

For Sale | Investment Opportunity

560

Chris Drive
West Columbia, SC 29169



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

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Investment Highlights

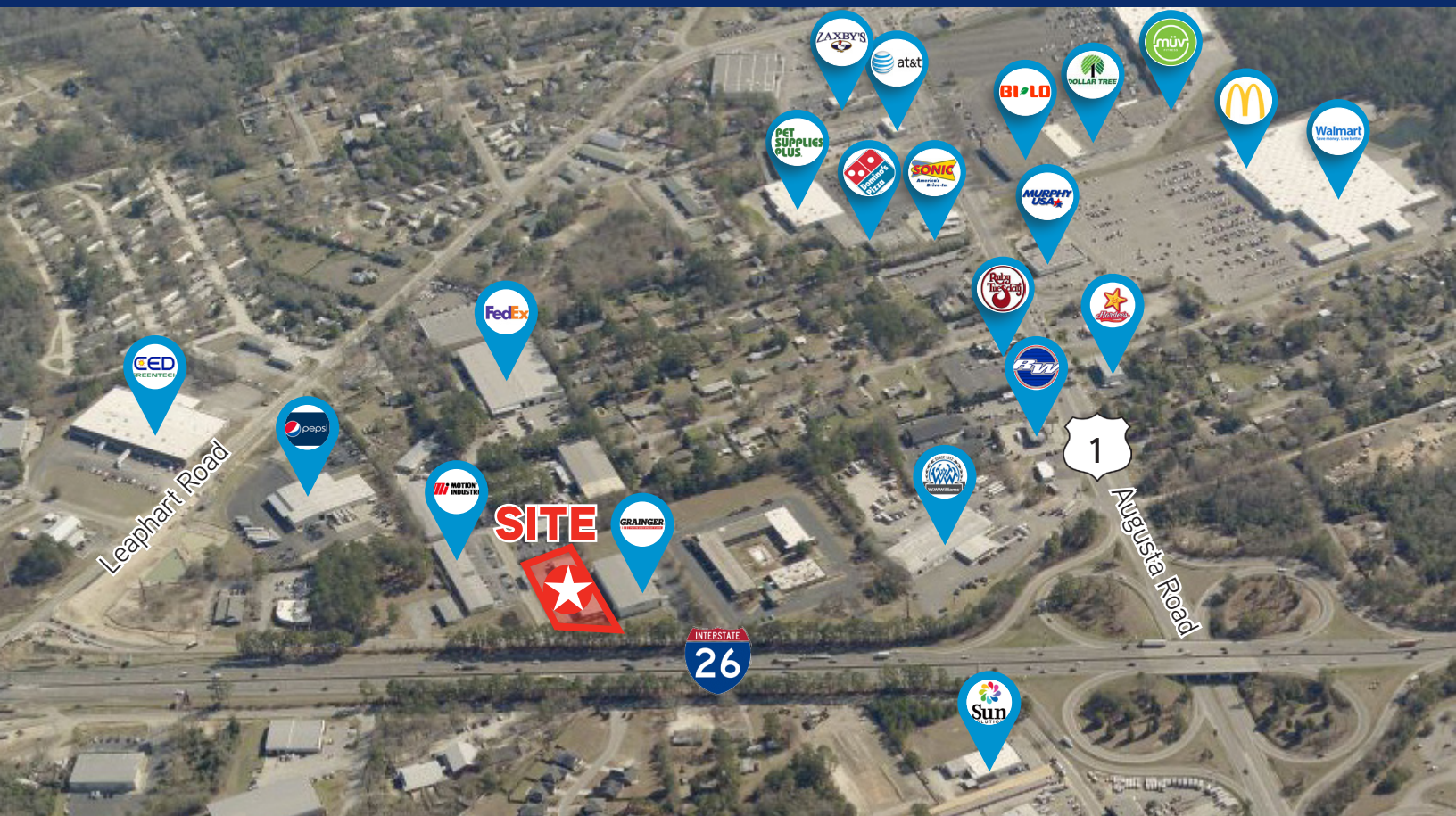
- Tenants: Carrier, Metro Treatment of SC, JC Dispersions
- Fully leased
- 2018 NOI: \$145,000
- Operating Expenses: NNN
- Sale Price: \$1,730,000



