

±11,200 SF > INVESTMENT SALE



3210 Fernandina Road

COLUMBIA, SOUTH CAROLINA 29210



3210 Fernandina Road > Investment Sale

This property is currently leased to Conduent Inc., a subsidiary spin-off from Xerox Corporation, which has four years remaining on their term, with an additional five-year option. In January of 2017, Conduent Inc. had over 90,000 employees in 40 countries around the world. It is in the business services industry and is traded on the NYSE as CNDT. The company's 2017 revenues were \$6.6 billion.

Property Features

- > Strategically located near the intersection of I-20 and I-26 in northwest Columbia, adjacent to St. Andrews Road
- > 11,200 ± square feet on ±1.56 acres
- > 64 parking spaces
- > Great visibility from I-26
- > Building and systems have been extensively remodeled and upgraded first by Xerox and then Conduent, Inc.
- > Excellent 1031 exchange or investment opportunity
- > Investment income, cap rate and additional information by request
- > **Price: \$1,650,000**

Contact Us

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