

FOR LEASE > ±42,000 SF NEW INDUSTRIAL SPACE

Colliers
INTERNATIONAL

Spec Building

1041 PONDEROSA POINT DRIVE, COLUMBIA, SC 29203



Property Features

Building size:	±42,000 SF	Sprinklers:	ESFR
Divisible to:	12,000 SF	Interstate Access:	I-20: ±1 mile I-26: ±4 miles I-77: ±7 miles
Building dimensions:	120' x 350'	Airport Access:	Columbia Metropolitan Airport & UPS Ground Hub: ±14 miles Charlotte Douglas International Airport: ±93 miles
Zoning:	M-1 (Light Industrial)	Port Access:	Port of Charleston: ±121 miles
Acreage:	±6.53	Lease rate:	\$5.75/SF NNN
Parking:	72 spaces		
Dock doors:	8' x 10': 8 14' x 14': 2		
Clear height:	24'		
Lighting:	LED fixtures		

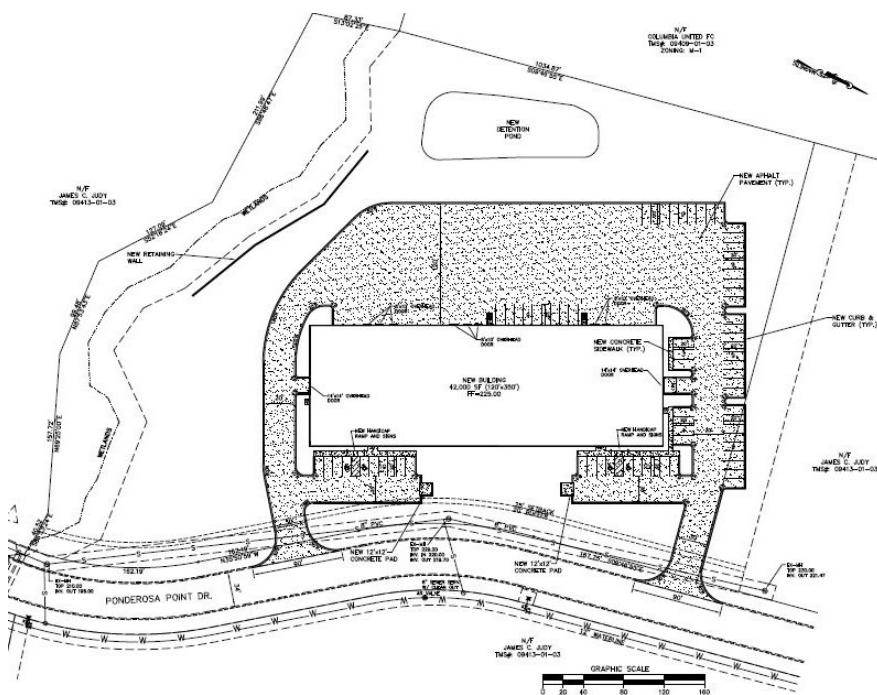
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A map of Downtown Columbia, South Carolina, showing major highways and a red star marker. The map includes Interstate 20 (I-20) running north-south, Interstate 26 (I-26) running east-west, and Interstate 77 (I-77) running north-south. A red star marker is located in the upper central part of the map, near the intersection of I-20 and I-77. The text "Downtown Columbia" is written in blue across the center of the map.



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