Rent Roll

Tenant	Size (SF)	% of Building	Lease Dates		Current Rent/SF	Rent Increases	
			Commence	Expire		Date	Rent/SF
Carrier	3,656 SF	25%	10/1/2017	11/30/2022	\$12.00 PSF	12/1/2018	\$12.36 PSF
	Tenant is responsible for pro-rata share of all operating expenses except capital expenditures in accordance with generally accepted accounting principles. Tenant has one right to terminate at the end of 38 months. Tenant must provide 6 months prior written notice and pay a termination fee equal to \$7,312 plus all unamortized tenant improvements of \$94,772.25, unamortized leasing fees of \$5,590.17 and unamortized free rent of \$2,924.00 for a total fee equal to \$110,599.12					12/1/2019	\$12.73 PSF
						12/1/2020	\$13.11 PSF
						12/1/2021	\$13.51 PSF
Tenant	Size (SF)	% of Building	Lease Dates		Current Rent/SF	Rent Increases	
			Commence	Expire		Date	Rent/SF
Metro Treatment of SC	7,239 SF	50%	10/1/2016	12/31/2021	\$7.00 PSF	1/1/2018	\$7.14 PSF
	Tenant pays all operating expenses except roof replacement, foundation, exterior walls and replacement of asphalt (tenant reimburses pro-rata share for repairs to asphalt). Tenant has the right to terminate in the event of loss of licensure or zoning change that prohibits tenant from using the premises, provided such loss of licensure is not due to tenant's willful conduct.					1/1/2019	\$7.28 PSF
						1/1/2020	\$7.43 PSF
						1/1/2021	\$7.58 PSF
Tenant	Size (SF)	% of Building	Lease Dates		Current Rent/SF	Rent Increases	
			Commence	Expire		Date	Rent/SF
JC Dispersions	3,656 SF	25%	8/1/2016	7/31/2021	\$8.00 PSF	8/1/2018	\$8.00 PSF
	Landlord is responsible for roof, foundation and exterior walls. Tenant pays pro-rata share of property taxes, insurance and pays \$50.00 per month for common-area maintenance.					8/1/2019	\$8.00 PSF
						8/1/2020	\$8.00 PSF

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Property Details

- > TOTAL BUILDING AREA**
 ±14,551 SF

> SITE
 1.06 acres

> USE
 Flex Space

> PARCEL NUMBER
 004599-12-013

> PARKING:
 50 free-surface parking spaces

> CONSTRUCTION:
 Metal, masonry

> YEAR BUILT
 1979 (renovated in 2009)

> OCCUPANCY
 100%

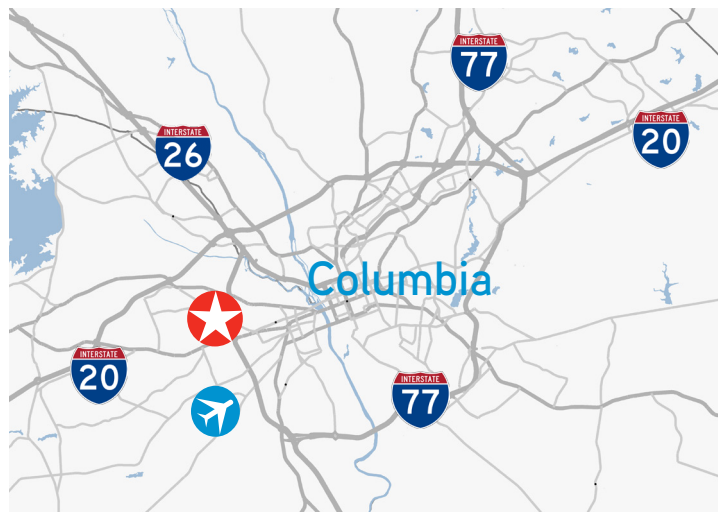
> ZONING
 Intensive Development

> DOORS
 2 roll up doors

DEMOGRAPHICS - 2017 ESTIMATE

	1 mile	3 miles	5 miles
Population:	4,736	44,592	122,528
Households:	2,083	19,345	51,651
Average Household Income:	\$53,593	\$59,191	\$58,204

Site Proximity



1 minute to US-1



2 minutes to I-26



13 minutes to I-77



12 minutes to I-20

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



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