

FOR SALE > PRICE REDUCED



±40,000 SF WAREHOUSE

1804 SHOP ROAD, COLUMBIA, SOUTH CAROLINA 29201



±40,000 SF Multi-Tenant Warehouse

This multi-tenant warehouse is conveniently located between downtown Columbia and I-77 on a 2-acre site. In addition to the warehouse space, the property contains office space, 5 dock-high doors, 4 loading doors, 1 drive-in door, and outside storage.

Property Details

- > ± 40,000 SF warehouse space
- > ±4,000 SF currently vacant; ±8,000 SF can be made available for owner/occupier
- > 2-acre lot
- > Zoned M-1
- > Sale Price - \$695,000.00 **REDUCED: \$595,000**
- > Cap Rate - 8.75%

DISCLOSURE: Property is an Agent-owned listing.

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