

1351 KEY
ROAD

FOR LEASE OR SALE
±45,000 SF Industrial Facility



CONTACT —

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1351 KEYROAD COLUMBIA SC

FOR LEASE OR SALE



LEASE RATE: \$5.75 PSF NNN
SALE PRICE: \$4,200,000

±45,000 SF INDUSTRIAL FACILITY



- ▶ **Office:** ±12,160 SF
 - ▶ **Production Space:** ±32,840 SF
 - ▶ **Total Site:** ±4.85 AC
 - ▶ **Ceiling Heights:**
 - ▶ 20' 9" under beam
 - ▶ 40' x 32' column spacing
 - ▶ **Loading Capabilities:**
 - ▶ 8' x 8' & 12' x 12' drive-in door
 - ▶ Two (2) dock high doors with edge of dock levelers
 - ▶ 7 dock positions on exterior platform
 - ▶ **Electricity:**
 - ▶ 400 amp 240V 3 phase
 - ▶ 800 amp 208/120V 3 phase
 - ▶ 400 amp 480V 3 phase
 - ▶ **Parking:**
23 paved parking spaces (expandable)
- Additional Property Features:**
- ▶ 100% sprinkler coverage
 - ▶ Security cameras
 - ▶ Compressed air throughout
 - ▶ Multiple floor drain locations
 - ▶ **Zoning:** HI, Richland County

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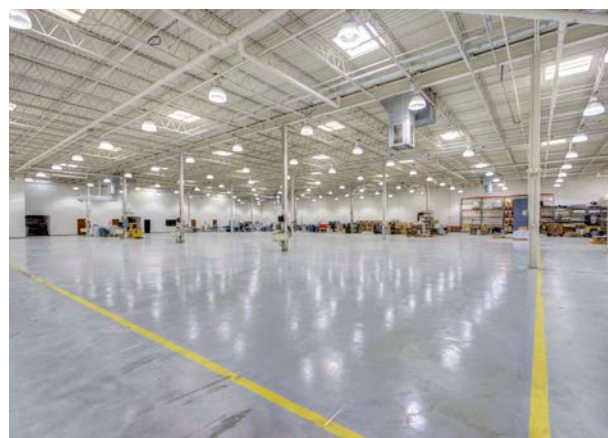
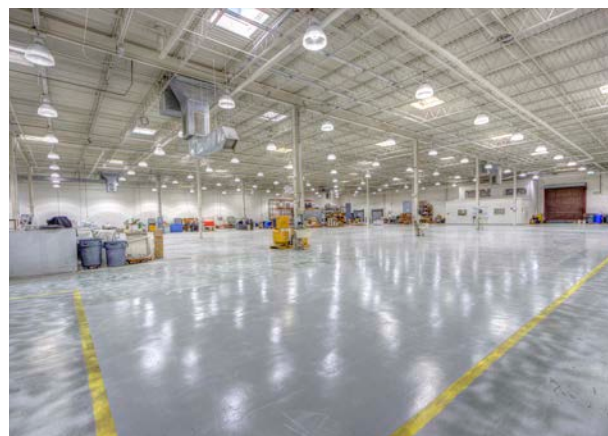
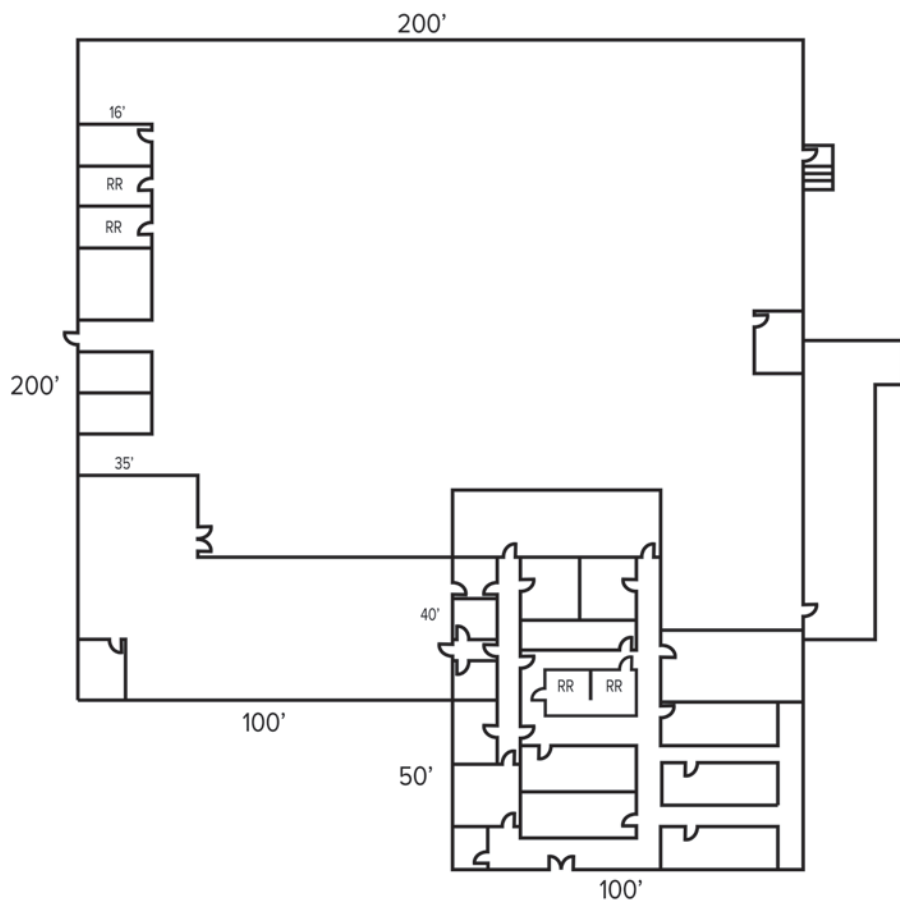
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FLOOR PLAN



