FOR SALE: ±98,700 SF OF BUILDINGS ON ±23.69 ACRES IN CENTRAL COLUMBIA

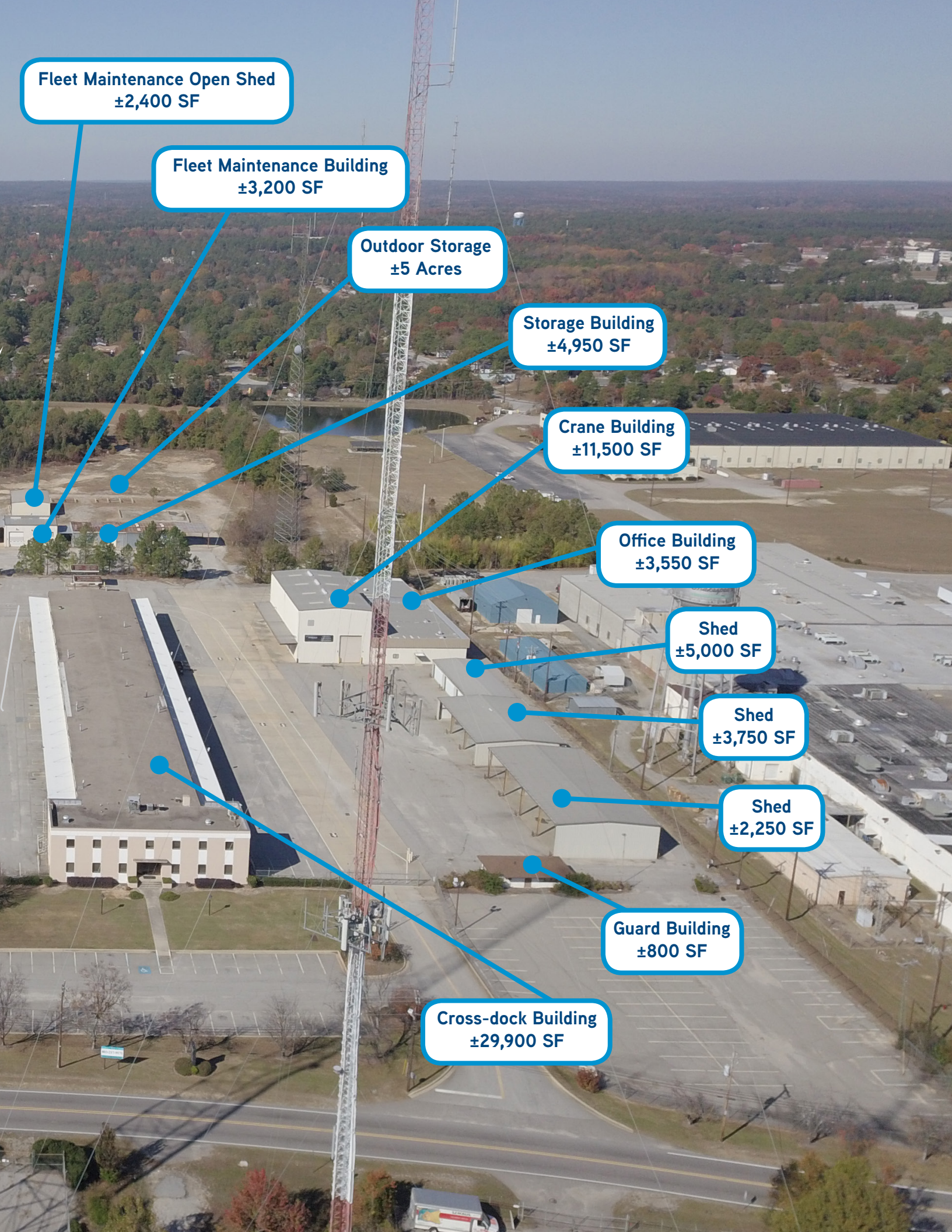
INVESTMENT OPPORTUNITY

5921-6011 SHAKESPEARE ROAD
COLUMBIA, SOUTH CAROLINA 29223

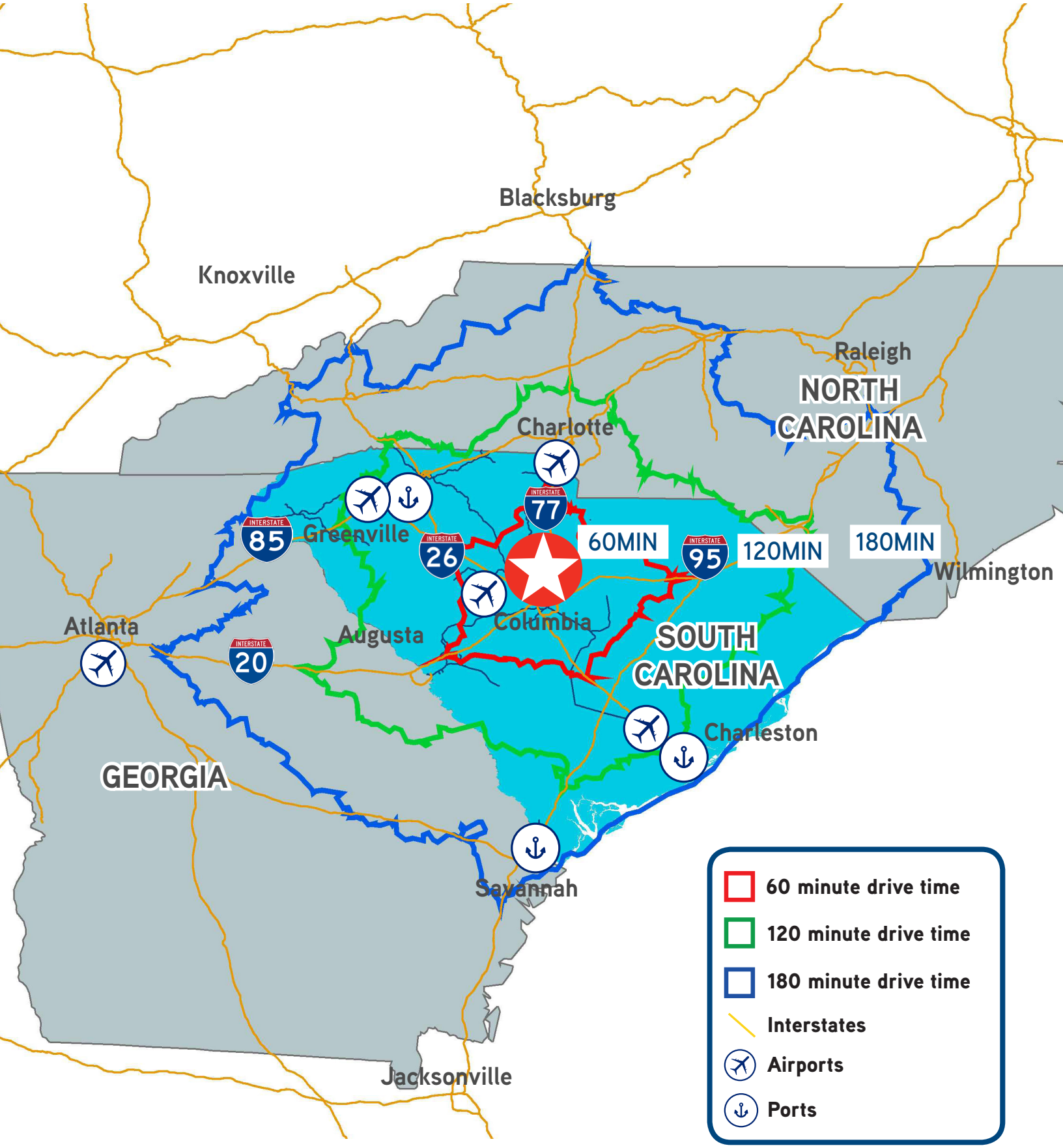
Colliers INTERNATIONAL

OFFERING HIGHLIGHTS

- 8 buildings totaling ±68,000 SF and 6 sheds totaling ±30,700 SF
- Land area: 4 parcels consisting of ±23.69 acres
- Most recent use: Gas operations center for SCE&G
- Buildings include office/warehouses, light manufacturing, fleet service buildings, equipment storage sheds and covered storage of varying heights
- Vacant buildings with oppptunity to turn into multiple rentable properties, including a truck terminal with trailer parking
- Zoning: M-1
- **OFFERING PRICE: $3,132,200.00**


Fleet Maintenance Open Shed
±2,400 SF
Fleet Maintenance Building
±3,200 SF
Outdoor Storage
±5 Acres
Storage Building
±4,950 SF
Crane Building
±11,500 SF
Office Building
±3,550 SF
Shed
±5,000 SF
Shed
±3,750 SF
Shed
±2,250 SF
Guard Building
±800 SF
Cross-dock Building
±29,900 SF

Drive Time Map



Interstate Connectivity Map

Site Proximity

3 minutes to I-20

1 minute to US-1

5 minutes to I-77

2 minutes to SC-277

Regional Demographics

The Columbia MSA makes up nearly 17% of South Carolina's population and offers favorable demographics, with strong population growth and a skilled, educated labor force.

POPULATION

2021: 976,470 (ESRI forecast)
2016: 929,124 (ESRI estimate)
2010: 875,054 (Census)

HOUSEHOLDS

2021: 372,914 (ESRI forecast)
2016: 355,405 (ESRI estimate)
2010: 335,279 (Census)

HOUSEHOLD INCOME

Average:
2021: $72,261 (ESRI forecast)
2016: $66,197 (ESRI estimate)
Median:
2021: $54,168 (ESRI forecast)
2016: $49,489 (ESRI estimate)

AGE (2016 ESRI Estimate)

20-34: 206,151 (22.2%)
35-64: 355,844 (38.3%)
65+: 128,496 (13.8%)

RACE & ETHNICITY (2016 ESRI estimate)

