

FOR LEASE



1601 Shop Road COLUMBIA, SC 29201

📍 SUBMARKET: SOUTHEAST COLUMBIA

±3,600 SF Office/Flex

Ability to increase warehouse footprint to desired ratio.

.35 Acre Fenced Lay Down Yard

Ample parking available

Lease Rate: \$14 Net of Utilities and Janitorial

±2,600 SF OFFICE

12 Offices

Conference Room

Break Room

±1,000 SF WAREHOUSE

1 Drive in Door

15 Ft. Ceiling Height



FOR MORE INFO, CONTACT

BRADEN SHOCKLEY | Brokerage Associate | bshockley@trinity-partners.com | 803-567-1373

**TRINITY
PARTNERS**

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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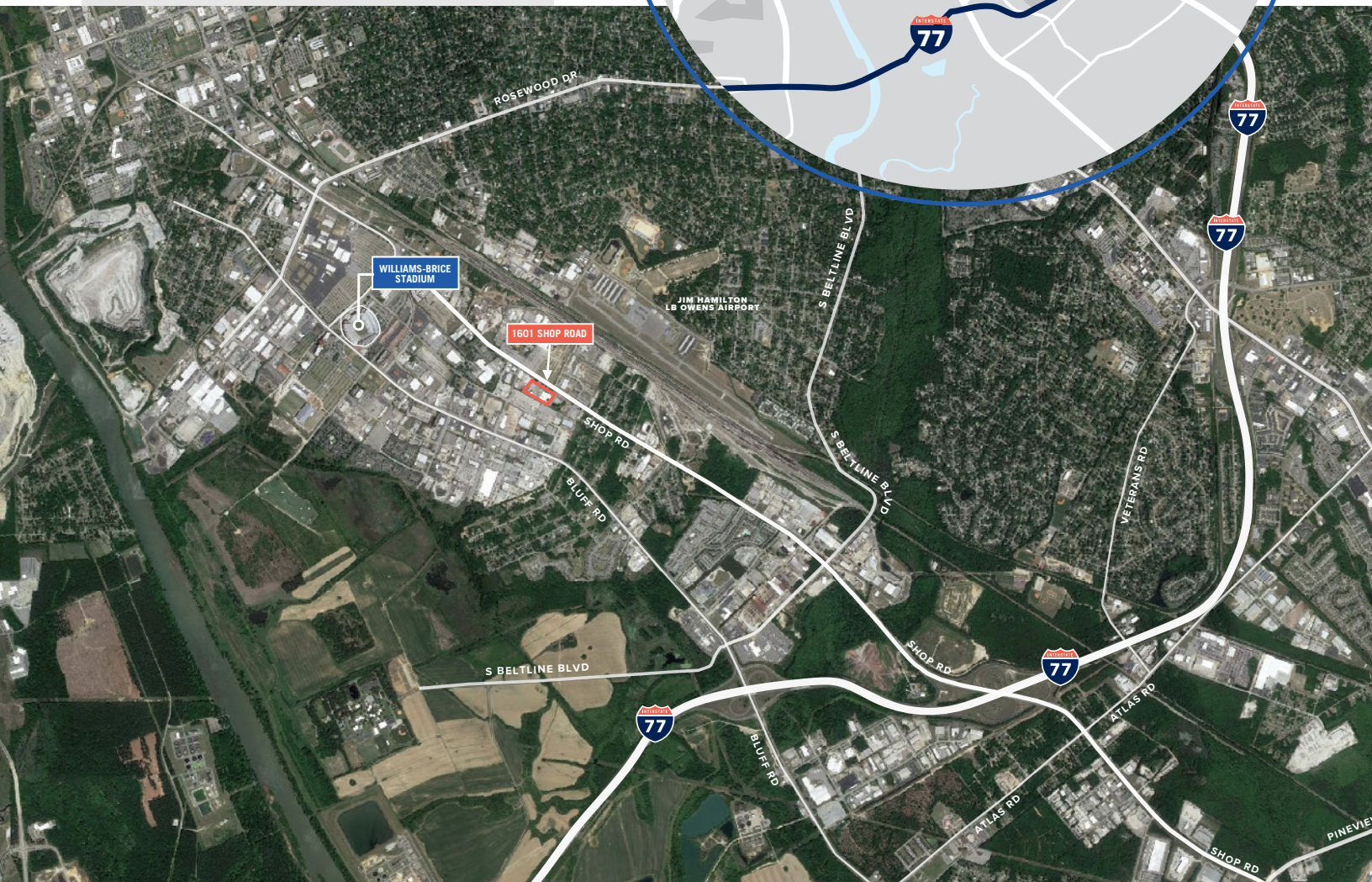
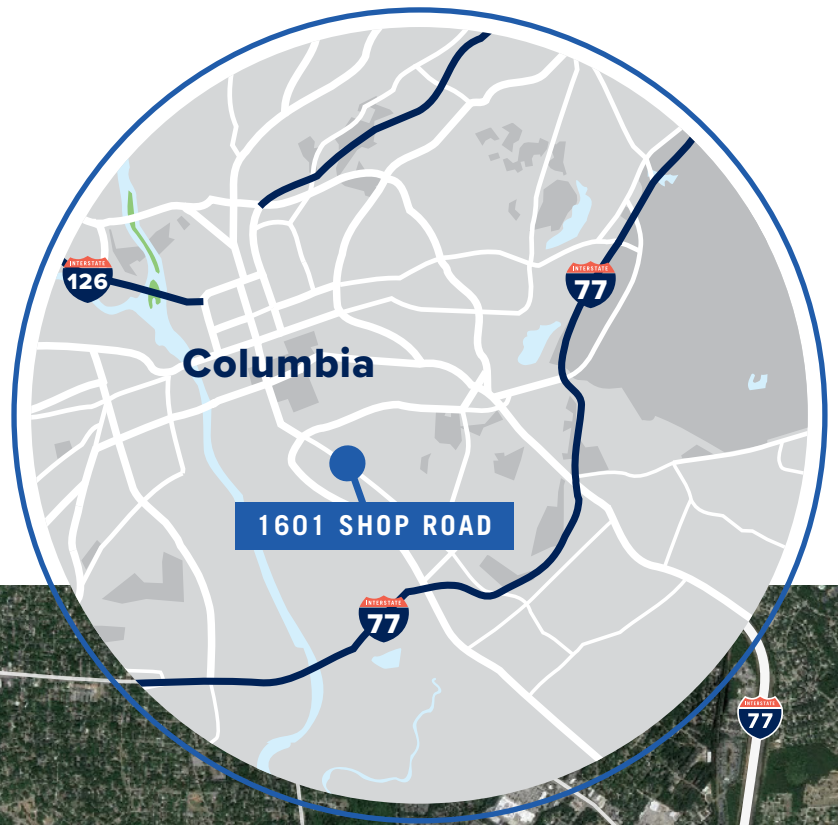
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📍 SUBMARKET: SOUTHEAST COLUMBIA

