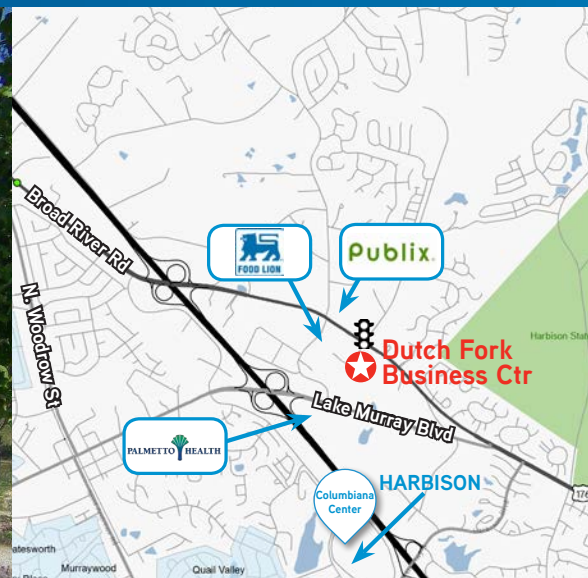


FOR SALE > INVESTMENT OPPORTUNITY



# Flex/Office/Storage Facility

140 DUTCHMAN BLVD, IRMO, SOUTH CAROLINA 29063



## 140 Dutchman > Flex\Office\Storage

A flex/office/storage building located near the I-26 and Broad River Road interchange in Columbia, South Carolina within the suburb of Irmo, in Richland County. Built in 1996, the building is a rectangular shaped free-standing building. The building currently has 5 suites of 1,500 sq. ft. or a combination of 4,500 sq. ft maximum contiguous. There are ±35 surface parking spaces with 15 in front and ±20 in rear. This building has a convenient drive around for semi-trailers with building access via roll-up doors and a common area truck high loading dock.

## Building Amenities

- > Located just off Broad River Road near the I-26 interchange
- > A traffic light affords access to Broad River Road
- > Brick front, metal construction and slab flooring base
- > 2 curb cuts along Dutchman Boulevard
- > HVAC/insulation in storage areas except for Suite A
- > Safe location with outdoor lighting and fencing
- > Within the prestigious Irmo/Ballentine submarket of Columbia
- > Town of Irmo has over 12,000 residents
- > **SALE PRICE: \$595,000.00 (\$79/SF)**

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