



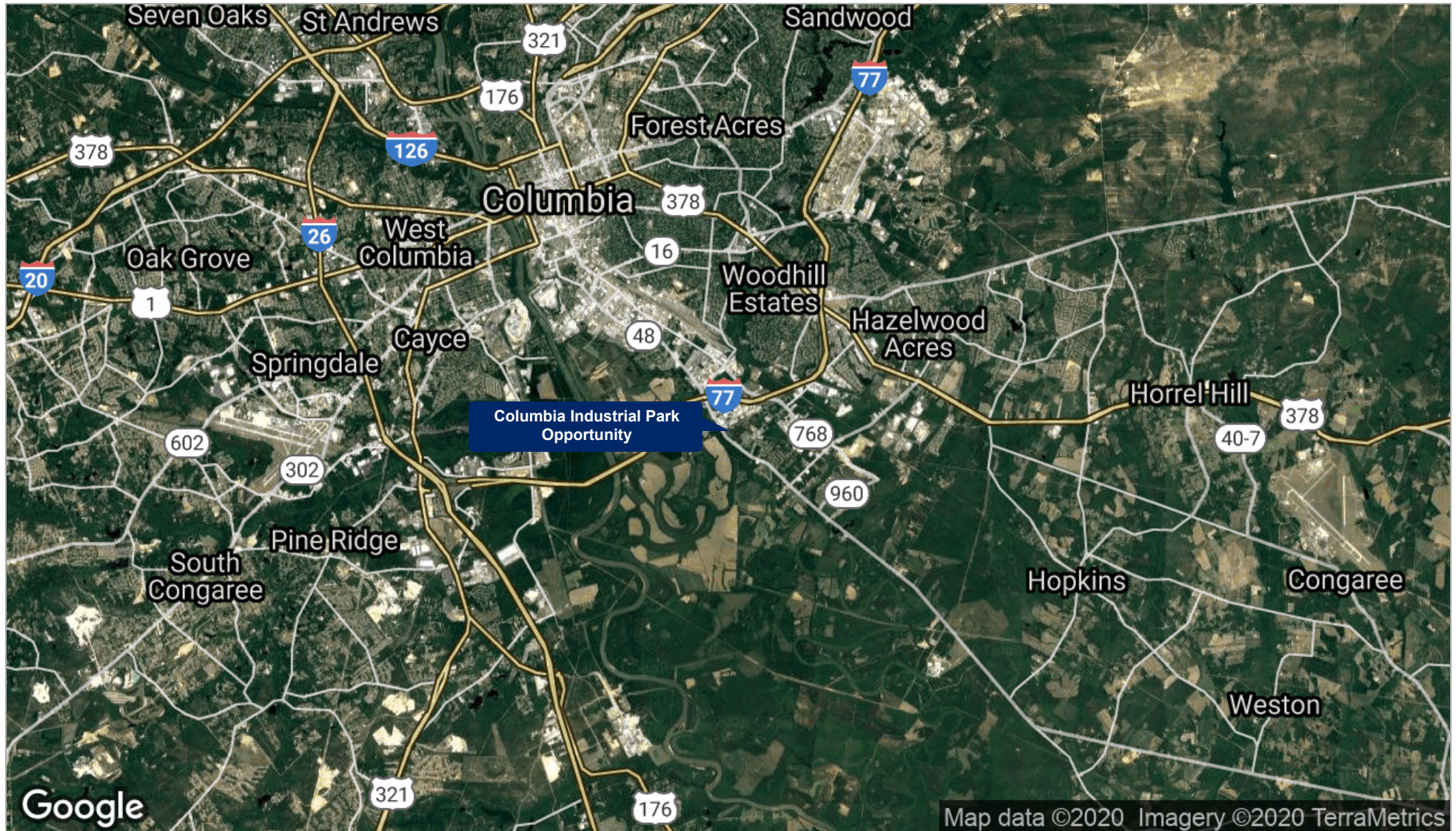
Additional Photos



Additional Photos



Regional Map



Location Maps

