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SALES AND  
SERVICE, INC.  
**TOSHIBA**

# Industrial Flex Space

## Farrow Road, Between I-77 & I-20

8610 Farrow Road, Columbia | SC

### FEATURES

- Interstate Access:
  - Interstate 77 : Exit 19 | Farrow Road
  - Interstate 20 : Exit 72 | Farrow Road
- Building Size: ±12,200 SF
  - ±6,900 SF Warehouse Space
  - ±5,300 SF Office Space
    - 8 Offices and Conference Room
    - 3 Sales Desks
- Lot Size: ±1.00 Acre
- Additional land potentially available
- Property Type: Industrial (Flex)
- 100% LED Replacement
- Zoning: M-1 (Richland County)
- Year Built: 1998
- Truck Docks:
  - 1 Dock High Door | 2 Drive-in Doors
- Located across from the Carolina Research Park
- Excellent visibility
- Ideal for light distribution or service building

### Contact us:

**CRAIG WAITES**

Vice President & Director of  
Commercial Brokerage Team  
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Sale price:

~~\$899,000~~ \$875,000



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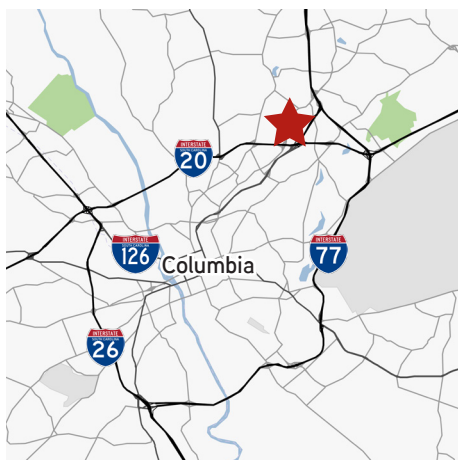




FARROW ROAD

## Drive Times

Downtown Columbia	19 Minutes
Orangeburg	51 Minutes
Greenville	96 Minutes
Augusta	74 Minutes
Inland Port   Dillon SC	90 Minutes
Charleston	115 Minutes



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LOADING DOCKS



WAREHOUSE



ENTRANCE



OFFICE

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Accelerating success.