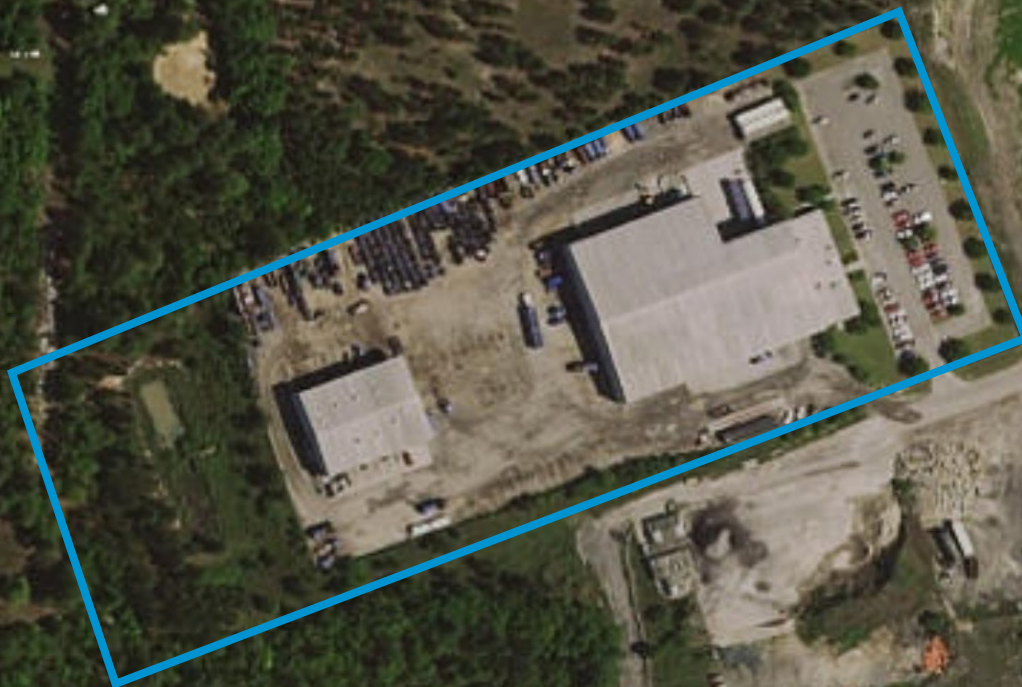


For Sale | Investment Opportunity

3168

Charleston Highway
West Columbia, SC 29172



PRESENTED BY:

Chuck Salley, SIOR

Vice President | South Carolina

DIRECT +1 803 401 4266

EMAIL chuck.salley@colliers.com

Dave Mathews, SIOR

Vice President

DIRECT +1 803 401 4293

EMAIL dave.mathews@colliers.com

Thomas Beard

Brokerage Associate | Columbia

DIRECT +1 803 401 4247

EMAIL thomas.beard@colliers.com



THE OFFERING

The Tenant

Republic Services Inc. operates in 29 states and is the second-largest provider of non-hazardous solid waste collection, transfer, disposal, recycling and energy services in the United States, as measured by revenue. 3168 Charleston Highway is a strategic facility for their Midlands operations. Republic Services is a publicly traded company that holds a BBB+ investment grade rating from S&P.

Investment Highlights

- Tenant: Allied Services LLC
- Guarantor: Republic Services Incorporated
- Single-tenant net leased property
- Investment grade credit
- 7 year lease term: 11/1/2017 to 10/31/2024
- Rent increases 25% within the first 5 years of the lease
- Tenant is responsible for all repairs including replacement of HVAC and roof
- Landlord is responsible for load-bearing walls, foundation and floor slabs (excluding non-loading portions of the wall)
- Tenant pays all property taxes and insurance
- Sale Price: \$3,360,000



Rent Roll

Rent Periods From To		Monthly Rent	Annual Rent	Rent PSF	Cap Rate
11/1/2017	10/31/2018	\$20,000.00	\$240,000.00	\$4.14	7.14%
11/1/2018	10/31/2019	\$21,000.00	\$252,000.00	\$4.34	7.50%
11/1/2019	10/31/2020	\$23,000.00	\$276,000.00	\$4.76	8.21%
11/1/2020	10/31/2021	\$23,000.00	\$276,000.00	\$4.76	8.21%
11/1/2021	10/31/2022	\$25,000.00	\$300,000.00	\$5.17	8.93%
11/1/2022	10/31/2023	\$25,000.00	\$300,000.00	\$5.17	8.93%
11/1/2023	10/31/2024	\$25,000.00	\$300,000.00	\$5.17	8.93%
					Average: 8.27%

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2014. All rights reserved.



Property Details

> TOTAL BUILDING AREA

±58,000 SF

> SITE

±9.87 acres

> USE

Solid waste & recycling center, truck depot, maintenance & operations

> LEXINGTON COUNTY PARCEL NUMBER

006898-02-006

> PARKING:

Approximately 70 graveled truck spaces and 92 paved car spaces

> LIGHTING:

Metal halide

> FIRE PROTECTION:

Dry system

> YEAR BUILT

1996

> ZONING

Intensive Development

> CONSTRUCTION:

Walls: metal siding

Floors: concrete slab

Roof: metal

> BUILDING 1: ±47,000 SF

> ±6,000 SF office

> 41,000 SF production floor

> (9) 20' x 24' electric overhead grade level doors

> (5) 8' x 10' electric dock-high doors with dock seals and edge of dock levelers

-90' concrete dock well

> Columns: single span with 95' width on each side (overall 190' wide)

-length varies between columns (25' - 80')

> Ceiling Heights: 26'5" - 32'

> Miscellaneous: Exterior truck scale

> BUILDING 2: ±11,000 SF

> ±1,000 SF office

> ±10,000 SF production floor

> (7) 14' x 20' electric grade level overhead doors

> (1) 14' x 18' electric grade level overhead door

> Columns: 50' x 25'

> Ceiling heights: 25' - 30'

> Miscellaneous: (1) ten-ton crane, exterior wash bay, compressed air lines throughout, interior heaters, exterior paint booth

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

CHARLESTON
25 Calhoun Street, Suite 220
Charleston, SC 29401
TEL +1 843 723 1202

COLUMBIA
1301 Gervais Street, Suite 600
Columbia, SC 29201
TEL +1 803 254 2300

GREENVILLE
55 E. Camperdown Way, Suite 200
Greenville, SC 29601
TEL +1 864 297 4950



www.colliers.com/southcarolina



Accelerating success.