

FOR LEASE

- OFFICE
- LOADING DOCKS
- INDIVIDUAL SUITES



720 Old Clemson Road COLUMBIA, SC 29229

📍 SUBMARKET: NORTHEAST COLUMBIA

±55,000 Class B
Multi-Tenant Building
3,000 to 12,500 SF Available
Four Suites for Lease

Flex building constructed in 2005 using steel and split face block construction

Zoned M-1, Light Industrial (Richland County)

CURRENT AVAILABILITIES

SUITE	AVAILABLE SF	LEASE RATE
Suite M	±3,000	\$6.00 PSF NNN
Suite G & D-1	±5,800	\$4.50 PSF NNN
Suite F	±8,900	\$4.00 PSF NNN
Suite D-1	±12,500	\$4.25 PSF NNN



FOR MORE INFO, CONTACT

NICK STOMSKI, SIOR | Partner | nstomski@trinity-partners.com | 803-567-1447

JAKE NIDIFFER | Brokerage Associate | jnidiffer@trinity-partners.com | 803-567-1324



TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM

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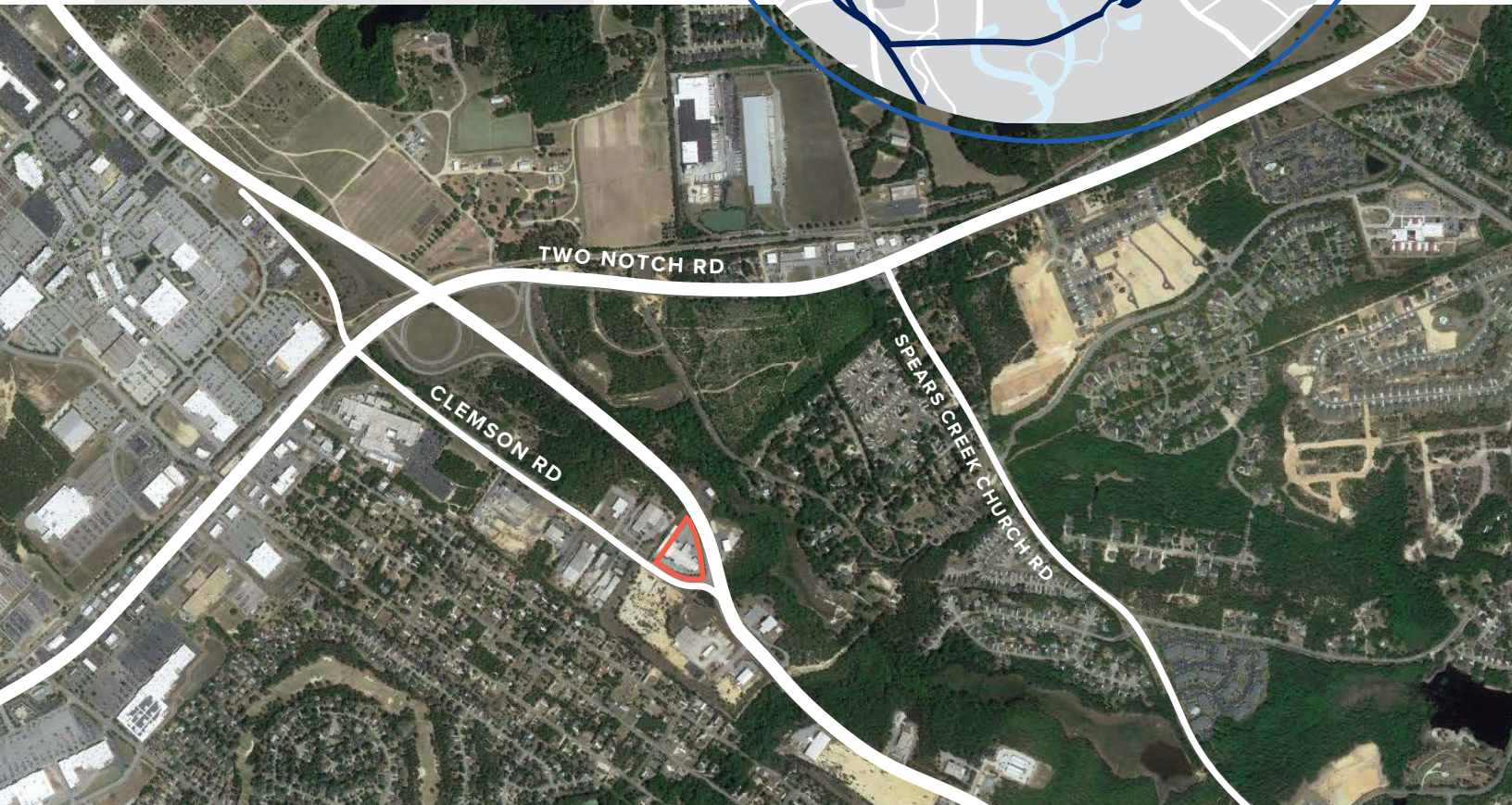
FOR LEASE

