



107  
McQUEEN  
STREET  
*West Columbia*



INVESTMENT OPPORTUNITY | **\$5,500,000**  
±184,313 SF Manufacturing Facility on ±42.6 Acres

1111 Laurel Street  
Columbia, SC 29201

[www.wilsonkibler.com](http://www.wilsonkibler.com)

George McCutchen, CCIM, SIOR  
Principal  
803.255.8603  
[gmccutchen@wilsonkibler.com](mailto:gmccutchen@wilsonkibler.com)

James Rogers  
Senior Associate  
803.255.8621  
[james.rogers@wilsonkibler.com](mailto:james.rogers@wilsonkibler.com)



# PROPERTY DETAILS

## FACILITY INFORMATION

- ±184,313 Total SF
- Precast masonry construction
- **Year Built:** 1978
- **Renovated:** 2017
- **Office:** 12,400 SF
- **Warehouse Training Room:** 1,800 SF
- **Acreage:** ±42.6 total acres, allowing room for expansion or additional storage space
- **Ceiling Heights:**
  - Production Area: 22' eave; 31' center
  - Warehouse: 29' eave; 38' center
- Excellent Lexington County location in close proximity to Columbia Metropolitan Airport, I-77, and I-26, with easy access to I-20.



## LOADING INFORMATION

- **Docks:** (10)
- **Drive In Doors:** (17)
- **Column Spacing:** 50' x 30'
- **Overhead Bridge Cranes:** 2-ton (3), 1-ton (3), 5-ton (1)
- **Power:** 3 Phase, 480 V, 3,000 amps



# SALE/LEASEBACK DETAILS



The Marwin Company Inc. has been family owned and operated for over seventy years. Because the quality of how we do business reflects on our family name, we take exceptional pride in delivering the highest quality products, service and value.



Marwin's founder, Mr. Jesse Davis, launched the company in 1947 from a 5,000 sq. ft. building in Cayce, South Carolina to fill a need for general building products that was lacking in the area. The company name derived from three letters from each of his son's names, MARion and edWIN, hence the name MARWIN.

During the building boom that followed World War II, Jesse discovered there was a growing need for a quality folding attic stairway, so he decided to make that the first product manufactured by his young company. In 1954, Marwin moved to an expanded location on Atlas Road in Columbia, South Carolina. In 2014, Marwin greatly increased its manufacturing footprint by moving to its present location on McQueen Street in West Columbia, South Carolina.

*The Marwin Company is the world's largest manufacturer of quality building specialties and state-of-the-art equipment, including folding attic stairways attic access products and pocket door frames.*

