



TAKE THE VIRTUAL TOUR 

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# 21,000 SF Industrial Building

On I-77 Midway Between Charlotte, NC and Columbia, SC

**FOR SALE** | 540 Colonels Pointe Parkway | Richburg, SC 29729

Asking price:

**\$1,260,000** or **\$60** PSF

**Chuck W. Salley, SIOR**  
Vice President  
Columbia, SC  
803 401 4266 DIRECT  
[chuck.salley@colliers.com](mailto:chuck.salley@colliers.com)

**Dave Mathews, SIOR**  
Vice President  
Columbia, SC  
803 401 4293 DIRECT  
[dave.mathews@colliers.com](mailto:dave.mathews@colliers.com)

**Thomas Beard**  
Brokerage Associate  
Columbia, SC  
803 401 4247 DIRECT  
[thomas.beard@colliers.com](mailto:thomas.beard@colliers.com)

**Don Moss, SIOR, CCIM**  
Senior Vice President  
Charlotte, NC  
704 409 2372 DIRECT  
[don.moss@colliers.com](mailto:don.moss@colliers.com)

**Chris Neal, MAI**  
Associate  
Charlotte, NC  
704 409 2373 DIRECT  
[chris.neal@colliers.com](mailto:chris.neal@colliers.com)

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## Specifications

Total Square Feet:	21,000 SF
Office Area:	2,000 SF
Building Dimensions:	67' x 311'
Total Acreage:	5 acres
Year Completed:	2017
Truck Doors:	(4) 16'x16' metal roll-up doors with motorized lifts
Clear Heights:	14'8" eaves under beam 20'10" high side under beam
Construction:	Corrugated steel roof Corrugated steel siding 6" reinforced concrete slab
HVAC:	Office: A/C-equipped furnace Warehouse: 3 space heaters and 2 large fans
Lighting:	Office: fluorescent and hi-hats Warehouse: metal halide Exterior: LED
Sensors:	Smoke & motion
Security:	Honeywell touch system with video surveillance via cell phone app Control water heater, exterior lighting, alarm, entry doors electronically
Office Upfit:	Granite countertops, maple wood flooring, carpeting & vinyl flooring in baths/kitchen
Utilities:	Septic: private system Water: Chester County Energy: Natural Gas Power: Duke Energy (800 amp, expandable) Telecommunications: Fiberoptic cable & high-speed internet

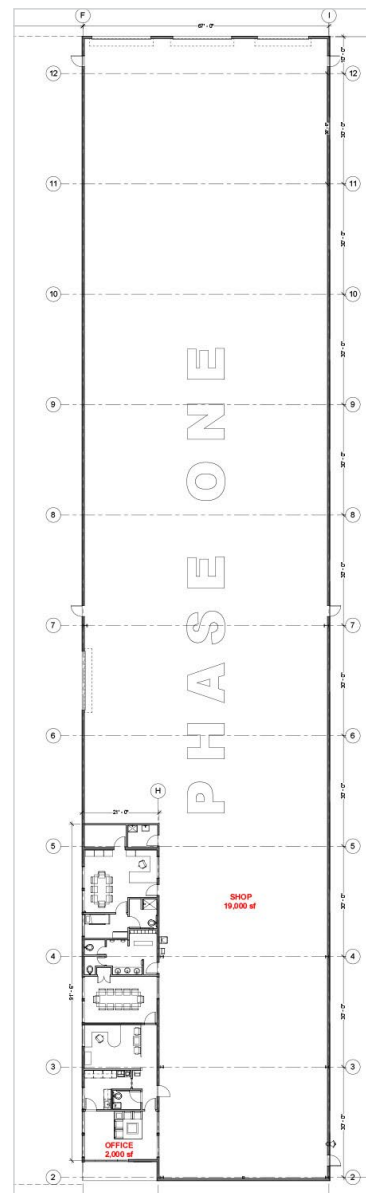
### SBA 504 Loan Opportunity:

The 504 Loan program offers small businesses both immediate and long-term benefits, so business owners can focus on growing their business. Some of the top-level benefits include: 90% financing; Longer loan amortizations, no balloon payments; Fixed-rate interest rates; and savings that result in improved cash flow for small businesses.