LOCATION

AT THE INTERSECTION OF CLEMSON AND OLD CLEMSON ROAD WITHIN FORUM BUSINESS & INDUSTRIAL PARK II

APPROXIMATELY 665' OF ROAD FRONTAGE ON CLEMSON ROAD

2.3 MILES TO I-20 AND 6.7 MILES TO I-77



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AVAILABILITY

SUITE D-1

LEASE RATE: \$4.25 PSF, NNN

- ±12,500 SF
- ±1,500 SF OFFICE
- ONE (1) LARGE DRIVE IN DOOR
- FOUR (4) DOCK DOORS
- 100% HEATED AND COOLED
- SPRINKLER SYSTEM

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AVAILABILITY

SUITE F

LEASE RATE: \$4.00 PSF NNN

- ±8,900 SF
- ±800 SF OFFICE
- TWO (2) DOCK POSITIONS
- 100% SPRINKLER COVERAGE
- HEATED



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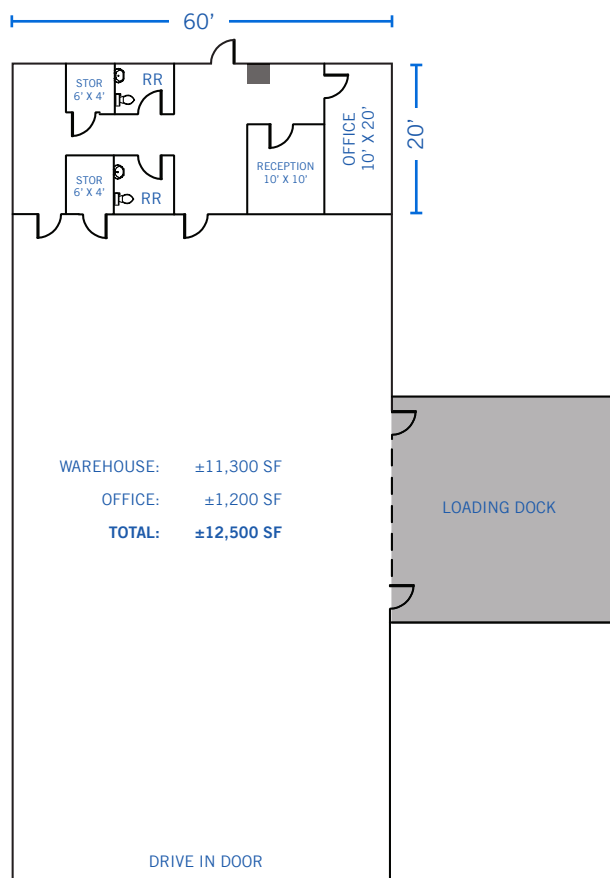
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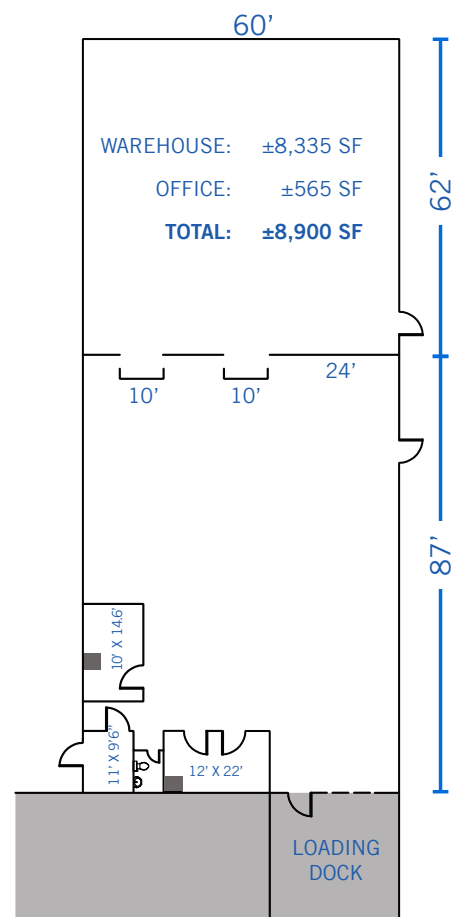
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Suite D-1: ±12,500 SF