## SALE/LEASEBACK DETAILS

**Tenant:** The Marwin Company, Inc.

**Lease Commencement:** May 10th, 2017

**Annual Rent:** \$378,000

**Lease Term:** 5 Years, with two (2) 5-year Options, each with 10% increases

**Lease Expiration:** May 9th, 2022

**Current Rent (Per SF):** \$2.06 NNN

**Landlord Obligations:** Roof, structure, foundation, and building system replacement

**Additional Income:** United Parcel Service, Inc. ground lease - 3.5 AC "driver vehicle parking"

**Annual Rent:** \$10,080

**Lease Expiration:** August 31st, 2022

**Leased Premises:** 3.51 acre parking lot adjacent to UPS terminal

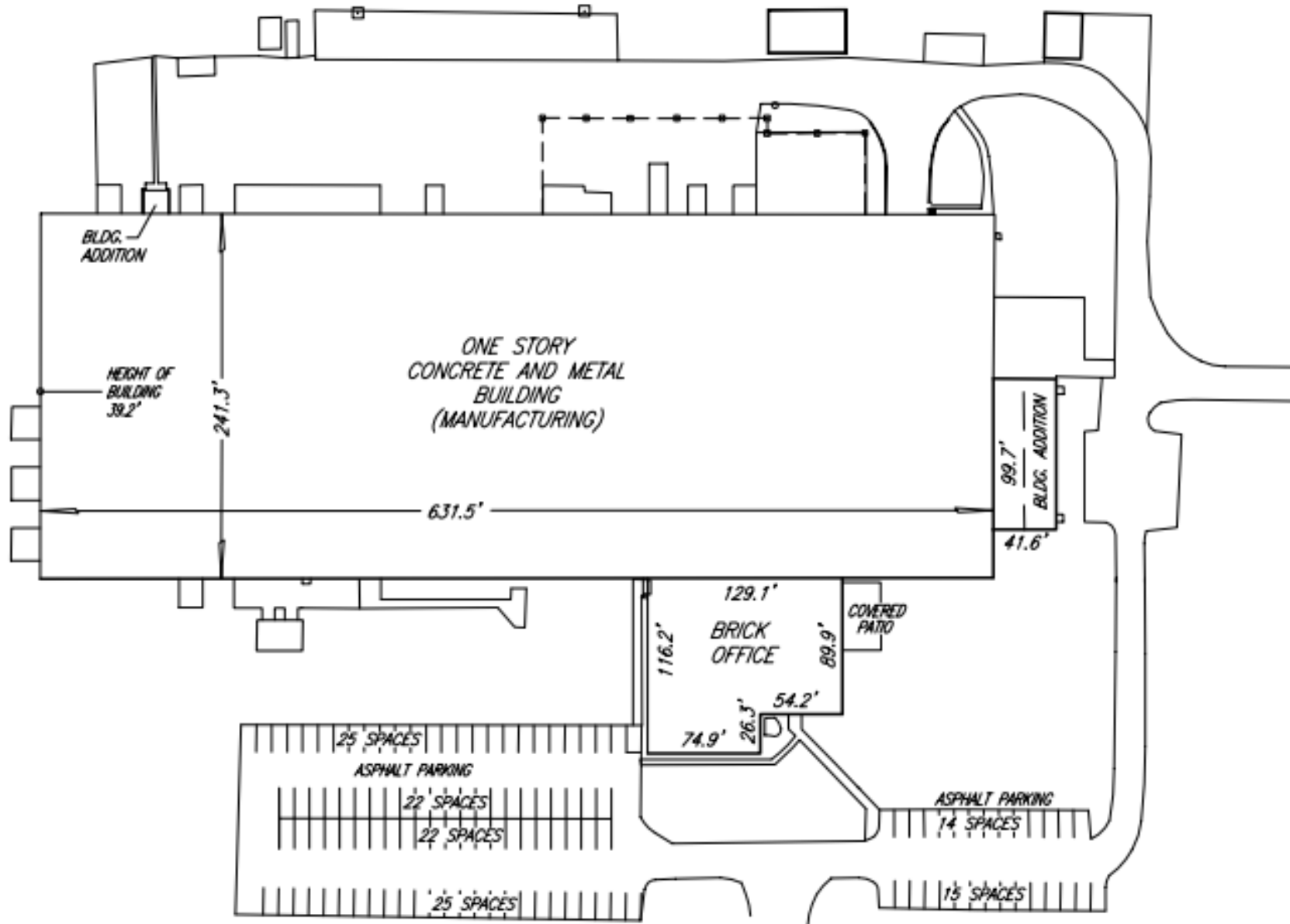


# PROPERTY PHOTOS



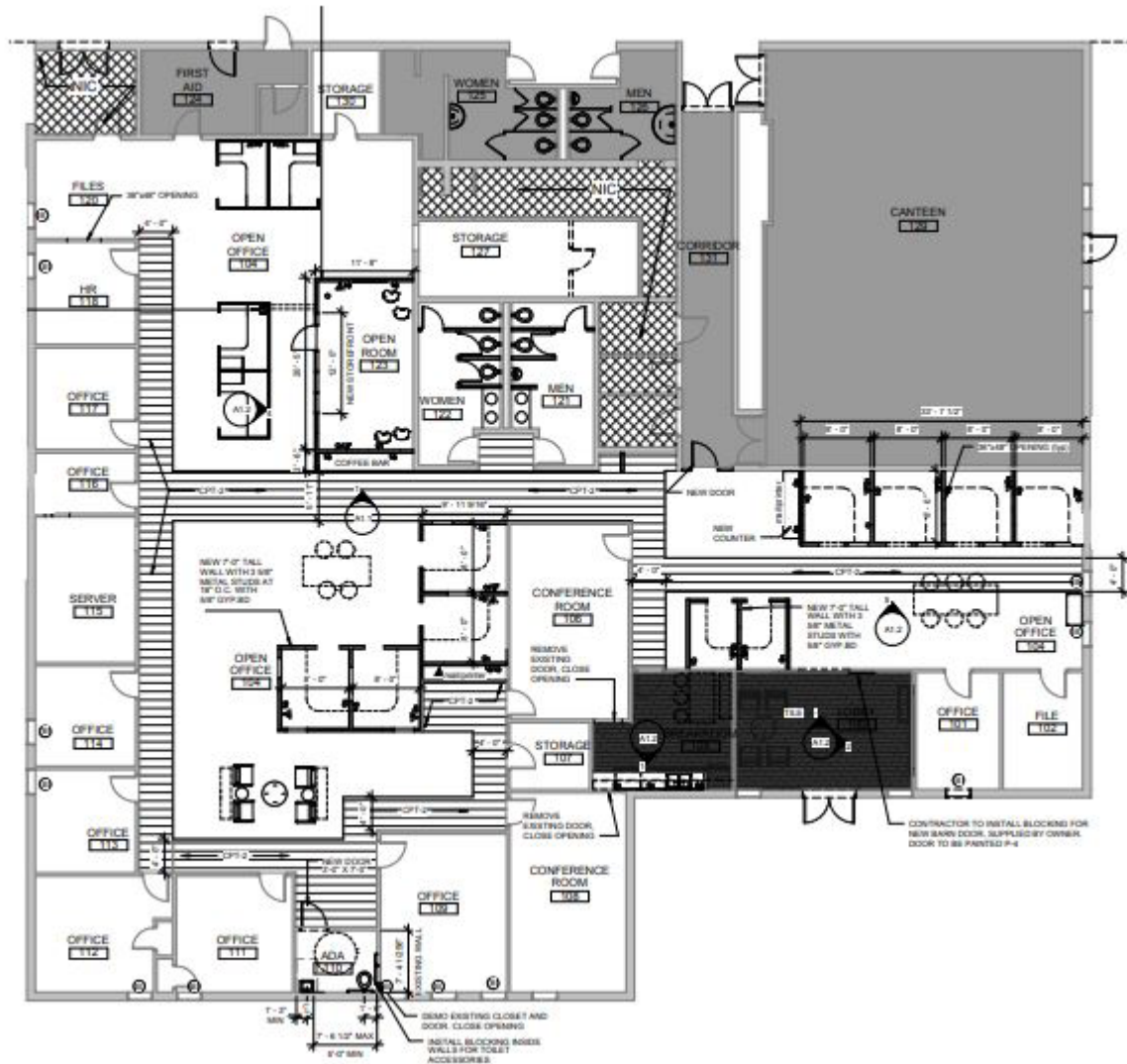


# SITE PLAN



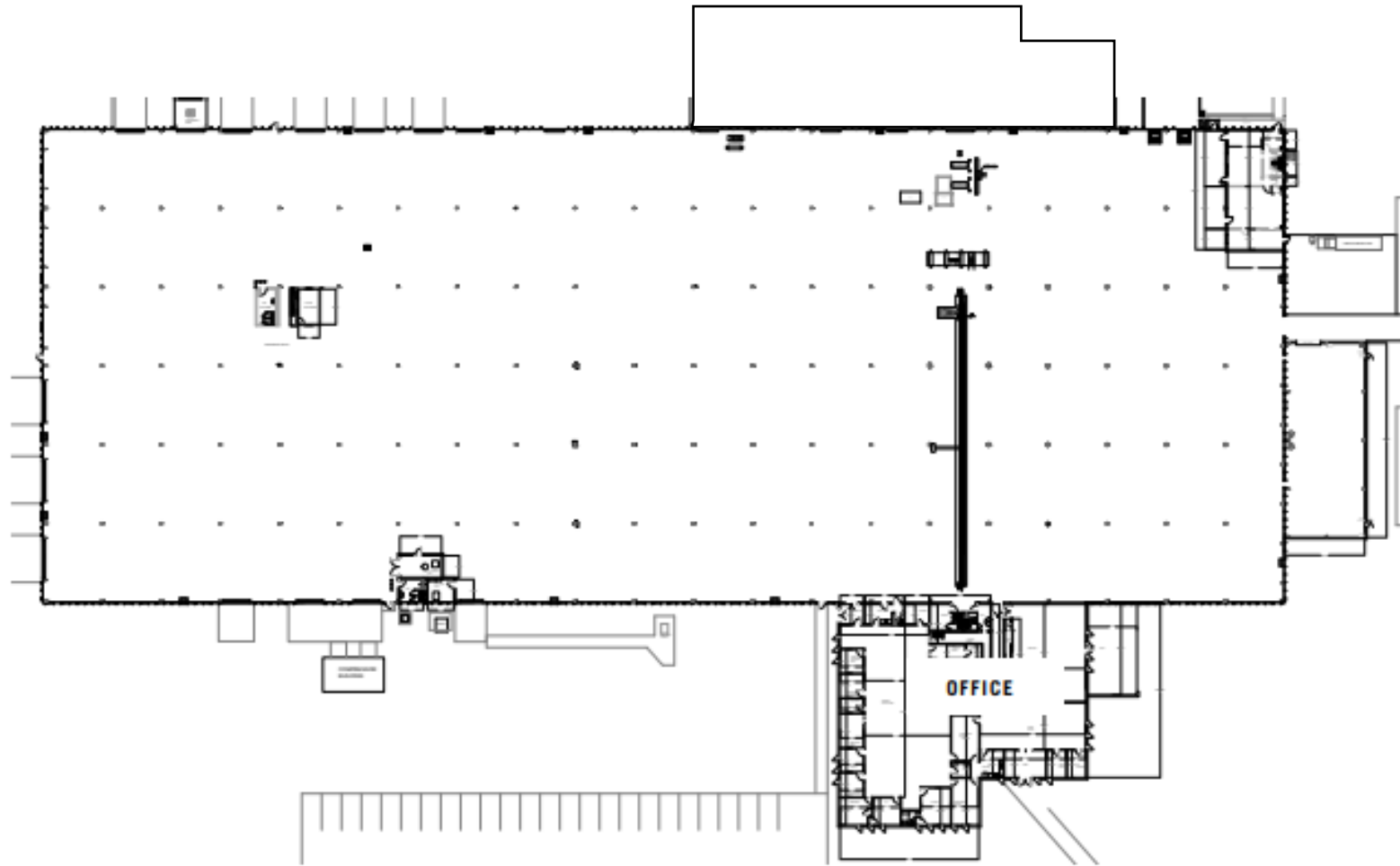


# OFFICE FLOORPLAN





# WAREHOUSE FLOORPLAN





# LOCATION

