

AVAILABLE > ±122,419 SF



209 Flintlake Road

COLUMBIA, SOUTH CAROLINA 29223



Property Information

Location:	209 Flintlake Road Columbia, South Carolina	Interstate Access:	I-77: 1.0 Miles I-20: 3.3 Miles
Building Area:	±122,419 SF Total ±91,621 SF Ambient Storage ±13,098 SF Refrigerated/Frozen Storage ±15,000 SF Office (Two equal floors) ±2,700 SF Truck Maintenance	Airport:	Columbia Metropolitan/UPS Air and Ground Hub: 19.4 Miles
Year Built:	1974 with significant renovations in 2015	Power:	277/480V, 3-phase, 1,600 AMPs
Site:	±22.39 Acres; Fully fenced and secured site	Lighting:	LED
Former Use:	Food Service Distribution	HVAC:	(1) 20 ton unit (2) 4 ton units
Sprinkler:	100% Fully-sprinklered	Column Spacing:	33'4" x 34'
Construction:	Walls: Concrete Tilt-Up Roof: TPO / Tar and Rock	Truck Docks:	18 Dock High Doors 1 Grade Level Ramp
Lease Rate:	\$3.85 per SF NNN	Clear Height:	Eave: 22' Center: 26'
Sales Price:	Call for Pricing	Rail Access:	Norfolk Southern

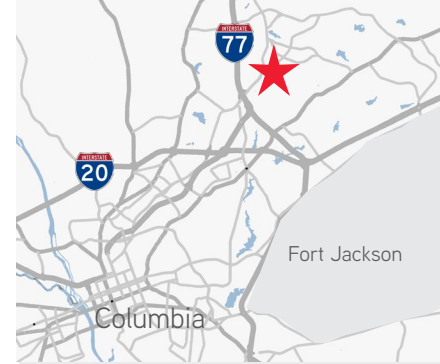
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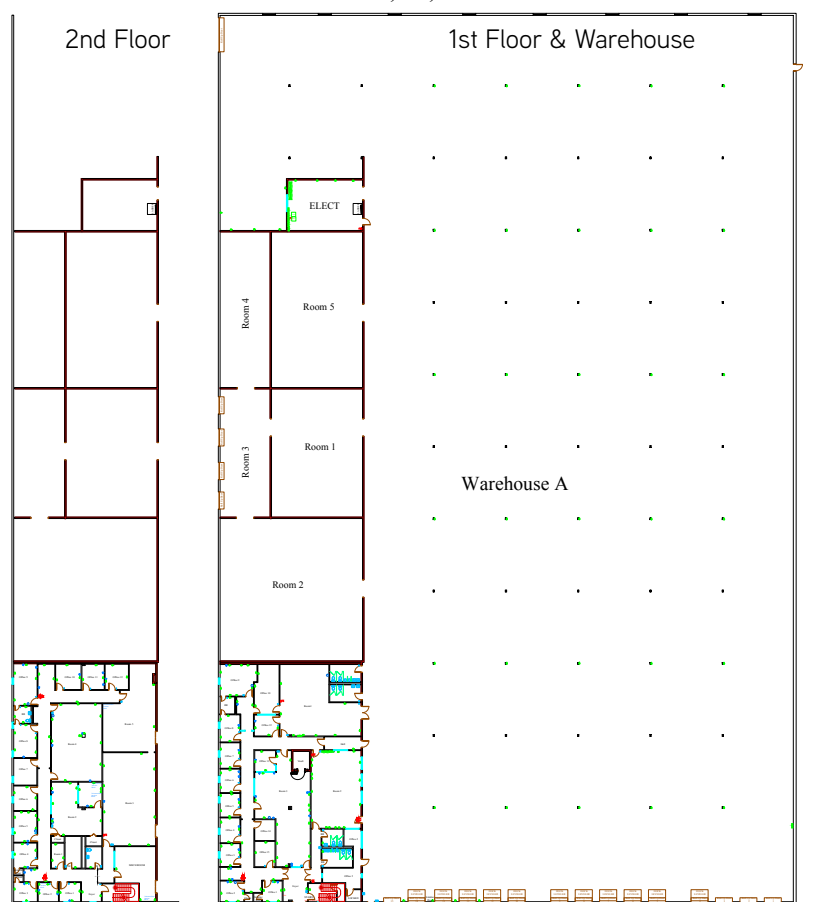


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