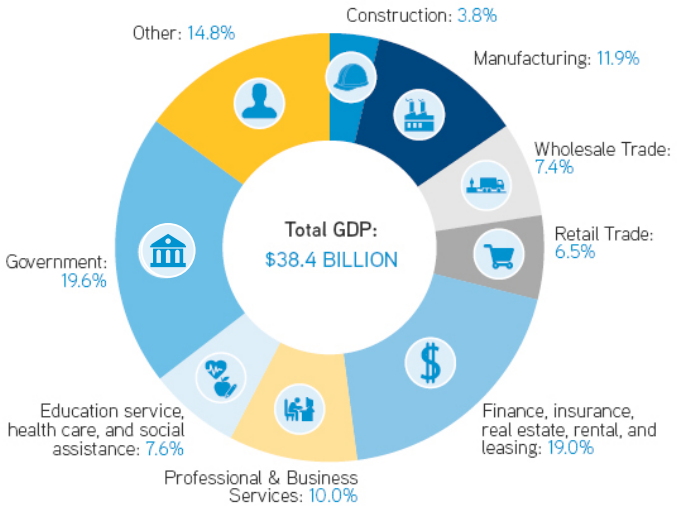
Caucasian: 57.9%
African American: 34.9%
Hispanic Origin: 5.4%

EDUCATIONAL ATTAINMENT

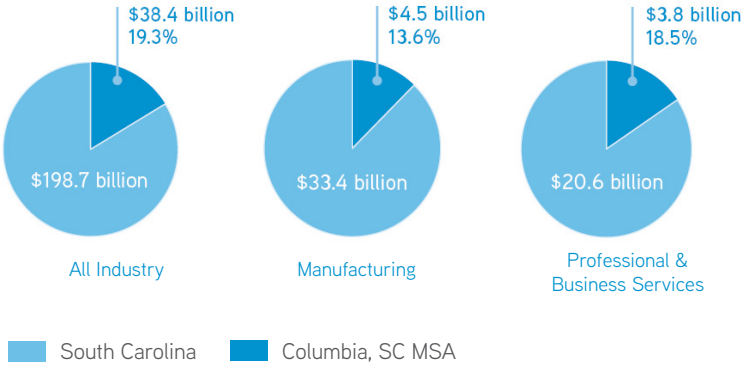
(2016 Population 25+ ESRI Estimate)
High School Graduate: 27.5%
Associate Degree: 9.1%
Bachelor's Degree: 19.0%
Graduate/Professional Degree: 11.6%

Source: ESRI Demographics, Colliers International Research

Major Sectors as a Percent of Columbia MSA GDP (2015)



Columbia MSA GDP as a Percent of South Carolina's GDP (2015)



Source: Bureau of Economic Analysis, Colliers International Research

Employment by Sector & Percent of Total Employment (September 2016)

TRADE, TRANSPORTATION & UTILITIES
72,400; 18.3%

PROFESSIONAL & BUSINESS SERVICES
50,300; 12.7%

MANUFACTURING
32,900; 8.3%

GOVERNMENT
85,500; 21.6%

EDUCATION, HEALTH SERVICES
49,800; 12.6%

LEISURE & HOSPITALITY
37,600; 9.5%

ABOUT US

INDUSTRIAL BROKERAGE TEAM
COLUMBIA | SOUTH CAROLINA

THE COLLIERS ADVANTAGE

Colliers International has had a presence in South Carolina for over 100 years and is the largest commercial real estate firm in the state. Colliers International serves South Carolina with full service offices in the three major cities: Charleston, Columbia and Greenville.

Colliers International | South Carolina's Industrial Brokerage Group of professionals is the leading industrial team in Central South Carolina, with over 50 collective years of experience. Charles W. Salley, SIOR, Dave Mathews, SIOR, and Thomas Beard bring specialized knowledge to their area of focus, providing their clients with an in-depth perspective of South Carolina's manufacturing and distribution properties while assisting tenants and buyers to achieve their needs for space. Colliers International | South Carolina's Industrial Brokerage Group completed 126 transactions in 2014, 2015 and 2016 totaling over 24.7 million square feet.

The Colliers International | South Carolina Industrial Brokerage Group currently represents over 30 listings totaling over 3.4 million square feet.

STATISTICS

24.7M
TOTAL SQUARE FEET SOLD OR LEASED

$89.1M
SALES VOLUME

$44M
LEASING VOLUME

$133.1M
TOTAL INDUSTRIAL GROUP TRANSACTION VALUE

* All statistics from 2014, 2015 and 2016

554 offices in 68 countries on 6 continents

- $2.6 billion in annual revenue
- 2 billion square feet under management
- Over 15,000 professionals
- 72,000 lease/sale transactions
- $105 billion total transaction value

South Carolina

- 3 offices across the state
- Over 156 staff members
- $634 million total transaction value: $284 million lease and $350 million sales
- Over 659 lease/sale transactions
- 64 real estate professionals
- 14.5 million square feet under management: 4.7 million office, 1.25 million retail and 7.9 million industrial
- 16 property managers, 23 maintenance and operations specialist, 12 support/administrative personnel and 6 property accountants
- $20 million value of projects completed by LCK construction services in 2016
- 5 project managers
- Over 53 professional designations

* All statistics from fiscal year 2016

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Colliers INTERNATIONAL

Accelerating success.

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