

FOR SALE OR LEASE > ±34,200 SF



# Industrial Facility off of I-20

7 SUNBELT COURT, COLUMBIA, SC 29203



## Property Features

<b>Building size:</b>	±34,200 SF	<b>Lighting:</b>	Metal halide
<b>Office:</b>	±1,400 SF	<b>Sprinklers:</b>	100% wet
<b>Acreage:</b>	±3.16 acres	<b>HVAC:</b>	100% heated; A/C in office only
<b>Year built:</b>	2004	<b>Interstate Access:</b>	I-20: ±0.5 mile I-26: ±4 miles I-77: ±7 miles
<b>Construction:</b>	Floors: concrete Walls: metal Roof: metal	<b>Airport Access:</b>	Columbia Metropolitan Airport & UPS Ground Hub: ±14 miles Charlotte Douglas International Airport: ±93 miles
<b>Dock doors:</b>	(2) drive-in: 14' x 14' (4) dock-high: 8' x 10' (1) dock-high: 8' x 8'	<b>Lease rate:</b>	\$3.85/SF NNN
<b>Clear height:</b>	30' center; 26' eaves	<b>Sale price:</b>	\$1,400,000.00
<b>Column spacing:</b>	25 x 60		

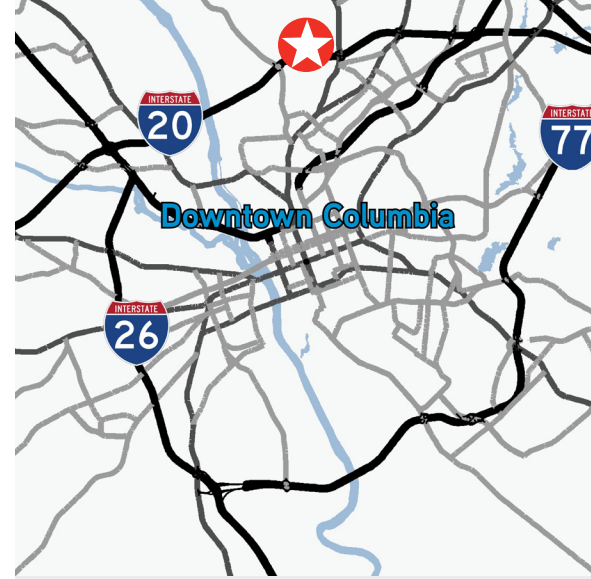
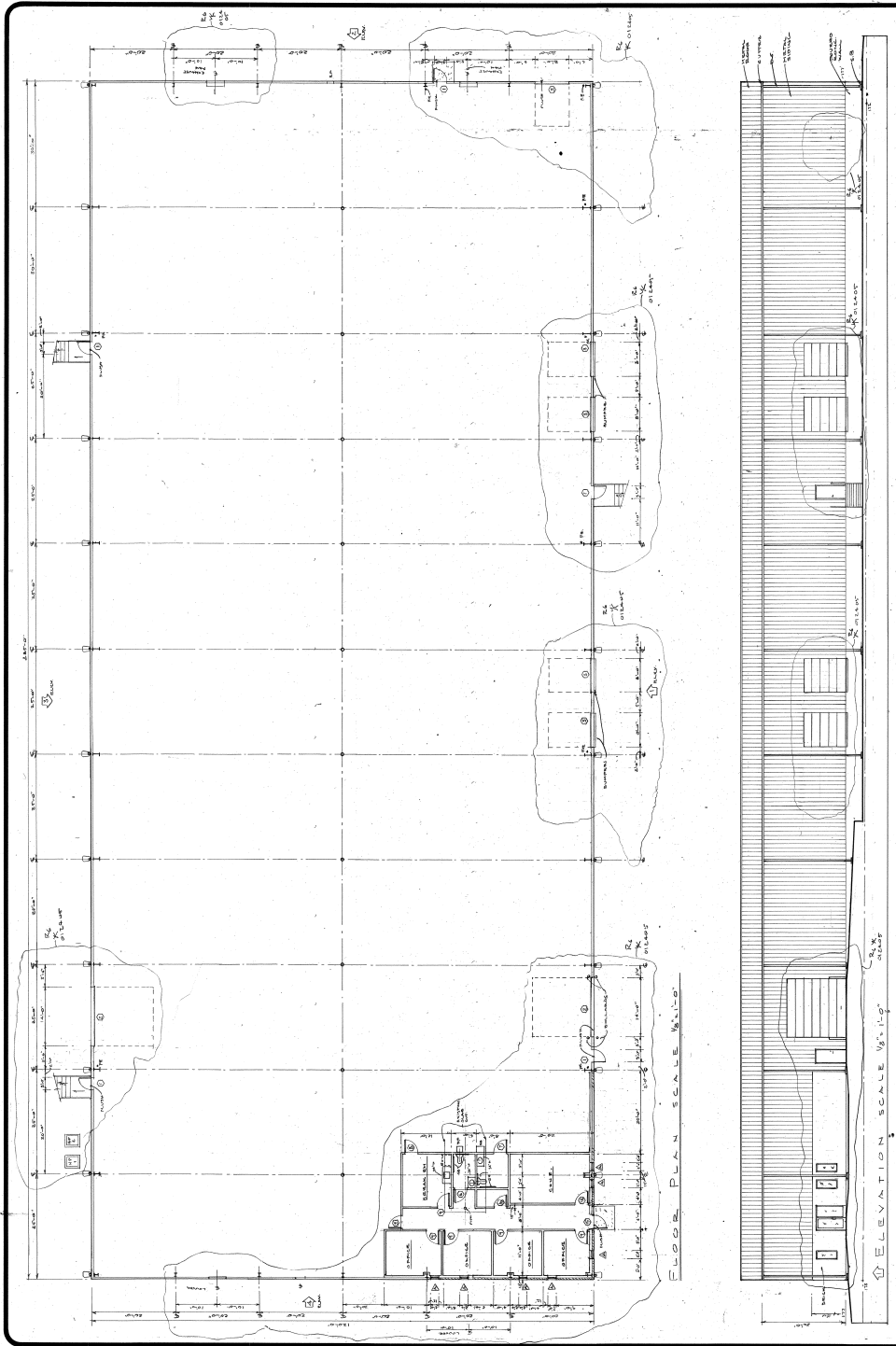
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## 7 Sunbelt Court > Floor Plans



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