BUILDING DIMENSIONS

±45,000 SF

SITE

±4.85 AC Partially fenced

ELECTRICITY

- ▶ 400 amp 240V 3 phase
- ▶ 800 amp 208/120V 3 phase
- ▶ 400 amp 480V 3 phase

OFFICE

±12,160 SF

HVAC

Seven (7) roof mounted HVAC units

ADDITIONAL INFORMATION

- ▶ 100% sprinkler coverage
- ▶ Floor drains throughout
- ▶ Compressed air throughout
- ▶ Security cameras

PRODUCTION SPACE

±32,840 SF

PARKING

23 Paved parking spaces (expandable)

SPECS

- ▶ Ceiling height is 20' 9" under beam
- ▶ Column space is 40' x 32'

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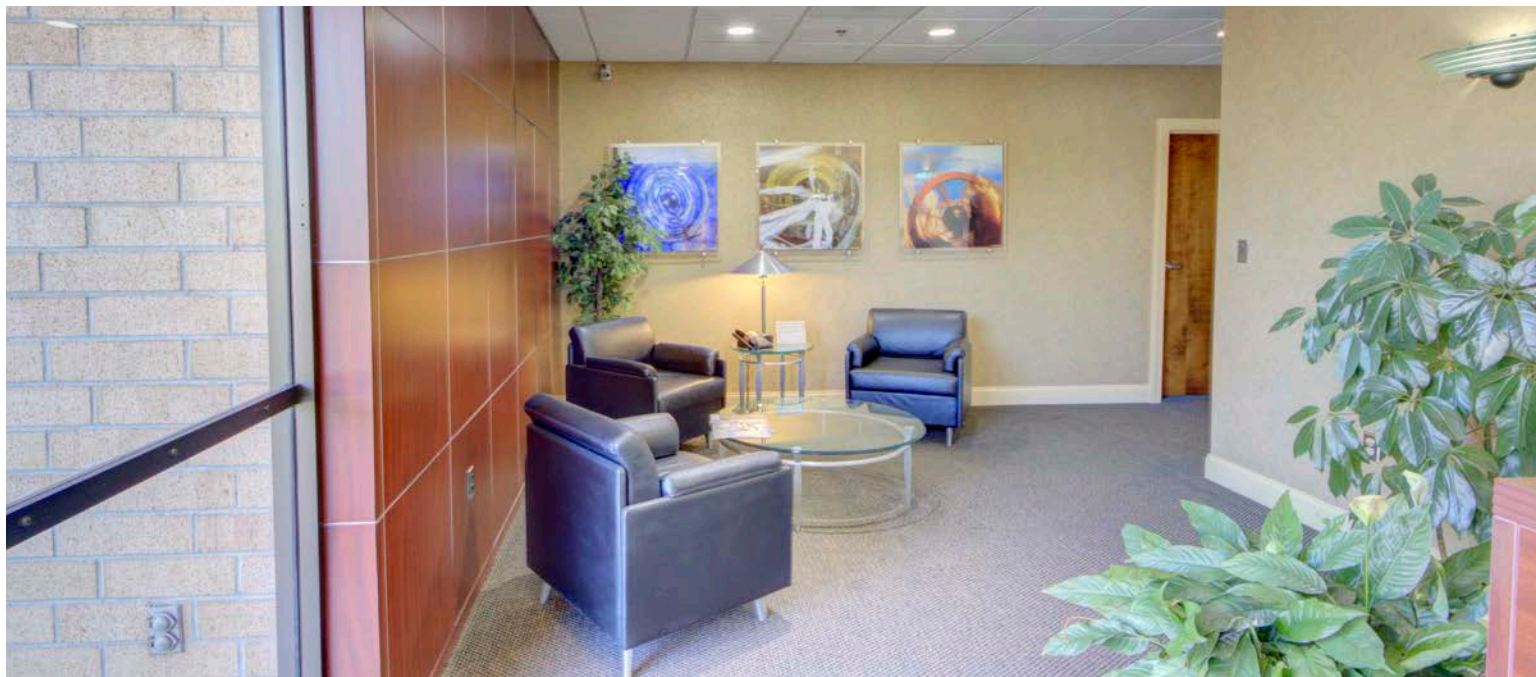
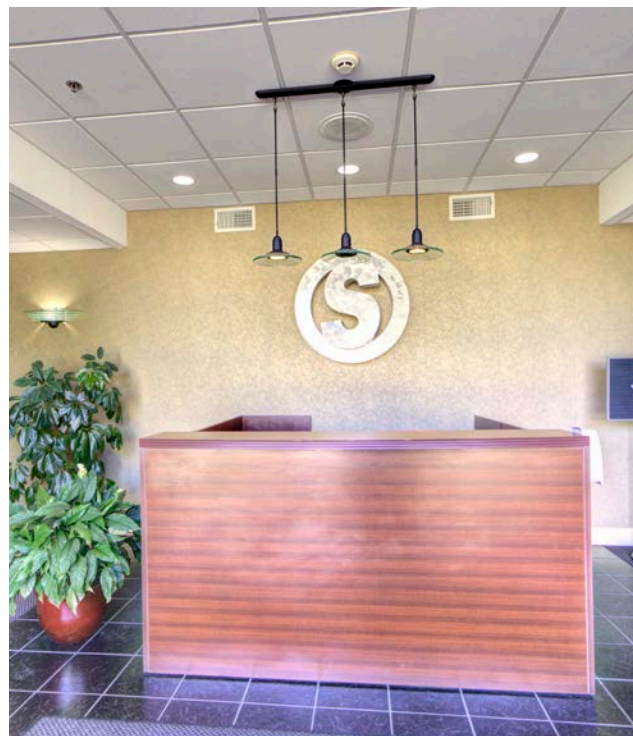
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LOCATION