LOCATION

IN THE VICINITY OF USC'S WILLIAMS-BRYCE STADIUM, FAIRGROUNDS AND OWENS AIR FIELD

EASY ACCESS TO I-77



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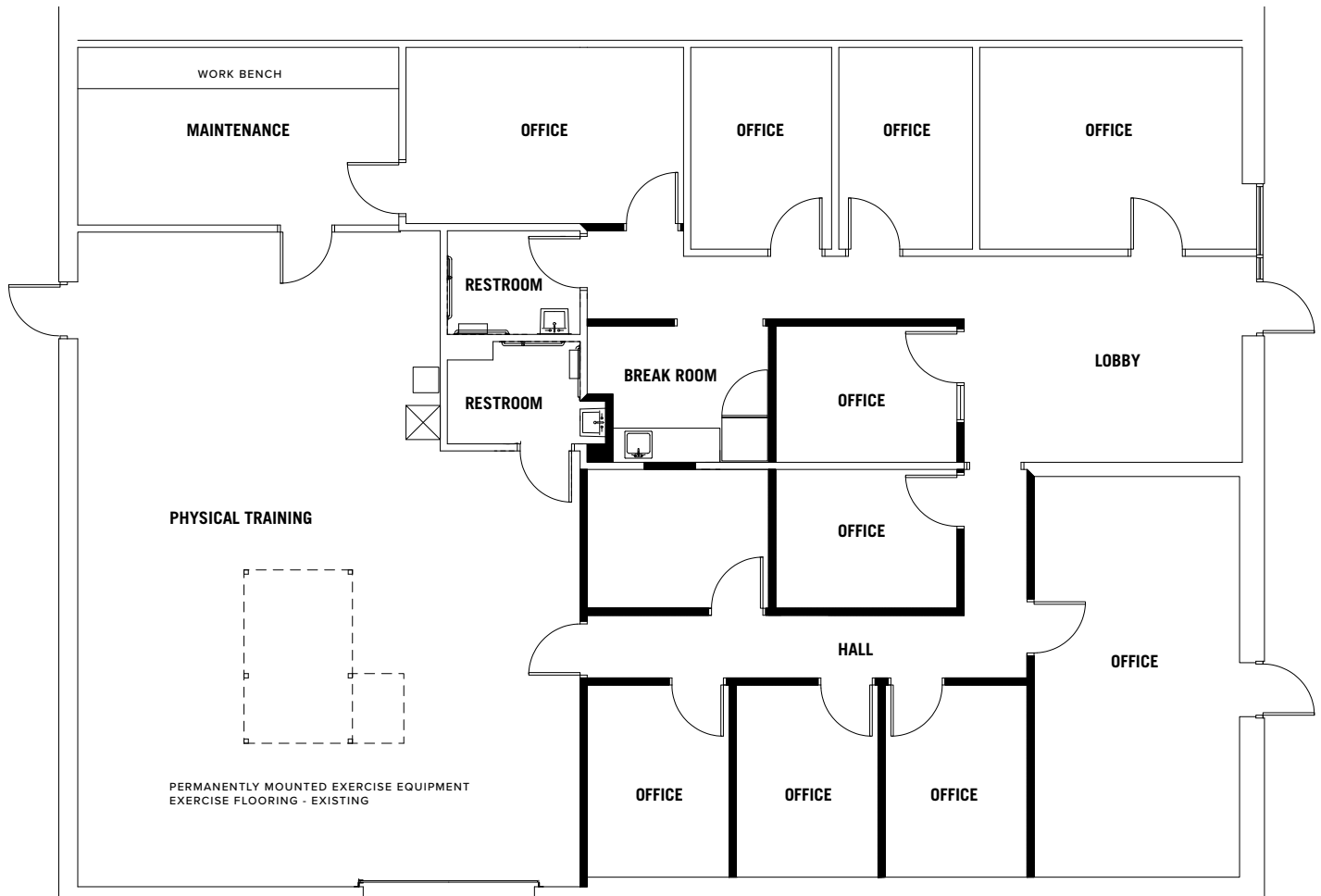
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FLOORPLAN

±3,600 SF OFFICE/FLEX:
±1,000 SF WAREHOUSE
±2,600 SF OFFICE

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