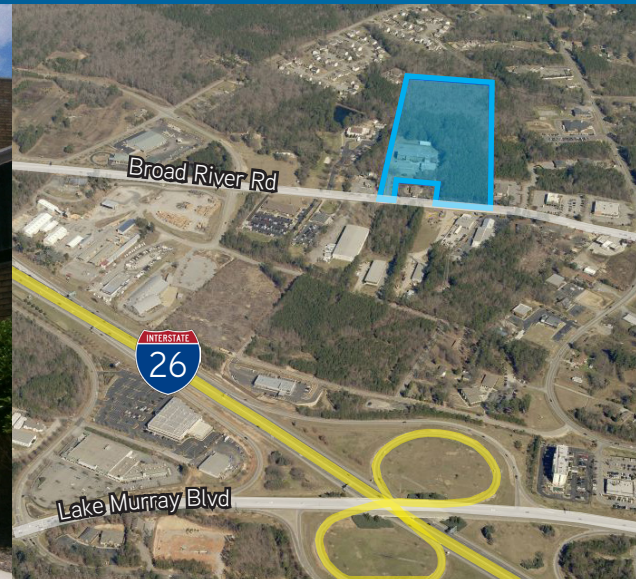


FOR SALE > REDEVELOPMENT OPPORTUNITY

7440 Broad River Road

IRMO, SOUTH CAROLINA 29063



7440 Broad River Road > Office Space

Well-located office property that is 0.5 miles from Exit 101 off of I-26 with convenient access to residential and retail hubs, as well as, Parkridge Hospital - the area's newest state-of-the-art hospital.

Building Amenities

- > The property consists of ± 18.6 acres that include a $\pm 35,547$ square foot office building with:
 - > Large training areas
 - > Executive offices and board rooms
 - > Abundant surface parking
 - > Dedicated data center / computer lab
 - > ± 15 Acres of land for further development with Broad River Road frontage

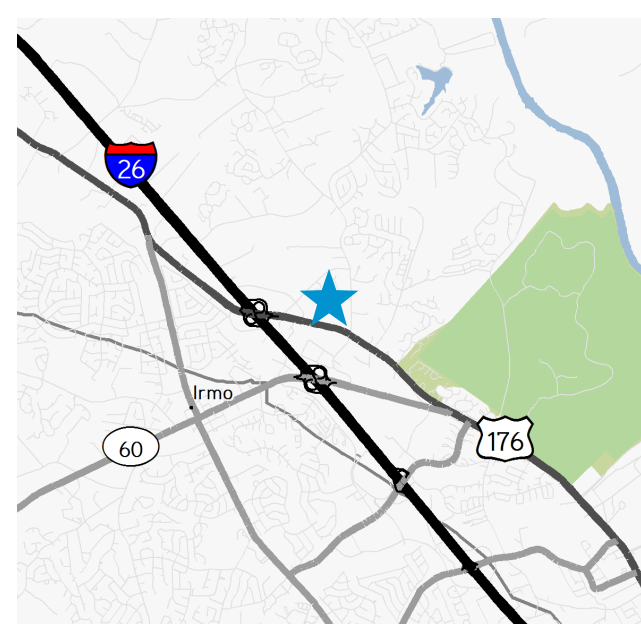
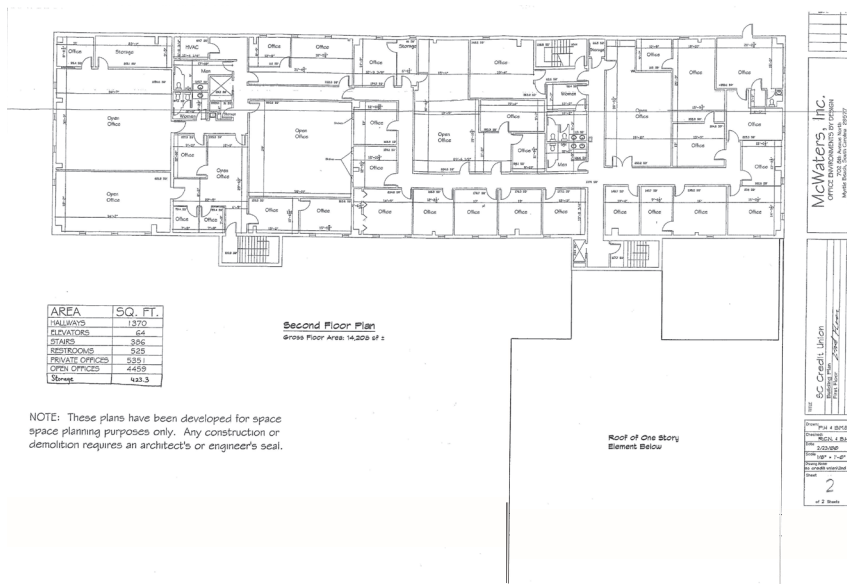
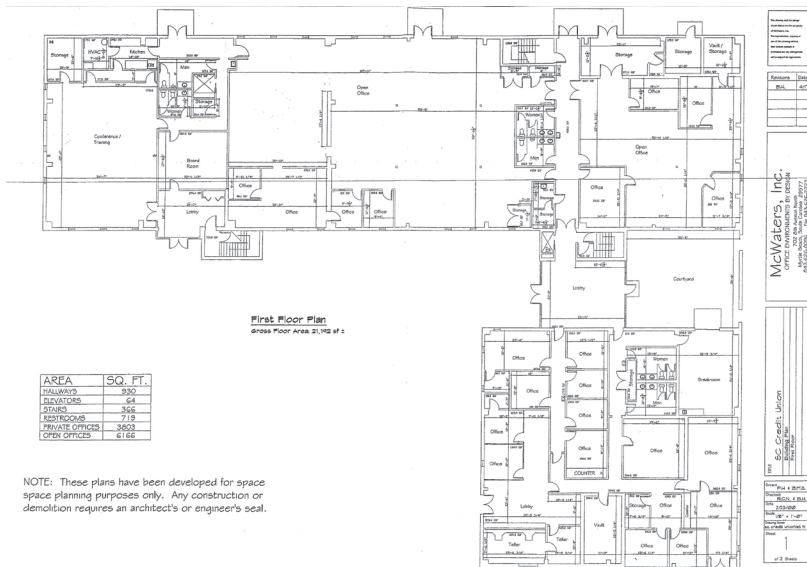
Sale Price: \$2,800,000

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7440 Broad River Road > Floor Plan



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