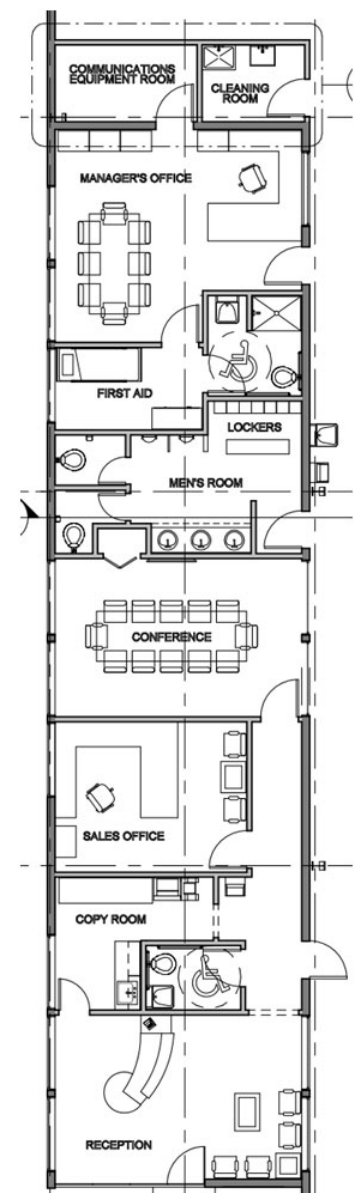
VIEW ONLINE 

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## Floor Plan

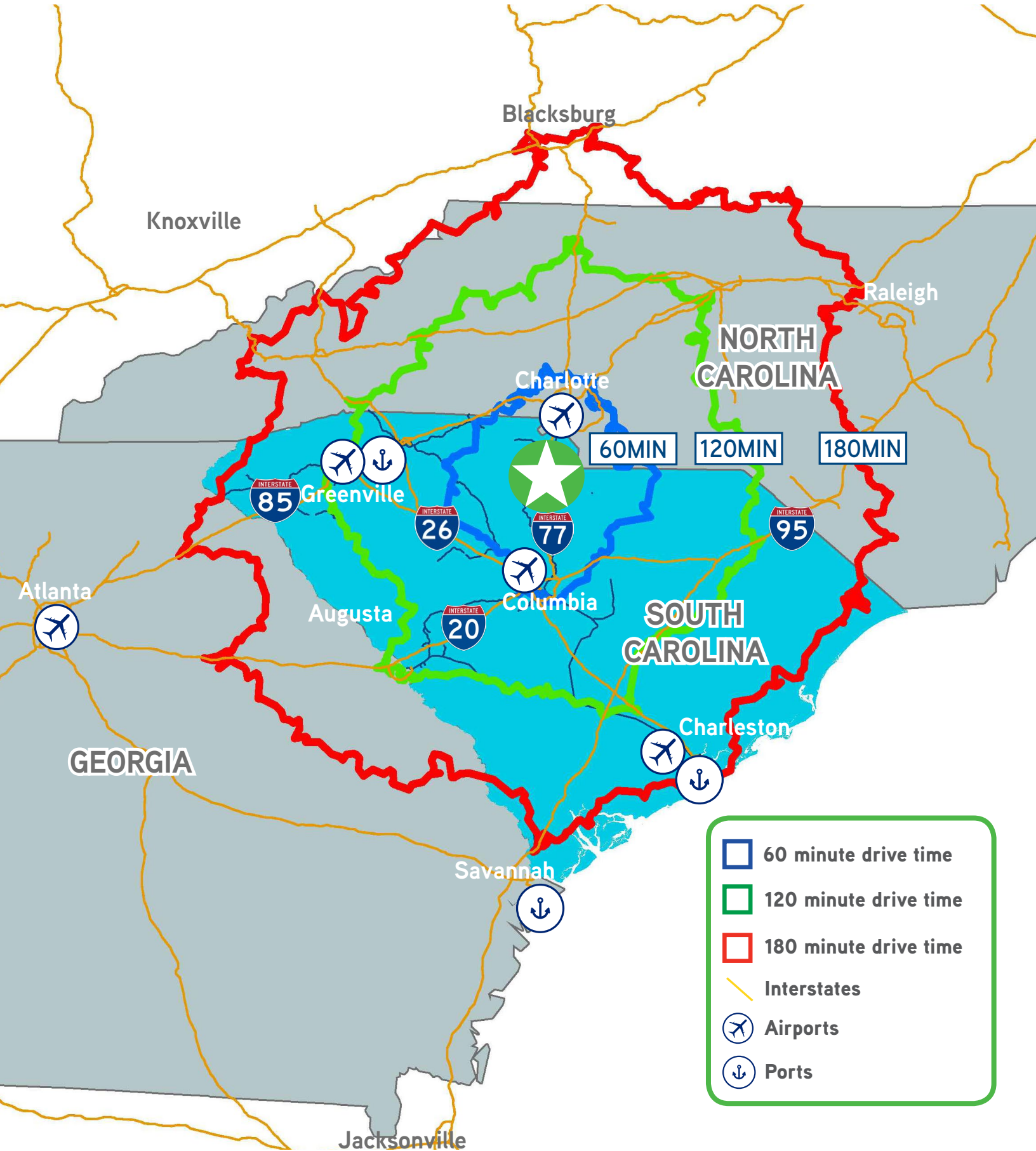


## Office Plan





# Drive Time Map



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1301 Gervais Street | Suite 600  
Columbia, SC 29201  
[colliers.com/southcarolina](http://colliers.com/southcarolina)

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