

FOR LEASE

825 Bistline Drive

West Columbia, South Carolina



Opportunity

Midway Logistics II is a newly-constructed, tilt-up Class A building in the greater Columbia market, with flexibility for users ranging from 50,000 to 150,000 square feet. The ESFR sprinkler systems will allow tenants to maximize the cubic feet of storage space, and the LED lighting will provide unprecedented brightness in the warehouse and utility savings for the tenant.

Building Specifics

| | |
|----------------------|-----------------------------|
| Building Size: | 200,000 SF |
| Available Space: | 50,000-150,000 SF |
| Building Dimensions: | 250' x 800' |
| Construction: | Tilt concrete panel |
| Ceiling Height: | 30' - 36' |
| Bays: | 20 bays wide 5 bays deep |
| Typical Bay Spacing: | 40' x 50' |
| Car Parking: | 180 stalls |

Truck Court

| | |
|---------------------|---|
| Truck Loading Dock: | 210' shared asphalt truck court |
| Truck Dolly Pad: | 20' wide, 8" concrete |
| Truck Doors: | Dock-high doors - 18 (9' x 10') Drive-in doors - 2 (12' x 14') |

Utility Providers

- > Sanitary Sewer: City of Cayce
- > Electrical: SCE&G
- > Water: City of Cayce
- > Gas: SCE&G
- > Telecom: AT&T

Electrical, Lighting & Heating

- > Electrical: 2000 amp 3-phase available
- > Lighting: LED light fixtures
- > Ventilation: 1 air change per hour drive-in unit

Equipment

- > 6' x 6' 30,000 lb. capacity mechanical dock levelers with weather seals at all truck doors
- > Dock bumper set at each dock door

Floors

- > 6" 3,500 PSI concrete
- > Rack loading up to 6,000 lb.
- > Point loading on 3" x 4" base plate

Roof

- > 60 mil mechanically fastened white TPO roof
- > 2" of insulation (R-12.1)

Fire Protection

ESFR fire suppression system

Office

Tenant improvement allowance provided for office build-outs.

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Tax Incentives

20 Year Fee-in-Lieu of Taxes (FILOT)

The Real Property tax burden “freezes” the millage rate (lowest millage rate in Midlands region) for a 20 year period and reduces the Personal Property Tax on fixtures and equipment by approximately 43%.

Lease Rate

\$4.50-\$4.75 PSF NNN

Contact Us

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