Suite F: ±8,900 SF



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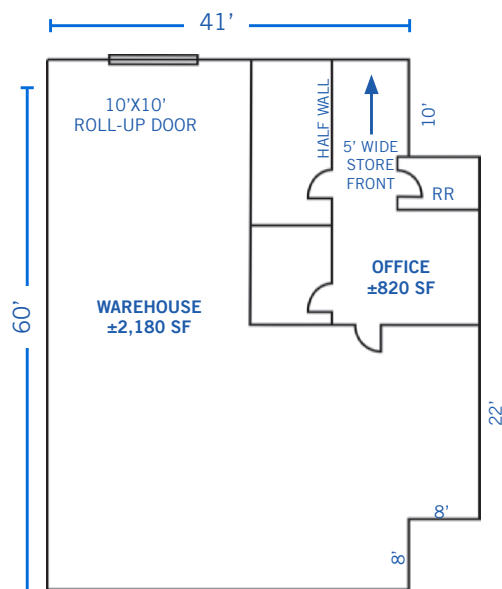


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AVAILABILITY

SUITE M

LEASE RATE: \$6.00 PSF NNN

- ±3,000 SF OF FLEX SPACE
- ±820 SF OFFICE
- ±2,180 SF WAREHOUSE
- ROLL-UP DOOR: 10' X 10'
- CEILING HEIGHT: 16'

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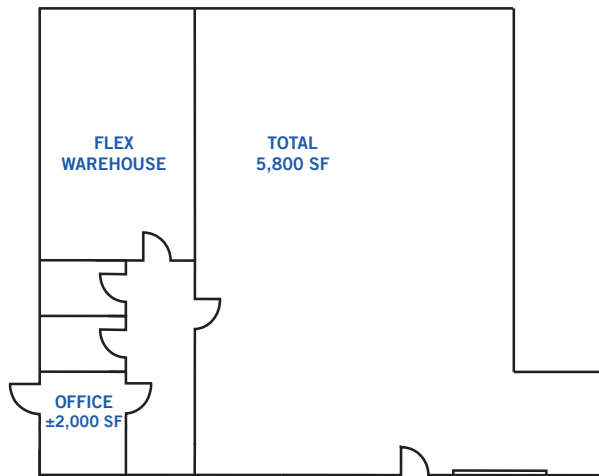


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AVAILABILITY

SUITE G & D-1

LEASE RATE: \$4.50 PSF NNN

- ±5,800 SF OF FLEX SPACE
- ±2,000 SF OFFICE
- ACCESS TO TWO (2) LOADING DOCK POSITIONS
- SPRINKLED

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