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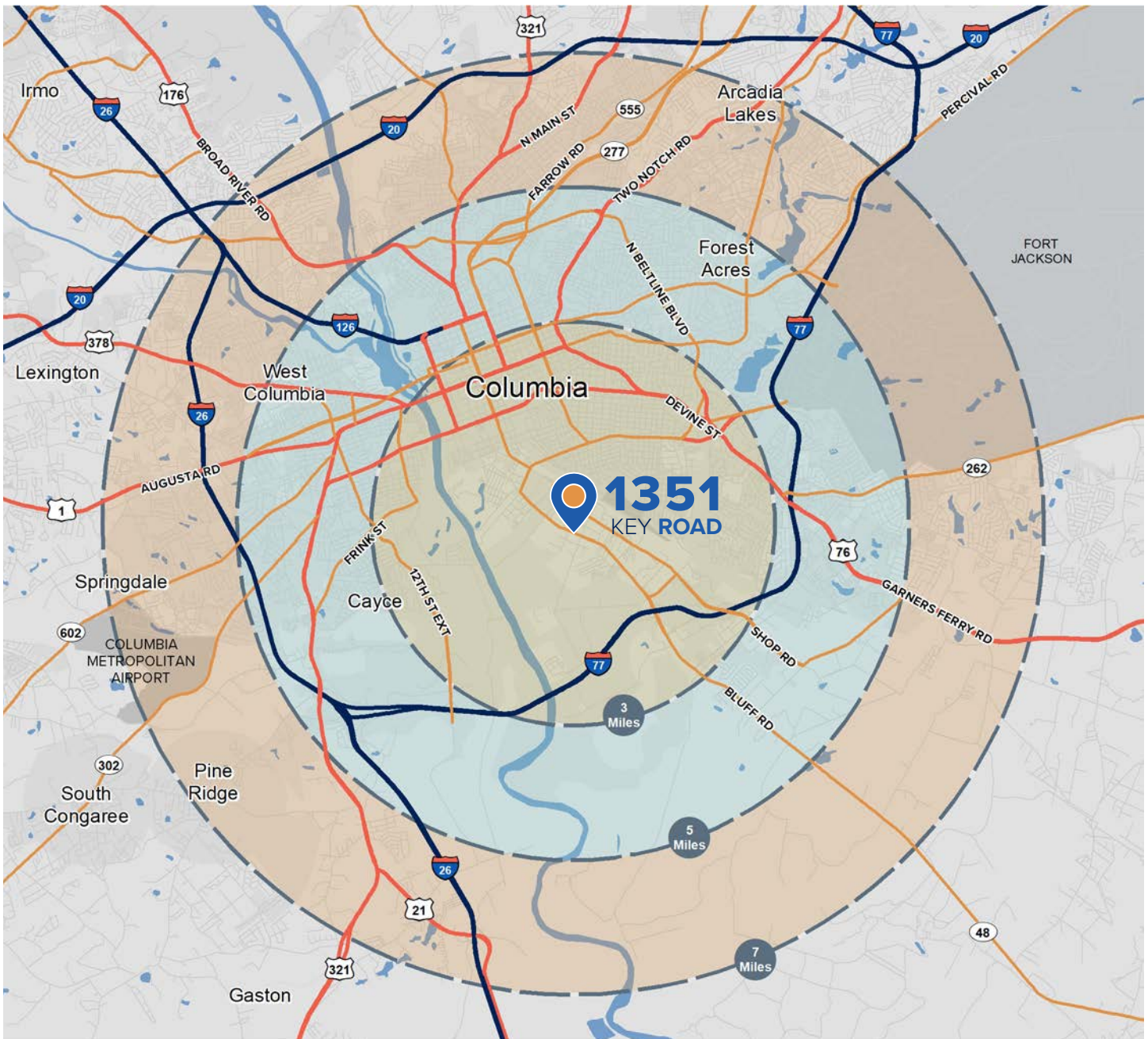
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I-77 ACCESSIBILITY



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